

## **Report to Members**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

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

February 2011

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

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

## Section 1 Introduction

### 1.1 The Process so far.

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

1.2.2. Although not required under the Act, public exhibitions / information day was held during the display period to encourage people to take part in the plan process. This was held in Fermoy on Tuesday 7<sup>th</sup> December 2010, where the public and interested parties had an opportunity to speak directly to staff from the Planning Policy Unit regarding the draft LAP. An online submissions system was also established to allow people to make electronic submissions.

### 1.2 Submissions

1.2.1. In all, 150 submissions and observations were received on the Draft Plan during the public consultation period. 139 of the submissions were location specific while 11 raised more general policy issues relevant to the county as a whole. One hundred and six of the submissions refer to a single issue – the zoning of land for a nursing home in Mitchelstown. A further nine submissions relate to other specific issues in Mitchelstown and fourteen submissions relate to Fermoy Environs. The remaining submissions raise issues in Conna, Coolagown, Curraglass, Glanworth, Kilworth, and Rathcormack.

1.2.2. Almost all the submissions seek the zoning of land for development or the inclusion of land within development boundaries or the rezoning of land of a particular land use, particularly industrial and business uses. Other issues arising include the growth target set for the villages, the findings of the Flood Risk Assessment and the need to deliver water services infrastructure to facilitate development.

### 1.3 Appropriate Assessment

1.3.1. In addition to the submissions raised, the draft plan has also been subjected to 'Appropriate Assessment' and a 'Natura Impact' Report has been prepared. The recommendations from this report are set out in Section 2.6 and in Appendix B and it is the Recommendation of the Manager that they be included in the amendment.

### 1.4 How to use this report

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

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

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

1.4.4. Appendix B, sets out the details list of proposed recommended material amendments to the Draft Local Area Plan. This list is set out by settlement.

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

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

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

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

### 1.5 Next Steps

1.5.1. Following the issue of this report to Members on the 23<sup>rd</sup> February 2011. The Planning and Development Acts make the following provisions for any amendments to the draft plan:

- The local area plan shall be deemed to be made in accordance with the recommendations of the Manager (i.e. as set out in this report) unless the Elected Members of the Council make a resolution making or amending the plan otherwise than in accordance with the Manager's recommendation;
- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council
- The last day on which the Council can make resolutions with regard to the Draft Plan is Tuesday 5<sup>th</sup> April 2011.

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

- A special meeting of the Fermoy Electoral Area Committee has been arranged for Tuesday 08<sup>th</sup> March 2011 at 10.00am in the Courthouse, Mitchelstown. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Manager's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Wednesday 30<sup>th</sup> March 2011 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans. In line with the County Council's Standing Orders, Elected Members wishing to propose resolutions for consideration at that meeting should give notice of their motion to Mr Maurice Manning (Meetings Administrator-Corporate Affairs) by Tuesday 22<sup>nd</sup> March 2011 at the latest. Provision has also been made for an additional meeting, should one be required, on Thursday 31<sup>st</sup> March 2011 at 11 am.

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

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

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

## Section 2 Principal Issues Raised.

### 2.1 Introduction

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

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

### 2.2 General Issues

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

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

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

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

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

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

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

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

- That the overall approach taken in the draft plans to the management of flood risks is flawed and that indicative flood risk maps in the draft plans were not a credible basis for the decisions being made
- Whilst it was often accepted in submissions that a particular settlement was susceptible to some level of flood risk, in some settlements, the indicative flood risk maps shown in the draft plans are insufficiently accurate to identify the land most susceptible to those risks
- That there was no need to avoid new zoning on areas indicated as at risk of flooding because a site specific assessment could be carried out at the planning application stage
- That it was unreasonable to discontinue zonings or reduce development boundaries from a previous plan on the basis of the indicative flood risk maps
- That the level of detail required in the site-specific flood risk assessment was, in many cases, excessive and would impose unnecessary financial burdens on those contemplating development

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

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

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

- Notwithstanding the conclusion reached in the preceding paragraph, Elected Members of the County Council and several of those making submissions have suggested that, in a relatively small number of settlements across the County as a whole, there appears to be some anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but, providing an appropriate policy response can be developed to address the localised uncertainty that they cause, they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions to be made in these Local Area Plans.
- In order to address these localised mapping uncertainties, rather than requiring those contemplating development to carry out a full detailed site-specific flood risk assessment, it has been agreed with OPW officials that it will be appropriate to modify the objectives of the draft plans so that a staged approach to site-specific flood risk assessment can apply. Stage 1 of such an assessment would provide for a relatively simple and inexpensive verification of the indicative flood risk map shown in the local area plan. If this demonstrates to the County Council's satisfaction that the site is unlikely to be affected by flooding, then the requirement for a detailed site-specific flood risk assessment can be set aside.
- With regard to the use of the indicative flood risk maps as a basis for making new zoning decisions in the Local Area Plans, it is considered that this approach is entirely consistent with the Ministerial Guidelines.
- So far as the discontinuance of existing zonings or the reduction of development boundaries inherited from previous plans is concerned, in view of the possibility of localised uncertainty in the indicative flood risk maps, it is considered appropriate to re-instate these zonings and development boundaries where concerns over indicative flood risks were the sole reason for the discontinuance of the zoning/development boundary. Zonings reinstated in this way would be modified so that the specific objective includes a reference to the possibility of future flooding and a requirement to carry out the revised staged flood map verification/site-specific flood risk assessment.
- The modification of the plans to include a staged approach to flood map verification/site-specific flood risk assessment will help overcome concerns regarding the burden this could place on intending developers.

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

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

- 1. Introduce additional text and objectives (primarily in section 1 of the plan) so that the site specific flood risk assessment is a staged procedure with stage 1 consisting of a verification of the local indicative flood hazard map.**
- 2. Amend the Draft Local Area Plan to reinstate zonings from previous plans or development boundaries that were discontinued solely on grounds of conflict**



with the indicative flood hazard maps. In this regard the following amendments are proposed : Mitchelstown FY 03.02.07, Rathcormack FY 03.09.01, Clondulane FY 03.13.01, Curraglass 03.15.01, and Glenahulla FY 03.16.01.

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

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

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

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

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

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

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

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

- Provide a clear statement to the effect that the County Council remains committed to the implementation of existing planning permissions;
- Provide a statement indicating that the Planning & Development Acts do not make provision for local area plans to be taken into account in the assessment of applications for the extension of the appropriate period.
- Provide an additional objective and supporting text to indicate that, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan;

### **2.3 Issues Raised by Government Ministers and Government Bodies**

**2.3.1.** Submission were received from several Ministers, Government bodies or other local authorities and are listed below:

Department of the Environment, Heritage and Local Government

Department of Education and Skills

Department of Communications, Energy and Natural Resources

Department of Transport

Office of Public Works ( issues addressed in sections 2.2.2 to 2.2.10 above)

Environmental Protection Agency

National Roads Authority

Bus Éireann

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

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

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

**2.3.4.** The submission sought improvements to integration of the local area plan with some of the existing objectives of the County Development Plan 2009 particularly through the

inclusion of existing built and natural heritage designations on the maps used in the Draft Local Area Plan. As this request relates only to existing objectives and designations it is not considered to be a material amendment to the plan and these details will be included on the maps of the final plan when published later in the year.

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

**2.3.6.** The submission also makes a number of points regarding the archaeological heritage of the area. In particular it is suggested that the maps used in the Draft Local Area Plan could usefully show 'zones of archaeological potential' that the Department identified in 1995, in relation to Fermoy and Glanworth. It is considered that these can be included as a non material change to the final Plan.

**Manager's Recommendation: No change proposed.**

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

**2.3.7.** In its submission the Department of Education and Skills outlines the requirement for future educational facilities in the main towns in the Fermoy Electoral Area and highlights the need for additional facilities in Fermoy and Mitchelstown. It notes that the primary school in Rathcormack has reached capacity and that a new school is proposed. In relation to other village areas it is considered that the existing infrastructure should be able to accommodate pupil numbers subject to extension where necessary. In general it is sought to increase school capacity by expansion of existing facilities and in this regard it is indicated that lands adjacent to existing schools should be protected where possible for future educational use. The Department recommends facilitating education provision requirements on land close to community facilities.

**2.3.8.** This submission indicates a requirement for the provision of two school sites in Fermoy and the provision of one 1.6HA school site in Mitchelstown.

**Manager's Recommendation: Amend draft plan to increase the area of the site zoned for a primary school in Mitchelstown (see proposed change no. FY 03.02.01, Appendix B) and to amend the text of R-05 and O-08 in Fermoy to specify the area of land required for the schools (see proposed change no. FY 03.01.04, FY 03.01.07 and FY 03.01.08, Appendix B).**

#### **Department of Transport**

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

**Manager's Recommendation: No amendment to the Draft Plan is proposed.**

#### **Environmental Protection Agency**

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

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

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

**Manager's Recommendation: In line with the EPA's request amend the draft plan to include additional text in Fermoy Environs development boundary specific objective regarding Appropriate Assessment. Proposed change no. FY 03.01.09, Appendix B. Include reference to sustainable development of towns in DB-01 Objectives for Fermoy ( FY 03.01.10) and Mitchelstown ( FY 03.02.08)**

#### **National Roads Authority**

**2.3.13.** A submission from the NRA makes a number of detailed points about the importance of protecting the capacity, efficiency and safety of the national road network in the area and the need to control access points outside the 50km speed limit. Other detailed points refer to the need to consider the provisions of The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities and the need for clarity in respect of how the population and household figures were derived. With particular reference to the Fermoy Electoral Area the submission seeks a review of access proposals to a number of sites ( Mitchelstown, Kildorrery and Ballyhooly) where access is proposed from a national route. In Fermoy the NRA does not support the provision of additional connectivity to the M8 as proposed by U-01 and request that development / zonings set back from the line of the M8 to allow for future improvements to the network.

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

**2.2.16.** The County Development Plan 2009 already addresses the issues raised concerning general traffic implications for national routes and non-national roads. Location-specific issues arising from this submission are addressed under the appropriate settlement heading..

**Manager's Recommendation: Amend the plan to add additional text to the specific objectives of sites abutting the M8 in Fermoy. See proposed change no. FY 03.01.03, FY 03.01.04, FY 03.01.05, and FY 03.01.06. Amend the Plan to take account of national route access issues in Mitchelstown. See proposed change FY 03.02.04 . Amend the development boundary of Ballyhooly and include additional text in the Kildorrery development boundary objective. See proposed changes FY 03.03.01 and FY 03.07.01 respectively.**

## 2.4 General Issues

### Construction Industry Federation

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

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

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

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

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

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

2.4.7. The submission also raises the issue that the limiting of the scale of individual housing developments within settlements will constrain the ability to provide for planning gain, in the form of community facilities and supporting infrastructure. The purpose of the approach taken by the Council is to give effect to the guidelines on Sustainable Residential Development in Urban Areas. These guidelines seek to achieve better integrated developments that contribute to the sustainable development of the settlement across a spectrum of criteria. This is best achieved by the provision of developments that are appropriately designed and scaled to the settlement within which they are located.

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

### Irish Farmers Association

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

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

**Manager's Recommendation: No amendment to the Draft Plan is proposed.**

## 2.5 Settlement Specific Issues

### Fermoy:

#### *Land for Employment Use:*

**2.5.1.** A total of 14 submissions were received in relation to Fermoy Environs. Almost all of the submissions raise the issue of the need for additional employment land within the town. A number of these seek the provision of employment land adjacent to Corrin Interchange within the Fermoy greenbelt to the south of the town. Zoning of the former FCI site for employment use is also sought. Other submissions seek zonings to the north and north east on the town.

**2.5.2.** The lands at Corrin, located in the Fermoy greenbelt and adjacent to the M8 interchange, are remote from the development boundary of Fermoy. Proposals to develop these lands would be contrary to national policy which seeks to protect the strategic transport function of national routes and safeguard the strategic role of interchanges for the long term benefit of road users, communities generally and the economy. Objective INF 3-6 of the County Development Plan outlines that it is an objective of the County Development Plan “to protect the capacity of the interchanges in the County from locally generated traffic”. Development at Corrin would have little connectivity with the town and it is considered that alternative lands are available closer to the town which would meet the development needs of the town while not compromising the interchange. Accordingly it is not proposed to zone lands at Corrin.

**2.5.3.** It is considered desirable however to augment the supply of land available for industrial use in Fermoy and in this regard it is proposed to expand the area zoned I-03.

**2.5.4.** It is further considered that the former FCI site is a strategic site in terms of the provision of employment in Fermoy and on this basis it would be appropriate to zone it for industrial use to ensure it is protected for that purpose into the future.

**Manager’s recommendation: Amend draft plan to expand the area zoned I-03 in Fermoy Environs. Proposed change number FY 03.01.02, Appendix B. Amend draft plan to zone former FCI site in Fermoy Environs for industrial use. Proposed change number FY 03.01.01, Appendix B.**

#### *Infrastructure:*

**2.5.5.** There were two submissions made regarding infrastructure in relation to Fermoy town. One of these refers to lands to the south of the town (R-09) and a need for the provision of sanitary infrastructure. It is noted that the land requires the provision of sanitary infrastructure and no amendment is proposed to the draft plan. The NRA made a submission highlighting that the boundary of the R-04, R-05, R-10 and I-01 zonings in Fermoy are drawn up to the M8 stating that this is inconsistent with measures to provide for any future improvement to the network. INF 3-1 of the County Development Plan outlines an objective to safeguard the strategic role of the National Road Network. In addition, it is proposed to amend the text of specific objectives R-04, R-05, R-10 and I-01 in Fermoy to make provision for consultation with the NRA in this regard and to require measures to guard against adverse impact from the adjoining M8.

**Manager’s recommendation: Amend the text of specific objectives R-04, R-05, R-10 and I-01 in Fermoy to make provision for consultation with the NRA and to require measures to**

**guard against adverse impact from the adjoining M8. Proposed change numbers FY 03.01.03, FY 03.01.04, FY03.01.05, and FY 03.01.06, Appendix B.**

*Education:*

**2.5.6.** The Department of Education and Skills sets out educational requirements for Fermoy town and the need to make provision for two primary schools. It sets out two alternative site size requirements and taking a precautionary approach it is proposed to amend the relevant specific objectives to make provision for the larger site areas (1.6HA) indicated by the department.

**Manager's recommendation:** Amend draft plan to specify 1.6HA site requirement for primary school in specific objectives R-05 and O-08 in Fermoy Environs. Proposed change numbers FY 03.01.07 and FY 03.01.08, Appendix B.

**Mitchelstown:**

*Nursing Home*

**2.5.7.** One hundred and six of the submissions relate to the provision of a nursing home development in Mitchelstown. One submission seeks the zoning of land within the greenbelt to the south of the town to facilitate the development of a nursing home and ancillary residential care dwellings and a further 105 submissions were received in support of that submission. The development in question was recently refused planning permission and that decision has been appealed to An Bord Pleanala. It is considered that there are several suitable sites available within the development boundary of the town which could accommodate such a proposal.

**Manager's recommendation:** amend the text of the plan to state that nursing homes are generally acceptable on lands zoned for residential use. Proposed change number FY 03.02.06, Appendix B. No other changes are proposed in response to this submission.

*Land for employment use/ Access to National Route:*

**2.5.8.** A number of other submissions relate to the provision of land for employment use. A submission from the NRA queries access to the lands zoned I-04 having regard to their location on a national primary route outside the speed limit. In response to this submission and in acknowledgement of national policy which seeks to protect the capacity, efficiency and safety of the national road network and to control access points outside the 50kph speed limit area, it is proposed to omit the lands zoned as I-04.

**2.5.9.** In order to ensure an adequate supply of industrial land is available to serve the needs of the town an alternative block of land has been identified to the north of B-02 with access onto the Regional Road and it is proposed to amend the draft plan accordingly.

**Manager's Recommendation:** Amend the draft plan to omit the lands zoned as I-04 and include additional land within the development boundary and zone for industrial use as I-04 (proposed change no. FY 03.02.04, Appendix B).

**2.5.10.** A submission from Aldi seeks a specific industrial zoning on the site of their Regional Distribution Centre to the north of the town and, in recognition of the need to safeguard the permitted use of this site, such a zoning is considered appropriate. It is proposed to amend the draft plan accordingly.

**Manager's Recommendation: Amend the draft plan to zone the site of the Aldi distribution centre to reflect its permitted use. Proposed change no. FY 03.02.02, Appendix B.**

**2.5.11.** Lands zoned I-01 in the Draft Plan for industrial development are very elevated and exposed in views from the north and it is considered that the objective for these lands needs to be amended to reflect the visual sensitivity of site and the need for any development to be sensitively sited, designed and landscaped. It is proposed to amend the draft plan accordingly.

**Manager's Recommendation:** Amend specific objective I-01 to include additional text regarding visual sensitivity of the site and the need for sensitive siting, design and landscaping. Proposed change no. FY 03.02.03, Appendix B.

*Town Centre.*

**2.5.12.** A submission from Dairygold details proposals for the development of retail warehousing to the north of the town partly on brownfield lands zoned for town centre use and partly on land zoned for industrial use and seeks the rezoning of part of the I-02 lands and a portion of the O-05 lands for town centre uses. Expansion of the town centre zoning is also requested to include Marion House. It is considered that adequate lands for town centre uses have been identified in the Plan and further lands are not required. The I-02 lands are too far removed from the town centre to be considered for such uses.

**Manager's Recommendation:** No amendment to the draft plan is proposed.

*Existing Built Up Area*

**2.5.13.** The site of a mixed use development permitted under 06/11439 to the east of the town centre has been included in error within the area zoned as C-01 in the Draft Plan. This is a brownfield site and it is proposed to amend the map to identify the site of this permission as part of the existing built up area.

**Manager's Recommendation: Amend the zoning map to include the site of 06/11439 within the established built up area of the town. Proposed change no. FY 03.02.05, Appendix B.**

*Recreation/Open Space*

**2.5.14.** Regarding recreation and open space, two submissions were received seeking an open space/recreation area close to Stag Park and surrounding estates one of which outlines a site, part of which is depicted as existing built up area in the draft plan and part of which is within R-04, for which it seeks a significant open space zoning. The land depicted as existing built up area is subject of phased development proposals by Cork County Council and was envisaged to accommodate residential development and community facilities. While funding may not be available at present to commence further phases of the Stag Park development it is important that the plan facilitates the orderly development of this site in the future for social and affordable housing which will incorporate recreation area in accordance with the Council's Recreation and Amenity Policy and it would be considered premature to consider changing the zoning of this land.

**2.5.15.** Specific objective O-04, located close to Stag Park, is for the provision of a small park including playground. O-03 and O-06 are reserved for town park and open space uses respectively and it is considered that in total there is sufficient land provided for in the plan for recreational use.

**Manager's Recommendation:** No amendment to the draft plan is proposed.



*Flooding:*

**2.5.16.** In line with the revised approach to flooding outlined in sections 2.2.2 to 2.2.10 of this report it is proposed to reinstate lands within the development boundary of Mitchelstown east of R-03 and R-06 which has been removed due to their location within the area identified as being at risk of flooding.

**Manager's Recommendation:** Amend the Plan to reinstate lands within the development boundary of Mitchelstown east of R-03 and R-06 and delete paragraph 2.4.6 of the Plan . Proposed change no. FY 03.02.07, Appendix B.

*New Road Proposals.*

**2.5.17.** The Mitchelstown Traffic Management Plan has recommended the provision of a new link road to the south east of the town to relieve pressure on the junction of the R665/R513/ L-1418-0.

**Manager's Recommendation:** Amend the Plan to make provision for this relief road. Proposed change no. FY 03.02.08, Appendix B.

*Education:*

**2.5.18.** The Department of Education and Skills sets out educational requirements for Mitchelstown and the need to make provision for a 1.6ha site for a primary school. The site identified in the Draft Plan is therefore too small and needs to be enlarged.

**Manager's recommendation:** Amend the site of C-03 to provide revised site area of 1.6HA for a primary school. Proposed change numbers FY 03.02.01, Appendix B.

**Ballyhooly:***National Road Network:*

**2.5.19.** A submission from the NRA requests that the Ballyhooly development boundary be reviewed to ensure that it does not encroach into the 100km speed limit to the east of the village.

**Manager's Recommendation:** Amend the draft plan to exclude from the Ballyhooly development boundary land which is outside the 100km/h speed limit. Proposed change no. FY 03.03.01, Appendix B.

**Kildorrery:***National Road Network:*

**2.5.20.** A submission from the NRA requests that in Kildorrery text is added to the plan specifically stating that access will not be provided to the N73 to the east of the village outside the 50kph urban speed limit area.

**Manager's Recommendation:** Amend the Draft Plan to include additional text stating that development of the village should take place in a sequential manner with the provision of safe access on to the local road network. Proposed change no. FY 03.07.01, Appendix B.

**Rathcormack:***Flooding:*

**2.5.21.** A submission was received in relation to land in Rathcormack which is zoned for residential development in the current 2005 plan and on which planning permission has been granted but which has been excluded from the development boundary in the Draft Plan. Following consideration of the issues raised in submissions in relation to flooding a revised approach to flood risk management has been adopted and accordingly it is proposed to amend the Draft Plan to reinstate this land within the development boundary of Rathcormack. The flood risk assessment for the county has been carried out in accordance with the Ministerial Guidelines and no change to the flood extent map for the village is proposed. Development boundary objective DB-01 (j) already outlines the risk of flooding in the village and the requirements for a detailed flood risk assessment.

**Manager's Recommendation: Amend Draft Plan to include land which is within the development boundary of the current 2005 plan and which was excluded from the development boundary of the Draft Plan due to Flood Risk Assessment only. Proposed change number FY 03.09.01, Appendix B.**

**Bartlemy:***Residential Development:*

**2.5.22.** In Bartlemy a site on which there is a planning permission for residential development was excluded from the development boundary of the Draft Plan as it was considered that the development boundary was too extensive relative to the development potential of the settlement. While no submission was received in relation to this site, following a revised approach to zoning, it is proposed to reinstate this site within the development boundary and include additional text within the development boundary objective stating that development of the village should take place in a sequential manner extending from the core.

**Manager's Recommendation: Amend draft plan to include within the development boundary of Bartlemy additional land to the east of the village subject of planning permission 06/7316 and include an additional paragraph in DB-01 regarding sequential development of village. Proposed change number FY 03.12.01, Appendix B.**

**Clondulane:***Flooding:*

**2.5.23.** Having regard to the revised approach to flood risk management outlined in sections 2.2.2 to 2.2.10 of this report it is proposed to amend the Draft Plan to reinstate land within the development boundary of Clondulane.

**Manager's Recommendation: Amend Draft Plan to include land which is within the development boundary of the current 2005 plan and which was excluded from the development boundary of the Draft Plan due to Flood Risk Assessment only. Proposed change number FY 03.13.01, Appendix B.**

**Curraglass:***Flooding:*

**2.5.24.** A submission was received in relation to land in Curraglass which is within the development boundary in the current 2005 plan and on which planning permission has been

granted but which has been excluded from the development boundary in the Draft Plan. Following consideration of the issues raised in submissions in relation to flooding a revised approach to flood risk management has been adopted and accordingly it is proposed to amend the Draft Plan to reinstate land within the development boundary of Curraglass.

**Manager’s Recommendation: Amend Draft Plan to include land which is within the development boundary of the current 2005 plan and which was excluded from the development boundary of the Draft Plan due to Flood Risk Assessment only. Proposed change FY 03.15.01, Appendix B.**

#### **Glenahulla:**

##### *Flooding:*

**2.5.25.** Following consideration of the issues raised in other submissions in relation to flooding a revised approach to flood risk management has been adopted and accordingly it is proposed to amend the Draft Plan to reinstate land within the development boundary of Glenahulla which was removed for reasons of flood risk.

**Manager’s Recommendation: Amend Draft Plan to include land which is within the development boundary of the current 2005 plan and which was excluded from the development boundary of the Draft Plan due to Flood Risk Assessment only. Proposed change no. FY 03.16.01, Appendix B.**

## **2.6 Issues from the Appropriate Assessment of the Plan**

**2.6.1.** Appropriate assessment involves the consideration of the impact of the plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans, having regard to the site’s structure and function and its conservation objectives. Additionally, where there are adverse impacts, it involves an assessment of the potential mitigation of those impacts. A total of four Special Areas of Conservation and four Special Protection Areas have been identified for screening in relation to the Fermoy LAP.

**2.6.2.** A number of amendments are recommended to give effect to the recommendations of the Appropriate Assessment of the Plan. The amendments include just one change to zoning / development boundary affecting Araglin when the SAC overlaps with the development boundary outlined in the Draft Plan, and 32 modification / additions to the wording of objectives. These are set out by settlement in the table below and the detailed wording of the amendments is included in Appendix B.

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

<b>Table1: Schedule of Recommended Appropriate Assessment Amendments.</b>		
<b>Location</b>	<b>Objective No.</b>	<b>Amendment no.</b>
Greenbelt	GB 1-1	FY01.10.01
Electoral Area	LAS 2-3	FY02.02.02
Electoral Area	LAS 2-4	FY02.02.03
Fermoy	DB-02	FY. 03.01.11
Fermoy	DB-05	FY 03.01.12
Fermoy	O-01	FY 03.01.13
Fermoy	O-02	FY 03.01.14
Fermoy	O-03	FY 03.01.15
Fermoy	O-04	FY 03.01.16

<b>Table1: Schedule of Recommended Appropriate Assessment Amendments.</b>		
<b>Location</b>	<b>Objective No.</b>	<b>Amendment no.</b>
Fermoy	U-01	FY 03.01.17
Fermoy	U-02	FY 03.01.18
Fermoy	U-03	FY 03.01.19
Fermoy	U-04	FY 03.01.20
Fermoy	U-05	FY 03.01.21
Fermoy	U-06	FY 03.01.22
Fermoy	U-07	FY 03.01.23
Ballyhooly	DB-01	FY03.03.02
Castlelyons / Bridebridge	DB-01	FY 03.04.01
Conna	DB-01	FY 03.05.01
Conna	O-O1	FY 03.05.02
Conna	O-O2	FY 03.05.03
Conna	U-O1	FY 03.05.04
Glanworth	Db-01 (b)	FY 03.06.01
Rathcormack	DB-01(b)	FY 03.09.03
Ballindangan	Db-01(b)	FY 03.10.01
Clondulane	DB-01 (b)	FY 03.13.02
Curraglass	DB-01 (b)	FY 03.15.02
Aghern	DB-01(b)	FY 03.17.01
Araglin	Db-01(b)	FY 03.18.01
Araglin	DB – 01(c )	FY.01.18.03
Araglin	Boundary	FY 03.18.02
Grange	Db-01 (b)	FY.03.21.01

## Appendix A List of submissions

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
FYDLAP11 /1266		BamGable Developments	This submission objects to the crude mapping of areas identified as at risk of flooding generated from highly suspect and out of date data, with particular reference to Carrigtwohill in the Midleton Electoral Area. The submission states that infrastructure and engineering works have been undertaken in accordance with permissions granted for these lands, supported by the Council and that these circumstances are not reflected in the mapping. It is requested that as the areas of probable flooding risk are inaccurate and worthless then they should be removed from the documents. The submission also objects to the requirement for the carrying out of repeat flood risk assessments where the probability of flooding has been removed by infrastructural works or where conditions have been complied with obviating flood risk.	See revised approach to flooding detailed in Sections 2.2.2 to Section 2.2.10 of this report.
FYDLAP11 /1117		Bus Eireann	<p><b>OVERALL GOAL:</b> To provide adequate bus priority measures and supporting infrastructure</p> <p><b>SPECIFIC OBJECTIVES</b> Important in the provision of high quality public transport are:</p> <ul style="list-style-type: none"> <li>• Well designed bus stops</li> <li>• Disabled accessible bus stops, including wheelchair accessibility</li> <li>• Easy of access for buses to urban bus stops</li> <li>• Safety, in terms of design and location, is of paramount importance at school settings</li> <li>• Use of parking restrictions and one-way systems in urban areas to assist free-flow for buses</li> <li>• Consideration of use of road hard shoulders when exiting &amp; entering urban areas</li> </ul> <p><b>IMPLEMENTATION</b> Public transport needs must be integrated into the planning process when considering new development proposals, within both greenfield and existing development areas, as follows:</p> <ul style="list-style-type: none"> <li>• Bus lanes in urban areas</li> <li>• Well positioned and accessible bus stops</li> <li>• Bus lanes on motorways</li> </ul>	<p>Submission Noted. These matters are addressed in chapter 6 of the County Development Plan and underpin the Draft Local Area Plan.</p> <p>In relation to the overnight parking of buses, it is considered that the most appropriate locations are those close to the road transport network and removed from residential areas. Generally, a specific zoning is not appropriate.</p> <p>Implementation of the submission's recommendations can be effectively addressed via development management and no change is proposed to the draft plan.</p>

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			<ul style="list-style-type: none"> <li>• Bus priority at traffic signals</li> <li>• Linking traffic signals with bus based AVL</li> <li>• Control of parking</li> <li>• Traffic calming</li> <li>• Pedestrian zones</li> </ul> <p>ADDITIONAL ISSUE Provision for the overnight parking of buses for early morning departures in outlying towns should be made.</p>	
FYDLAP11 /1125		Construction Industry Federation	<p>Submission raises a number of issues including the following:</p> <p>ZONING: Minimise use of Masterplans, LAPs; Infrastructure deficits; Significant development constraints in key areas; Infrastructure investment; Flexibility required in smaller settlements.</p> <p>FLOODING: Extreme, based on imprecise data; Inequitable to de-zone lands or identify existing build up areas as being at flood risk.</p> <p>SMALLER SETTLEMENTS: No deletion of zoning in smaller settlements; Zoning be retained where the developer has permission or has progressed an application Inflexible approach taken; Amend specific target population growth to approx. target.</p> <p>OBJECTIVES: Guidelines allow for greater growth than envisaged in Laps; Limiting growth will limit the provision of services.</p> <p>MARKET: No demand for higher densities outside of urban location &amp; special sites; Review density targets Future funding of infrastructure cannot be largely borne by private sector.</p> <p>TAXATION: Windfall tax legislation impacts on amended zonings.</p> <p>CRECHE: Greater flexibility required in the provision of crèches.</p> <p>CONTRIBUTIONS: Review of development contributions is required; Preparation of a more comprehensive list of infrastructural projects to be considered would provide greater certainty to developers and investors.</p> <p>PLANNING GAIN: Planning gain policies will stifle</p>	<p>The issues raised relating to residential density, general contribution scheme, part V and the County Council's recreation and amenity strategy are matters best considered as part of the normal review process for the documents concerned. The revised zoning regime introduced in the local area plans provides for a more flexible approach at the application stage. A revised approach to flood risk management is detailed in Section 2.2.2 – 2.2.10 of this report.. See also sections 2.4.1 – 2.4.6 of this report.</p>

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			<p>economic recovery and requires review. DOCUMENT: Confusion arises where the Draft Indicative Flood Extent Maps overlie zoned land use objectives; Requirement for improved linkage between LAPs and CDP</p>	
FYDLAP11 /1150		Department of Communication, Energy and Natural Resources	The Department states that it has no comments to make at this time.	Noted.
FYDLAP11 /933		Department of Education and Skills	<p>This submission outlines how educational provision requirements are calculated by the Department and outlines the potential classroom deficit for the Electoral Area and the area of land that is required to be reserved. In each case it sets out two classroom requirement figures - one based on future population and one based on future households. The submission identifies the need, based on population targets and household growth, for the reservation of a 1.6ha site in Fermoy for a 16 classroom primary school. In addition it notes that Gaelscoil De Hide is on a restricted site and may need to be relocated. On this basis a second 1.6ha site should be reserved in Fermoy. In Mitchelstown there is also a need to reserve a 1.6 ha site for a primary school. Submission notes that a site has been reserved in Rathcormack and within the other villages it is expected that needs can be meet by existing school sites or their expansion in some cases. In this regard the submission requests that lands adjacent to existing schools be protected where possible for possible future educational use. The submission outlines that in general sites should be reserved close to community facilities to facilitate sharing and states that the Department is open to the concept of multi-campus school arrangements. It makes reference to relevant technical documents, code of practice and guidelines published by the Department and the DoEHLG.</p>	<p>This submission indicates a requirement for the provision of two school sites in Fermoy and the provision of one 1.6HA school site in Mitchelstown. In the case of Fermoy a site size requirement of 1.6HA is indicated for the gaelscoil and two site size requirements are proposed for an additional school. A precautionary approach would require that the larger of the two sizes (1.6HA) is reserved for a school. It is considered necessary to increase the area of the site zoned for a primary school in Mitchelstown and to amend the text of R-05 and O-08 in Fermoy to specify the area of land required for the schools. See also response under section 2, paragraph 2.3.8 to 2.3.9 and proposed changes FY 03.02.01; FY 03.01.07, FY 03.01.08 and FY 03.01.04.</p>
FYDLAP11 /1116		Department of Transport	Highlights the crucial role of transport in the economic and social development of the country. LAPs should take account of the Governments Smarter Travel Policy. It sets targets for modal shift, a	The issues raised in this submission are noted. No change proposed - see response under section 2, paragraph 2.3.10..

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			<p>reduction in transport emissions and easing of congestion. Address the need for an alignment of spatial planning and transport. Also encourages more sustainable forms of transport. Needs to be a radical shift in emphasis in how cycling and walking is provided in the future including the need to promote more compact urban forms, provision of safe cycling routes to schools and identification of inter urban cycling networks. The relevance in the LAP of the vision of the National Cycle Policy Framework (NCPF) to create a cycling culture in Ireland is highlighted. Would welcome greater emphasis in the LAP on the Smarter Travel Policy and its implications.</p>	
FYDLAP11 /1123		DoEHLG	<p>Submission compliments the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of a clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.</p> <p>Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAPs policies (in particular Phasing of development, towns/village growth balance, growth in CASP Ring) are aligned with it.</p> <p>Note that Appropriate Assessment should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or dezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls. Suggest that specific policies and objectives on archaeological heritage should be included in LAPs. Specific comments are made about Architectural Heritage in some LAPs expressing the need for greater clarity. Changes/additions to</p>	The issues raised in this submission have been noted.



Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			objectives relating to nature Conservation in some LAPs are proposed.	
FYDLAP11 /1114		EPA	<p>The EPA's submission relates to four areas as follows:</p> <p>a) Integration of environmental considerations in the landuse plans,  b)General comments on the EALAP Environmental Reports c)General comments on the EALAPS and  d)Specific comments on the EALAPs. The EPA include a number of key recommendations to be included in the plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans.</p> <p>The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in each of the EALAP Environmental Reports and the need to better address and incorporate in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p>	The issues raised in this submission are noted. It is proposed to amend the plan to include reference to AA and Natura 2000 sites. See response under section 2, paragraphs 2.3.11 to 2.3.13, Section 2.6 and Proposed change FY 03.01.09.
FYDLAP11 /1137		Irish Farmers' Association	<p>The submission raises a number of issues relating to the agriculture industry; namely:-</p> <ol style="list-style-type: none"> <li>1. The LAPs need to emphasize the role to be played by a vibrant agriculture and food industry in the resurrection of the economy in the future.</li> <li>2. There needs to be a solid commitment in the plans to improve rural infrastructure such as access roads and high speed broadband services.</li> </ol>	The issues raised in this submission are noted. No change proposed. See section 2, paragraphs 2.3.12
FYDLAP11 /1042		NRA	<p>This submission makes a number of detailed points about the importance of protecting the capacity, efficiency and safety of the national road network in the area and the need to control access points outside the 50km speed limit. The submission seeks a review of access proposals for B-02, I-04 and R-11 in Mitchelstown and states that access to the I-01 lands should be facilitated within the existing network and not be from the N73. In Fermoy the NRA does not</p>	The issues raised in this submission are noted. It is proposed to amend the Specific zoning objectives for R-04, R-05, R-10 and I-01 in Fermoy Environs (see section 2, paragraph 2..3.14 to 2.3.15) and to amend the development boundary in Mitchelstown to relocate the I-04 zoning

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			<p>support the provision of additional connectivity to the M8 as proposed by U-01. In addition the I-01, R-04, R-05 and R-10 zonings about the line of the M8 leaving no provision for future improvements to the network. A set back is required in line with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities. In Ballyhooley it is requested that the development boundary be reviewed so that it does not encroach into the 100kph speed limit to the east of the village. Similarly in Kildorrery it is requested that the Plan specifically states access will not be provided to the N73 to the east of the village. Other detailed points refer to the need to consider the provisions of The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities, the need for clarity in respect of how the population and household figures were derived and the need for distinction between strategic traffic on national roads and local traffic on non national roads.</p>	<p>(section 2, paragraph 2.2.10). It is proposed to amend the development boundary of Ballyhooley and to amend the development boundary objective of Kildorrery to include additional text (see section 2, paragraph 2.5.19 and 2.5.20). Proposed changes FY 03.01.03; FY 03.01.04; FY 03.01.05; FY 03.01.06 (Fermoy); FY 03.02.04 (Mitchelstown); FY 03.03.01 (Ballyhooley) and FY 03.07.01 (Kildorrery).</p>
<p>FYDLAP11 /1110</p>		<p>Office of Public Works</p>	<p>The submission welcomes the approach taken to flooding and recommends a number of changes: Section 1.7.7 – broaden the list of information to include, where applicable, reports or flood maps from localised flood studies. Section 1.7.9 - references to the Draft Indicative Flood Extent Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text describing Flood Zone B should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A. Objective FD1-4 - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. Zoning Objectives - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals shall / should be accompanied by an FRA. All settlements - Plan should note that “possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate”. Submission continues</p>	<p>The issues raised in this submission are noted. See revised approach to flooding in sections 2.2.2 to 2.2.10 of this report.</p>

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even though they are almost entirely within both Flood Zones A and B). Justification Test be fully applied to confirm the suitability of such zoned sites.	
FYDLAP11 /1136		O'Flynn Construction	<p>The submission raises a number of general issues in relation to the review of the local area plans:</p> <ol style="list-style-type: none"> <li>1.The changes to the zoning regime has introduced too many special policy areas (X-01) and have removed the established zoning category so that it is impossible to tell what mix of uses might be acceptable and this results in a dilution of the planning policy framework..</li> <li>2.Council should take regard of market needs (lower densities) in terms of house type and location when considering the nature and spatial distribution of zoned residential land.</li> <li>3.Consideration should be given to the preparation of more comprehensive list of infrastructure projects to be considered under the General Contribution Scheme and adopt an approach of reinvesting the development contributions in the area where they were collected.</li> <li>4.Local Area Plans should establish clear objectives to ensure the enhancement of residential amenity through the possibility of monetary contributions in lieu of the Recreation and Amenity Strategy; a more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county.</li> <li>5.Cork County Council should call for a national review of policy on planning gain and should review its own policies on planning gain in regard to the provision of Part V, recreation and amenity strategy and monetary contributions.</li> </ol>	<p>The issues raised relating to residential density, general contribution scheme, part V and the County Council's recreation and amenity strategy are matters best considered as part of the normal review process for the documents concerned. The revised zoning regime introduced in the local area plans provides for a more flexible approach at the application stage. A revised approach to flooding is detailed sections 2.2.2 to 2.2.10 of this report</p> <p>No further change proposed.</p>
FYDLAP10 /404	Conna	Lynne Glasscoe	This submission proposes development of a two acre site outside and adjoining the development boundary of Conna on which there was a previous refusal of permission for 2 dwellings (07/11424). It is asked if there is potential for development of two houses or whether there would be a preference for an eventual small development of 6 or 7 well designed houses which	There are outstanding planning permissions for the provision of 49 dwellings in Conna while the Target level of growth to 2020, as set out in the Draft Plan, is 30 units. There is sufficient capacity within the development boundary to cater for

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			<p>would relate to specific policies of the Council's Draft Housing Strategy regarding housing diversity and balance. It is stated that submitter considers trees and landscaping an essential part of a development and that any development should allow for the mature trees to remain on the road frontage and site boundaries.</p> <p>It concludes by stating that development of the site could not be viewed from the downstairs windows and only from one room in the upstairs of the nearby Old Parochial House.</p>	<p>the projected housing needs of the village and additional lands are not required. No change proposed.</p>
FYDLAP11 /944	Coolagown	Murphy, Neilus	<p>This submission requests that the Target level of growth for Coolagown be amended to specifically recognise existing planning permissions and to require thereafter, than any additional development be in accordance with Guidelines on Sustainable Residential Development in Urban Areas. Submission refers to lands within the village where permission was granted under 05/9037 for 51 dwellings, shops/offices, community building and WWTP (granted in 2007). It is considered that the approach adopted in the Draft Plan undermines this permission. Submission considers that the objectives for smaller settlements should be retained as per the 2005 LAP where permissions have already been granted and proposes that objective DB-01 be amended accordingly.</p>	<p>The village of Coolagown is located within the CASP Ring Strategic Planning Area and has a growth target of 5 additional dwellings for the period 2010-2020. This growth target reflects the lack of services in the village, the position of the village within the network of settlements, the need to control growth within the villages and rural area of the CASP Ring and the Guidelines on Sustainable Residential Development in Urban Areas. The Draft Plan does not alter the planning permissions granted within the village and the opportunity to implement the permission remains. No change proposed.</p>
FYDLAP11 /879	Curraglass	Higgins, Patrick	<p>This submission seeks unspecified zoning for two sites at Curraglass. One is c3.5 acres and straddles the development boundary of Curraglass, the northern portion of the site being zoned open space in the draft plan and the southern portion being outside the development boundary. The submission states that no record exists of flooding of these lands from the watercourse adjacent to the site. The second site proposed for zoning abuts the development boundary to the west and would involve extending the development boundary by 250m.</p>	<p>The village of Curraglass is located within the CASP Ring Strategic Planning Area and has a growth target of just 3 additional dwellings for the period 2010-2020. This growth target reflects the lack on infrastructure and services in the village, its position within the network of settlements, the need to control</p>

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				growth within the villages and rural area of the CASP Ring and the Guidelines on Sustainable Residential Development in Urban Areas. There are outstanding planning permissions for the provision of 14 dwellings in the village and additional development land is not required. However following a revised approach to flood risk management it is proposed to extend the development boundary to reinstate lands which are within the development boundary in the 2005 plan. Objective DB-01 already specifies requirements for flood risk assessment. Proposed change FY 03.15.01
FYDLAP11 /961	Fermoy Environs	Cumnor Construction	This submission requests that the R-11 zoning objective in the 2005 plan is retained as currently drafted. It highlights that permission on this site (05/4806) includes a condition that no development shall commence until Cork County Council has appointed a contractor to construct the SLI scheme serving the site and requests that the council take steps to deliver the necessary sanitary infrastructure to these lands.	The R-11 site in the 2005 LAP is the same as the R-09 site in the Draft Plan and the wording of the objective remains the same as in 2005. It is considered that the draft plan has adequately highlighted the sanitary infrastructure deficiencies in Fermoy. No change proposed.
FYDLAP11 /981	Fermoy Environs	Dairygold Co Operative Society Ltd.	This submission refers to Dairygold lands in Fermoy and supports the B-03 zoning in Fermoy environs in the draft plan.	Noted.
FYDLAP11 /891	Fermoy Environs	Draper, Mervyn	This submission refers to lands (28ha) to the north east of Fermoy, on the eastern side of the Motorway which include the area zoned as I-01 and proposes that the area zoned I-01 be rezoned to enable enterprise/employment use and that the zoning be extended to the adjoining land to an area comprising 22ha in total. Additional lands to the north are available for expansion of the proposed zoning should it be required in future years. Supporting the proposal it refers to a need for	This site is located east of the M8 and much of it is located outside the development boundary. The only access to the lands is from the R666 so traffic would have to negotiate the town centre in order to access the motorway. Other more suitable lands are available to meet the employment

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			business land, a need to expand employment base of town, a need to ensure a choice of sites is available	needs of the town. No change proposed.
FYDLAP11 /877	Fermoy Environs	Fitzgerald O'Driscoll & Company Ltd.	This submission seeks the unspecified zoning of a 15 acre site located off the interchange to the M8 south of Fermoy town. The submitter states that they have engaged in discussions with a large global transport and logistics operator.	<p>This submission refers to the same site as submission no FYDLAP11/907. The lands are outside and remote from the development boundary of Fermoy in the Fermoy greenbelt and are adjacent to M8 interchange. Proposal would be contrary to national policy which seeks to protect the strategic transport function of national routes and the safeguard the strategic role of interchanges for the long term benefit of road uses, communities generally and the economy.</p> <p>Development at this location would have little connectivity with the town. It is considered the alternative sites are available to cater for large scale logistic proposals which would not give rise to such concerns. DoEHLG Spatial Planning and National Roads Draft Guidelines for Planning Authorities outlines a role for Planning Authorities in protecting undeveloped lands adjoining national roads and junctions from development to cater for potential capacity enhancements.</p> <p>Objective INF 3-6 of the County Development Plan outlines that 'it is an objective of this Plan to protect the capacity of the interchanges in the County from locally generated traffic'. See also section 2, paragraphs 2.5.1 .and 2.5.2. No change</p>

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
FYDLAP11 /907	Fermoy Environs	Fitzgerald, Liam & O' Driscoll, Paul.	This submission requests that lands at Corrin, on the western side on the interchange fronting on to the R639, are zoned for employment uses and transport and distribution functions. It submits that in increasing employment growth the IDA lands to the north of the town should be discounted as it is unlikely to be developed in the short term. It cites examples of industrial businesses on unzoned lands.	<p>proposed.</p> <p>This submission refers to the same site as submission No. FYDLAP11/877. These lands are outside and remote from the development boundary of Fermoy in the Fermoy greenbelt and are adjacent to M8 interchange. Proposal would be contrary to national policy which seeks to protect the strategic transport function of national routes and the safeguard the strategic role of interchanges for the long term benefit of road uses, communities generally and the economy.</p> <p>Development at this location would have little connectivity with the town. It is considered the alternative sites are available to cater for large scale logistic proposals which would not give rise to such concerns.</p> <p>DoEHLG Spatial Planning and National Roads Draft Guidelines for Planning Authorities outlines a role for Planning Authorities in protecting undeveloped lands adjoining national roads and junctions from development to cater for potential capacity enhancements.</p> <p>Objective INF 3-6 of the County Development Plan outlines that 'it is an objective of this Plan to protect the capacity of the interchanges in the County from locally generated traffic'. See also section 2, paragraphs 2.5.1 .and 2.5.2.No change proposed.</p>
FYDLAP11	Fermoy Environs	Geaney, Seamus	The Draft Fermoy Electoral Area Local	This is a strategic site in

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/496			Area Plan indicates that former FCI plant site has been rezoned from Established Industrial / Enterprise to "Existing Built Up". This submission is made in support of the new zoning objective. Further it requests that, given the current vacant status of the large former factory, an objective to facilitate its re-use, through its designation as an "Opportunity Site for Employment Generation" be incorporated into the Fermoy Electoral Area Local Area Plan 2011.	terms of the provision of employment in Fermoy and on this basis it would be appropriate to zone it for industrial use to ensure it is protected for that purpose into the future. Draft Plan to be amended. See also Section 2, paragraph 2.5.4 Proposed change FY 03.01.01.
FYDLAP11 /878	Fermoy Environs	McEvoy, Seamus & Ryan, David	The submission seeks to have a 5 acre site adjoining a new petrol station, that is zoned existing built up area and residential within the development boundary of Fermoy in the draft plan, rezoned as Business to accommodate light industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing. It is stated that the site is serviced by sewage infrastructure, water and power and that it is intended to provide long term truck parking facilities.	R-02 is adjacent to an existing residential area and it adjoins a local road (L 15130) which is considered to be unsuitable for access to a retail warehousing type development. In addition it is important to protect the residential amenity of lands facing on to the local road. There is a grant of permission for retail warehousing west of and adjoining the R-02 and there is additional land available for such uses further east on B-02 and B-03. No change proposed.
FYDLAP11 /928	Fermoy Environs	McLaughlin, Liam and Lisa	This submission seeks an education use zoning for a site at Barry's Boreen for a Montessori pre-school. It states that the location is strategic, accessible, within an area of significant housing development and that there is no other Montessori school in the area.	This property comprises a dwelling house at the end of a long cul de sac road at the rear of a large housing development and a site specific zoning would be inappropriate. The suitability of the use proposed is best determined through the development management process. No change proposed.
FYDLAP11 /922	Fermoy Environs	O'Connell, Chris	This submission concerns a wish to acquire land for the development of an allotment project in Fermoy. It states that an Allotment Group has been set up in Fermoy and that the County Council was approached regarding possible lands in Uplands, Rathealy Road and Barrack Hill. It states that there is considerable support from the project from the	A Variation to the County Development Plan is currently being prepared which includes a revised definition of public open space. The revised definition makes provision for allotments. No change



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			community and various groups. It is unclear however what specifically is being sought by the submission.	proposed.
FYDLAP11 /932	Fermoy Environs	O'Flynn, Cllr. Frank	This submission requests that the Local Area Plan zones land for the provision of a hotel in Fermoy.	The draft plan recognises the need for a hotel in the town. The most appropriate location for a hotel is in the Town Council administrative area of Fermoy. No change proposed.
FYDLAP11 /962	Fermoy Environs	O'Flynn, John	This submission proposes that a 12.9HA site at Corrin, adjacent to an interchange off the M8 motorway be zoned for business use ( distribution, logistics/ warehousing). The lands are located on the eastern site of the Motorway and straddle both sides of the Castlelyons Road. It states that there is a need for a choice of sites along the M8 corridor and a need for land for additional employment use to facilitate targeted growth for Fermoy. It is indicated that that local traffic can avail of the local road network to access the site and that the site can be easily serviced and easily assimilated into its surroundings.	These lands are outside and remote from the development boundary of Fermoy in the Fermoy greenbelt and are adjacent to M8 interchange. Proposal would be contrary to national policy which seeks to protect the strategic transport function of national routes and the safeguard the strategic role of interchanges for the long term benefit of road uses, communities generally and the economy. Development at this location would have little connectivity with the town. It is considered the alternative sites are available to cater for large scale logistic proposals which would not give rise to such concerns. DoEHLG Spatial Planning and National Roads Draft Guidelines for Planning Authorities, p.20. outlines a role for Planning Authorities in protecting undeveloped lands adjoining national roads and junctions from development to cater for potential capacity enhancements. Objective INF 3-6 of the County Development Plan outlines that 'it is an objective of this Plan to protect the capacity

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				of the interchanges in the County from locally generated traffic'. See also section 2, paragraphs 2.5.1 and 2.5.2. No change proposed.
FYDLAP11 /874	Fermoy Environs	O'Leary, John	The submission requests a change in zoning of primary residence of submitter to accommodate, at a minimum, doctor's surgery, veterinary clinic, accountancy practice and physiotherapy clinic. It is submitted that to render the house habitable would require cost beyond submitter's means.	Having regard to the range of land uses in the area it is considered appropriate that the designation of the site remain as 'existing built up area' in the plan. Any proposals to change the use of the site are best considered through the development management process. No change proposed.
FYDLAP11 /896	Fermoy Environs	Riordan, Michael	This submission site is the existing Supervalu depicted as 'existing built up area' in the draft plan which, it is stated, being a non-retail zoning, requires the undertaking of retail impact assessment and sequential test to justify modifications or development. It is stated that the site has not been subject of flooding since it was developed in the 1980s. It is requested that the site be given a town centre retail zoning objective and that the flood designations be removed from the site.	This development is an established retail use within the existing built up area. The general approach throughout the plan is that existing built up areas are depicted as such. The flood risk assessment has been carried out in accordance with Ministerial Guidelines. No change proposed.
FYDLAP11 /870	Fermoy Environs	Shinnick, Frank	This submission seeks to have a 7 acre site zoned for industrial development at Corrin Fermoy. It is stated that the lands are located close to a major motorway intersection adjacent to Fermoy town and that they can be serviced with sewage and storm water facilities. It is stated that the lands are level and not subject to flooding and have adequate road frontage.	These lands are outside and remote from the development boundary of Fermoy in the Fermoy greenbelt and are adjacent to M8 interchange. Proposal would be contrary to national policy which seeks to protect the strategic transport function of national routes and safeguard the strategic role of interchanges for the long term benefit of road uses, communities generally and the economy. Development at this location would have little connectivity with the town. It is considered the alternative sites are available to cater for

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				large scale logistic proposals which would not give rise to such concerns. DoEHLG Spatial Planning and National Roads Draft Guidelines for Planning Authorities outlines a role for Planning Authorities in protecting undeveloped lands adjoining national roads and junctions from development to cater for potential capacity enhancements. Objective INF 3-6 of the County Development Plan outlines that 'it is an objective of this Plan to protect the capacity of the interchanges in the County from locally generated traffic'. See also section 2, paragraphs 2.5.1 and 2.5.2. No change proposed.
FYDLAP11 /989	Glanworth	Dairygold Cooperative Society Ltd.	This submission refers to Dairygold lands in Glanworth village and notes the designation of the X-01 site in the village.	Noted.
FYDLAP11 /636	Glanworth	Wrigley, Leonard	This submission refers to 3 plots of land at Glanworth. One is a 1HA site within the development boundary that was zoned R11 in the 2005 LAP and the submission requests that this zoning be retained. It is suggested that a second plot of land to the south of the existing graveyard could be zoned utilities to facilitate expansion of the graveyard. Residential zoning is also requested on a third plot of land comprising 1.2ha.	Residential zonings in villages have been discontinued in the Draft Plans. There are outstanding planning permissions for the provision of 96 dwellings in Glanworth and the growth target to 2020 is for the provision of 50 units. It is considered that there is sufficient land already available within the development boundary to cater for the growth of the village and further land is not required for residential development. It is not considered necessary to identify land for the extension of the cemetery. No change proposed.
FYDLAP11 /990	Kilworth	Dairygold Cooperative	This submission refers to Kilworth Farm owned by Dairygold. . It	The presence of the Teagasc Dairy Products

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		Society Ltd.	outlines a c312 acres site, part of which is within the development boundary of Kilworth and part of which is outside the development boundary and includes Teagasc research facility at Moorepark. It outlines a series of points which it considers material consideration of the suitability of the site for strategic employment development including strategic location, appropriate size to accommodate strategic and regional scaled development, limited potential of land availability/assembly available for strategic economic development located within the surrounding settlements, potential to deliver LAP and CDP economic development objectives and established use of the site for research and development	Research Centre at Moorepark is acknowledged in the text of the Plan and is a significant employer in the area. The lands the subject of the submission are within the Fermoy greenbelt. Strategic Employment Centres for the County have already been designated in the County Development Plan 2009. Mitchelstown and Fermoy have been identified as District Employment Centres for the electoral area. It is considered that there is sufficient, more appropriate land zoned elsewhere to facilitate the economic development objectives of the plan. No change proposed.
FYDLAP11 /499	Mitchelstown	Aldi Stores (Ireland) Ltd	This submission seeks removal of Flood Zone A designation on the Aldi Dublin Road store site, and seeks a specific industrial zoning objective on the permitted Aldi Regional Distribution Centre site for distribution centre, warehousing and associated office space, both sites being within the development boundary of Mitchelstown.	It is considered appropriate to apply a specific objective to the Aldi Regional Distribution site to reflect the permitted development. See section 2, paragraph 2.5.10. Proposed change FY 03.02.02. The Flood Risk Assessment for the county has been carried out in accordance with the Ministerial Guidelines and no change to the flood extent map for the town is proposed.
FYDLAP11 /1151	Mitchelstown	Barrett, Mary	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1207	Mitchelstown	Barrett, Mickey	This submission states that it supports an application by Messrs. O'Sullivan,	see response to submission

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			Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	FYD/LAP11/964
FYDLAP11 /1167	Mitchelstown	Barry, Mary	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1245	Mitchelstown	Baulefort, L	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1251	Mitchelstown	Begley, John	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1158	Mitchelstown	Breen, Evelyn	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1224	Mitchelstown	Caplice, Eileen	This submission states that it supports an application by Messrs. O'Sullivan,	see response to submission

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			Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	FYD/LAP11/964
FYDLAP11 /1199	Mitchelstown	Carey, Marion	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1244	Mitchelstown	Cleary, Sinead	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1076	Mitchelstown	Condon, Mary	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1215	Mitchelstown	Conroy, Caroline	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them	see response to submission FYD/LAP11/964

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			with business use zoning.	
FYDLAP11 /1169	Mitchelstown	Conroy, Claire	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1218	Mitchelstown	Conroy, Dave	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1241	Mitchelstown	Conroy, Michaela	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1254	Mitchelstown	Conroy, Patrick	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1217	Mitchelstown	Conroy, Peter	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the	see response to submission FYD/LAP11/964

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			development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1208	Mitchelstown	Coughlan, Dan	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1187	Mitchelstown	Coughlan, John	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1188	Mitchelstown	Coughlan, Margaret	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1213	Mitchelstown	Cronin, Majorie	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1211	Mitchelstown	Cronin, Sean	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it	see response to submission FYD/LAP11/964



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			supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1201	Mitchelstown	Cronin, Siobhan	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /971	Mitchelstown	Dairygold Co Operative Society Ltd.	This submission raises zoning and flooding issues in relation to Dairygold lands in Mitchelstown. In relation to flooding the submission states that O-01 and an area of land south of U-01 do not have a history of flooding and that T-03 does not have a history of flooding to the extent shown. Proposals for a retail/ retail warehousing / employment use development on a 13.61HA site at Cahir Hill are detailed. This site includes the area zoned as T-03 in the Draft Plan and part of the area zoned I-02 . It is requested that the portion zoned 1-02 be rezoned for Town Centre uses and that a triangle of land to the north west of O-05 be change to Town Centre also to facilitate access. Town Centre/ civic uses and additional car parking are also referenced. The submission supports the I-01, I-03 and B-01 zonings in the draft plan. It seeks the relocation of the C-03 school site to a 2.5 acre Dairygold site within R-02 with proposed access via Dairygold land to the west and the Cork Marts site to the north east. It states that there would be difficulties accessing the C-03 site in the draft plan from the main road. It submits that the road frontage of the C-03 site seeks to devalue the overall Castlefarm site. The submission requests that T-01 be extended to include the Marion House site including car park, sheds and outhouses. The submission comments that the 'union fields' are located outside the development boundary of Mitchelstown	<p>The Flood Risk Assessment for the county has been carried out in accordance with the Ministerial Guidelines and no change to the flood extent map for the town is proposed. See section 2, paragraph 2.2.2 to 2.2.10 for revised approach to flooding.</p> <p>T-03 represents an extensive area for town centre expansion and it is considered that additional lands within I-02 are not required for this purpose. See section 2, paragraphs 2.5.12.</p> <p>The Department of Education and Skills have outlined a requirement for a 4 acre site in Mitchelstown in their submission to the draft plan. The provision of a school requires a larger site than zoned in draft plan. See 2.3.8 to 2.3.9 and 2.5.18. Proposed change FY 03.02.01.</p> <p>Any application for development on the Marion House site will be dealt with on its merits at development</p>

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
				management stage and it is not considered appropriate to amend the town centre zoning.
FYDLAP11 /869	Mitchelstown	Dalton, Stephen	The submission seeks to source lands for the development of a community allotment. Purports that there is potential to develop up to 100 plots requiring c4-5 acres but that smaller sites would also be considered if available. It is stated that there is growing interest in the project from the community and various agencies.	A Variation to the County Development Plan is currently being prepared which includes a revised definition of public open space. The revised definition makes provision for allotments. No change proposed.
FYDLAP11 /1087	Mitchelstown	Darrer, G	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1234	Mitchelstown	Dennehy, Mick	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1229	Mitchelstown	Dennehy, Pat	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1232	Mitchelstown	Dennehy, Pat	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1157	Mitchelstown	Desmond, Ciaran	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1176	Mitchelstown	Devaney, Louise	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	See response to submission FYD/LAP11/964
FYDLAP11 /964	Mitchelstown	Devaney, Michael	This submission concerns a 5 acre site located in the Mitchelstown greenbelt outside the development boundary. A planning application (09/7951) was recently refused on the site and the submitter states that its appeal to Bord Pleanala is currently being prepared. It requests that the site be included within the development boundary of Mitchelstown or zoned for business use with a medical emphasis to include nursing home. The site forms part of a larger 12.5 acres site abutting the development boundary.	There is a significant supply of suitable land within the development boundary capable of accommodating a nursing home development at a central, convenient and easily accessible location which would ensure it was fully integrated with the town. Nursing home developments are consistent with residential development and 84ha of land has been zoned for residential development in the Draft Plan. Additional text to this effect is proposed for inclusion within the Mitchelstown section of the plan. See section 2, paragraph 2.5.7  Proposed change FY 03.02.06. No further changes proposed.
FYDLAP11 /1238	Mitchelstown	Dineen, Caitriona	This submission states that it supports an application by Messrs. O'Sullivan,	see response to submission

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	FYD/LAP11/964
FYDLAP11 /1185	Mitchelstown	Dwane, Teresa	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1223	Mitchelstown	English, Anne	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1221	Mitchelstown	English, Breda	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1225	Mitchelstown	English, Margaret	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			with business use zoning.	
FYDLAP11 /1226	Mitchelstown	English, Mary	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1248	Mitchelstown	Gosal, Paul	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1086	Mitchelstown	Gould, M	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1253	Mitchelstown	Hartnett, Dan	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1159	Mitchelstown	Hayes, Maria	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1192	Mitchelstown	Heenan, Helena	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1191	Mitchelstown	Heenan, Jerry	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1085	Mitchelstown	Hopkins, J	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1227	Mitchelstown	Kearney, Breda	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1252	Mitchelstown	Keogh, Mark	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1170	Mitchelstown	Keogh, Rose	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1220	Mitchelstown	Luddy, Patrick	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1219	Mitchelstown	Luddy, Sharon	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1179	Mitchelstown	Maguire, Alicia	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	See response to submission FYD/LAP11/964
FYDLAP11 /1181	Mitchelstown	Maguire, Brian	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it	See response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1236	Mitchelstown	Maguire, Conor	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1182	Mitchelstown	Maguire, Maria	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	See response to submission FYD/LAP11/964
FYDLAP11 /1247	Mitchelstown	Mathew, M.	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1205	Mitchelstown	Mathieu, Michelle	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1171	Mitchelstown	McCarthy, Johanne	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of	see response to submission FYD/LAP11/964



Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /588	Mitchelstown	Mitchelstown Forum Ltd	This submission states that a recreation area/green space adjacent to the area of Stag Park and surrounding estates would greatly assist with both the integration and the development of community spirit in Mitchelstown. It states that this area has no designated play areas. It also outlines the benefits of the development of a greenway as part of a looped walk.	An objective is included in the draft plan for the provision of a small park and playground close to the Stag Park area. It is considered that there is an adequate provision of open space in Mitchelstown. See section 2, paragraph 2.5.14 & 2.5.15. No change proposed.
FYDLAP11 /1078	Mitchelstown	Morrisson, Eileen	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1154	Mitchelstown	Morrisson, James	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1203	Mitchelstown	Mullins, Edel	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1089	Mitchelstown	Mullins, Margaret	This submission states that it supports an application by Messrs. O'Sullivan,	see response to submission

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	FYD/LAP11/964
FYDLAP11 /1160	Mitchelstown	Murphy, Edmond	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1249	Mitchelstown	Murphy, Mr/Ms	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1075	Mitchelstown	Murphy, Teresa	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1173	Mitchelstown	O'Brien, Geraldine	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	See response to submission FYD/LAP11/964
FYDLAP11 /1183	Mitchelstown	O'Brien, J	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop	see response to submission

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	FYD/LAP11/964
FYDLAP11 /918	Mitchelstown	O'Brien, John and Margaret	This submission requests that a 12.133 HA agricultural site to the south east of and adjoining the Mitchelstown development boundary are zoned for medium density residential development. It states that the site is level, has pedestrian access to services, has access from existing public road network and that there is a foul sewer to north of the site which could serve the site.	There is adequate, more suitable land available within the development boundary of the town for residential development. Additional lands are not required. No change proposed.
FYDLAP11 /908	Mitchelstown	O'Brien, Maurice, Gerard; O'Brien, Hanah, Kate; Foran, James	<p>This submission seeks the zoning of 92 acres of land within the greenbelt to the north of Mitchelstown for mixed development including industry, low density residential and nursing home.</p> <p>It is claimed the lands are generally dry with a gradient which can accommodate surface water disposal, that the site can be served by storm sewer provided in connection with Aldi development and that it is intended to develop the site in a strategic manner. It is stated that the site is adjacent to the golf course, GAA pitch and within walking distance of the town, that frontage is available to the Mitchelstown/Limerick Road and a secondary road and a laneway. It proposes a wastewater treatment plant or pumping station to serve the site.</p> <p>The submission also suggests the site could be made available for large scale green energy equipment manufacturing or other types of manufacturing.</p>	The site is located outside the northern development limits of the town, in the greenbelt of Mitchelstown. Scale and nature of the proposal would conflict with the greenbelt. Sufficient lands are available closer to the town centre to meet the development needs of the town. No change proposed.
FYDLAP11 /1246	Mitchelstown	O'Brien, Nellie	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			with business use zoning.	
FYDLAP11 /1091	Mitchelstown	O'Brien, Peggy	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1228	Mitchelstown	O'Doherty, Anne	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1222	Mitchelstown	O'Doherty, Martin	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1250	Mitchelstown	O'Donoghue, Maurice	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1084	Mitchelstown	O'Donoghue, John	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1172	Mitchelstown	O'Farrell, Caroline	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1197	Mitchelstown	O'Farrell, Michael	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1184	Mitchelstown	O'Grady, Gloria	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1180	Mitchelstown	O'Mahony, Edel	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1074	Mitchelstown	O'Mahony, Mary	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1177	Mitchelstown	O'Mahony, Paul	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1239	Mitchelstown	O'Mahony, Sylvia	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1237	Mitchelstown	Organ, Joe	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1233	Mitchelstown	O'Shea, John	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1242	Mitchelstown	Poles, Delia	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough,	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1196	Mitchelstown	Prendergast, Hannah	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1255	Mitchelstown	Prendergast, Joe	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1204	Mitchelstown	Quish, Joan	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /899	Mitchelstown	Resource Property Investment Fund (RPIF) Plc, c/o Dermot Crowley	This submission requests that the site of the Topaz Service Station in Mitchelstown be zoned 'existing town centre'. It quotes Retail Planning Guidelines, NSS, North and West Strategic Plan, County Development Plan 2009 in setting context for submission and it lists adjacent retail uses.	The general approach throughout the plan is that existing built up areas are depicted as such. This is considered appropriate. No change proposed.
FYDLAP11 /1077	Mitchelstown	Roche, Anne	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /1175	Mitchelstown	Sheehy, Margaret	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1240	Mitchelstown	Sherlock, Brian	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1156	Mitchelstown	Shinnick, Brian	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1209	Mitchelstown	Shinnick, Brian John	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1212	Mitchelstown	Shinnick, Hilary	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop	see response to submission



Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	FYD/LAP11/964
FYDLAP11 /1200	Mitchelstown	Shinnick, Lesley	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1210	Mitchelstown	Shinnick, Siobhan	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1214	Mitchelstown	Shinnick, Siobhan	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1174	Mitchelstown	Slattery, Patrick	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11	Mitchelstown	Spratt, S.	This submission states that it supports	see response to

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
/1198			an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	submission FYD/LAP11/964
FYDLAP11 /909	Mitchelstown	Stag Park Residents Association,	This submission states that Stag Park currently does not contain any usable recreational amenity space for its residents in contravention with Cork County Council's Recreation and Amenity Policy. The submission outlines a site, part of which is zoned R-04 and part of which is existing built up area, for which it seeks an Open Space zoning to facilitate the provision of a public park for the residents of the surrounding area. It states that Stag Park is partially vacant and envisages a recreation park as rendering it a more attractive place to live. It estimates that c400 dwellings and the eventual occupants of the C-03 site would benefit from the space. A vision of the area is outlined.	This land was acquired to fulfil an identified need for social and affordable housing and permission was subsequently granted for 368 units. Funding is not currently available to implement all phases of this development however the need remains and it is important to retain this site for possible future provision of social/affordable housing. It is considered that there is an adequate provision of open space and recreational areas in the town. See section 2, paragraphs 2.5.14 & 2.5.15. No change proposed.
FYDLAP11 /1194	Mitchelstown	Sweeney, Joan	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1189	Mitchelstown	Sweeney, Karl	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
FYDLAP11 /1206	Mitchelstown	Sweeney, M.	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1088	Mitchelstown	Tobin, Caroline	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1178	Mitchelstown	Tobin, Pat	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	See response to submission FYD/LAP11/964
FYDLAP11 /1190	Mitchelstown	Vaughan, Michelle	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1155	Mitchelstown	Walsh, Kevin	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
FYDLAP11 /1202	Mitchelstown	Walsh, Pat	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /880	Mitchelstown	Walsh, Tom	This submission requests that land currently zoned GB1-2 retain this designation but proposes that the word 'individual', with reference to accommodating limited numbers of individual houses, be omitted from the GB1-2 objective. It is stated that the Council granted planning permission for 8 houses on this site (ref 08/6181) which was subsequently overturned by An Bord Pleanala who interpreted the specific zoning objective to refer to facilitating individual single houses or a serviced site.	There is already adequate land to accommodate multiple house developments within the development boundary and this proposal is contrary to the principles of the greenbelt. It is not necessary to amend the draft plan. No change proposed.
FYDLAP11 /1243	Mitchelstown	Whelan, Madeline	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1152	Mitchelstown	Whelan, Paddy	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the development boundary of Mitchelstown and to designate them with business use zoning.	see response to submission FYD/LAP11/964
FYDLAP11 /1235	Mitchelstown	Wiley, A.	This submission states that it supports an application by Messrs. O'Sullivan, Devaney and Cashman to develop their lands at Cloonlough, Mitchelstown for the purpose of providing nursing home beds and associated services and states that it supports their submission to have these lands brought within the	see response to submission FYD/LAP11/964

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			development boundary of Mitchelstown and to designate them with business use zoning.	
FYDLAP11 /954	Rathcormack	Brideview Developments Ltd	This submission concerns the lands in Rathcormack which have a grant of planning permission (07/11671) and which are excluded from the development boundary of Rathcormack following a flood risk assessment of the draft plan. It is requested that the status of the site be restored and submits that there are errors in the flood risk assessment. It infers a maximum flood level for that area from the assessment and states that subject site is above this. It questions the retention within the development boundary of the adjoining school site whose use falls within the same vulnerability class in the Flood Risk Guidelines and which it states is at a similar level. The submission challenges 2 statements in the plan misinterpreting them as attempts to revoke planning permission. The circumstances in which a permission may be revoked are referred to as are the provisions under the Planning and Development Act 2000 which facilitate this. Extracts from the Defamation Act 2009 concerning malicious falsehood are outlined. It is submitted that the representation of the site in the flood risk assessment renders the site virtually unsaleable.	See revised approach to flooding outlined in sections 2.2.2 to 2.2.10 of this report . It is proposed that the map will be amended to include these lands within the development boundary. It is proposed that part of the site (on which a car park is to be provided under the permitted development of the overall site) will be specifically zoned for a car park. The development boundary objective already outlines requirements for flood risk assessment. It is proposed to amend paragraphs 9.2.10 and 9.3.1 of the draft plan. See section 2, paragraphs 2.5.21.. Proposed changes FY 03.09.01 & FY 03.09.02.
FYDLAP11 /525	Rathcormack	Crowley Transport	This submission proposes the development of a heavy goods transfer station and transport park near junction 16 of the M8 motorway. Submission states that Crowley Transport currently serves several commercial enterprises and operates from a truck depot and haulage yard making 20-30 truck movements between it and junction 16 of the M8 causing disruption to the local community and damage to the minor road system. It is proposed to relocate the business to Ballynagore, the proposed development consisting of a parking area, marshalling yard, office and ancillary services with egress from the site to the old N8. It is intended that the road will be upgraded. The submission purports that the proposal is in accordance with NRA policy and will reduce HGV traffic on minor roads, and that it is more beneficial for such facilities to be located south of Rathcormack with	This proposal would be contrary to national policy which seeks to protect the strategic transport function of national routes and the safeguard the strategic role of interchanges for the long term benefit of road uses, communities generally and the economy. It is considered the alternative sites are available to cater for this use which would not give rise to such concerns. Objective INF 3-6 of the County Development Plan outlines that 'it is an objective of this Plan to protect the capacity of the interchanges in the County from locally

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			easier access to Cork City via junction 16 on M8. The Submission quotes NRA policy and refers to the possibility of a review of the restrictive approach to development on national roads to which speed limits >than 50kph apply so as to take account of any relevant exceptional circumstances.	generated traffic'. The submission site is remote from other supporting services. No change proposed.
FYDLAP11 /902	Rathcormack	Crowley Transport	This submission is identical to FYDLAP11/525. This submission proposes the development of a heavy goods transfer station and transport park near junction 16 of the M8 motorway. Crowley Transport currently serves several commercial enterprises and operates from a truck depot and haulage yard making 20-30 truck movements between it and junction 16 of the M8 causing disruption to the local community and damage to the minor road system. Mr. Crowley proposes to relocate his business to Ballynagore, the proposed development consisting of a parking area, marshalling yard, office and ancillary services with egress from the site to the old N8. It is intended that the road will be upgraded. The submission purports that the proposal is in accordance with NRA policy and will reduce HGV traffic on minor roads, and that it is more beneficial for such facilities to be located south of Rathcormack with easier access to Cork City via junction 16 on M8. The Submission quotes NRA policy and refers to the possibility of a review of the restrictive approach to development on national roads to which speed limits >than 50kph apply so as to take account of any relevant exceptional circumstances.	This submission is identical to FYDLAP11/525.. This proposal would be contrary to national policy which seeks to protect the strategic transport function of national routes and the safeguard the strategic role of interchanges for the long term benefit of road uses, communities generally and the economy. It is considered the alternative sites are available to cater for this use which would not give rise to such concerns. Objective INF 3-6 of the County Development Plan outlines that 'it is an objective of this Plan to protect the capacity of the interchanges in the County from locally generated traffic'. The submission site is remote from other supporting services. No change proposed.
FYDLAP11 /940	Rathcormack	O'Brien, Anthony	Submission refers to lands zoned as R-02 in the 2005 LAP on which permission has been granted for 27 dwellings and requests that the lands be rezoned as mixed-use/neighbourhood centre. Submission cites draft plan reference to a need to identify lands for business use, states that lands were zoned in 2005 and states that lands are in the town centre adjacent to community facilities and are within the development boundary and not susceptible to flooding.	Rathcormack is a key village with an established village core and attractive streetscape along its main street. There are a number of vacant and underutilised properties within the core and the regeneration of this area is the priority over the lifetime of this plan. The lands the subject of this submission are at the edge of the village and zoning them in the manner requested could potentially

Sub. No.	Settlement Name	Name of Interested Party	PPU Summary Submission	Manager's Opinion
				undermine the rejuvenation of centre of the village. No change proposed.
FYDLAP11 /917	Rathcormack	Rathcormack Community Council	This submission supports specific paragraphs of the draft plan which include reference to the following: need to control future population growth in CASP ring, proposal for car park , maximum development size of 30 units, housing mix, provision of looped walk from Geeney's cross, proposed community use on existing school site. The submission proposes an alternative site for a car park, proposes zoning two specific sites for community sports facilities, and proposes a site for the provision of social housing. The submission indicates complications with implementation of U-01.	As the growth target for Rathcormack to 2020 is 120 dwelling units it is considered that were the proposed lands (with a combined capacity of c100 units) to be zoned for non residential uses there would be an insufficient choice of land available to accommodate this target. Generally, land is not specifically zoned for social housing in the Local Area Plans. Any application for a social housing development of this scale on the proposed site or an alternative site within the development boundary would be considered on its merits and it is not considered necessary to zone the proposed site. The opportunity to create a looped walk from Geeney's Cross is acknowledged in the Plan and the Council is committed to facilitating such a walk as resources allow. It is proposed to amend the draft plan to zone land for a car park. Proposed change FY 03.09.02

## **Appendix B**

### **County Manager's Recommended Amendments to the Draft Fermoy Electoral Area Local Area Plan**

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

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

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

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



## List of Draft Proposed Changes

Ref.	Draft Change Title	Page No.
	<b>Section One: Introduction</b>	
FY 01.10.01	<p>Amend objective GB 1-1 to include additional text as follows:</p> <p><b>Green Belts Around the Ring and County Towns</b></p> <p>(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns.  <b>Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</b></p> <p><i>Note: This change affects the text of the Plan only</i></p>	10
FY 01.06.01	<p>Insert new paragraphs in Section 1.6 of the Plan after Paragraph 1.6.4</p> <p><b>“Transitional Issues Affecting Development</b></p> <p>In some villages, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning &amp; Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure</p>	5

Ref.	Draft Change Title	Page No.
	that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “	
FY 01.06.02	<p>Insert a new objective following the above previous amendment:</p> <p>“Existing Planning Permissions – Transitional Issues</p> <p>Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan</p>	5
FY 01.07.01	<p>Insert the following new paragraph into Section 1.7 of the Plan, following paragraph 1.7.9</p> <p>‘Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.’</p>	7
FY 01.07.02	<p>Replace paragraph 1.7.10 with the following:</p> <p>In the course of preparing this plan, so far as proposals for new zoning are concerned, the ‘Indicative Flood Extent Maps’, shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the ‘Indicative Flood Extent Maps’ they have not been included as zoned land unless the proposed use or development satisfied the ‘Justification Test for Development Plans’ set out on page 37 of the Ministerial Guidelines.</p> <p>With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site,</p>	7

Ref.	Draft Change Title	Page No.
	<p>particularly since the 2005, then, generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p>	
FY 01.07.03	<p>Replace Paragraph 1.7.12 with the following:</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the 'Indicative Flood Extent Maps' shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> <li>○ An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.</li> <li>○ A review of all available flood related information, including the flood zone maps and historical flood records (from <a href="http://www.floodmaps.ie">www.floodmaps.ie</a>, and through wider internet / newspaper / library search).</li> </ul>	7

Ref.	Draft Change Title	Page No.
	<ul style="list-style-type: none"> <li>○ An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.</li> <li>○ Site cross sections or spot levels, including the river and surrounding lands.</li> <li>○ Description of the site and surrounding area, including ground conditions, levels and land use.</li> <li>○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.</li> <li>○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> <li>○ further study;</li> <li>○ revision of proposals to avoid area shown at risk of flooding; or</li> </ul> </li> </ul> <p>continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B).</p>	
FY 01.07.04	Amend paragraph 1.7.13 of the plan to add the word “detailed” before site-specific in this paragraph.	7
FY 01.07.05	<p>Replace Objective FD 1-4 with the following</p> <p><b>“Development in Flood Risk Areas</b></p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph [see preceding change] of this plan”</p>	
	<b>Section Two: Local Area Strategy</b>	
FY 02.02.01	<p>Amend Wording of LAS 1 as follows:</p> <p>In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of Natura 2000 sites with water dependant habitat or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species.</p> <p>Any new or increased water abstractions from within the Blackwater River Special Area of Conservation will need to be supported by an</p>	16

Ref.	Draft Change Title	Page No.
	Appropriate Assessment. <i>Note: This change affects the text of the Plan only</i>	
FY 02.2.02	Amend wording of LAS 2 as follows:  This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, <b>Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</b>  <i>Note: This change affects the text of the Plan only</i>	17
FY 02.02.03	Include new specific objective LAS 3 as follows:  <b>LAS 3 Environment Objective</b> <b>It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with env 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</b>  <i>Note: This change affects the text of the Plan only</i>	17
FY 02.02.04	Include new specific objective LAS 4 as follows:  <b>LAS 4 Environment Objective</b> <b>It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.</b>  <i>Note: This change affects the text of the Plan only</i>	17
FY 02.02.05	Delete Farahy from table 2.5.  <i>Note: This change affects the text of the Plan only</i>	14
	<b>Section Three: Settlements and Other Locations</b>	
	<b>Fermoy</b>	
FY 03.01.01	Include an additional specific objective I-04 for industrial use on site of former FCI plant in Fermoy. Objective to read ' <b>Industry</b> '.  <i>Note: This change affects the text and the Fermoy environs map of the Plan</i>	24
FY 03.01.02	Extend the development boundary of Fermoy Environs to include	map only

Ref.	Draft Change Title	Page No.
	<p>additional land south of I-03 as extension to I-03. Amend Fermoy environs greenbelt map accordingly.</p> <p><b>Note: This change affects the maps only.</b></p>	
FY 03.01.03	<p>Amend specific objective R-04 to include additional text as follows:</p> <p>Medium density residential development to include a mix of house types and sizes and tree buffer of 20m minimum along the eastern site boundary. Lands to include provision of nursing home.</p> <p><b>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8. Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land on this site for future road improvements.</b></p> <p>This site forms part of a larger area of land zoned for residential development. This site is to be developed as number of distinct interconnected character areas whether as a portion of a larger development or as an individual development. Each character area is to be comprised of circa 50 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.</p> <p>Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.</p> <p><b>Note: This change affects the text of the Plan only</b></p>	24
FY 03.01.04	<p>Amend specific objective R-05 to include additional text as follows:</p> <p><b>Medium density residential development (to include a mix of house types and sizes) and the provision of lands (up to 1.6ha) for the provision of a primary school. A tree buffer of 20m minimum should be provided along the eastern site boundary.</b></p> <p><b>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8. Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land on this site for future road improvements.</b></p> <p><b>Note: This change affects the text of the Plan only</b></p>	24
FY 03.01.05	<p>Amend specific objective R-10 to include additional text as follows:</p> <p>Low density residential development to include provision of serviced sites and self-build options and a tree buffer of 20m minimum along the eastern site boundary.</p> <p><b>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8. Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land on this site for future road improvements.</b></p> <p>This site forms part of a larger area of land zoned for residential</p>	24

Ref.	Draft Change Title	Page No.
	<p>development. This site is to be developed as number of distinct interconnected character areas whether as a portion of a larger development or as a unique development. Each character area is to be comprised of a circa 20 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.</p> <p>Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.</p> <p><b>Note: This change affects the text of the Plan only</b></p>	
FY 03.01.06	<p>Amend specific objective I-01 to include additional text as follows:</p> <p>To facilitate expansion of existing industrial use. <b>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8. Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land on this site for future road improvements.</b></p> <p><b>Note: This change affects the text of the Plan only</b></p>	24
FY 03.01.07	<p>Amend paragraph 1.2.15 as follows: The town is currently served by three secondary schools and five primary schools. The planned population targets set for the town <del>may</del> <b>will</b> require <del>expansion of existing facilities</del> <b>the provision of an additional 16 classroom school. In addition,</b> Gaelscoil De hÍde is currently on a constrained town centre site and may require a greenfield site to allow for its <del>relocation</del> <b>expansion</b> in the future.</p> <p>Amend paragraph 1.3.8 as follows: It will also be necessary to prepare for an increase in demand for social infrastructure with specific regard to schools. This will require facilitating the expansion of existing education facilities at both primary and post-primary level and <b>the identification of identifying a two</b> Greenfield sites, <b>one of the provision of an additional school and one</b> for the re-location of the Gaelscoil from its constrained town centre site.</p> <p><b>Note: This change affects the text of the Plan only</b></p>	21, 23 & 24
FY 03.01.8	<p>Amend specific objective O-08 to strengthen requirement for school and clarify land area required for a school as follows: <del>Open space with option to provide primary school. Access to the school is to be from the south west.</del> <b>'Open space to include provision of land (up to 1.6ha) for a primary school.</b></p> <p><b>Note: This change affects the text of the Plan only</b></p>	25
FY 03.01.9	<p>Amend DB-05 to include additional text as follows:</p> <p>The Blackwater River runs through the town and forms part of the Blackwater River Candidate Special Area of Conservation and the Blackwater Callows Special Protection Area, both designated Natura 2000 sites. This plan seeks to protect the integrity of these sites. In addition all new development shall seek to achieve the protection and enhancement of</p>	23

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	<p>biodiversity generally. <b><i>It should be ensured that proposed developments close to or within these sites will be subject to Appropriate Assessment in line with Article 6 of the Habitats Directive.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	
FY 03.01.10	<p>Amend wording of Db-01 objective to include the word sustainable as follows:</p> <p>It is an objective of this plan to secure the development of 997 new dwellings in Fermoy Environs between 2010 and 2020 in order to facilitate the <b><i>sustainable</i></b> growth of the town's population to 7,442 persons by 2020.</p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	
FY 03.01.11	<p>Amend and add additional text to specific objective DB-02 as follows: In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <b><i>and the protection of the</i></b> Blackwater Special Area of Conservation, <del>needs to be provided in tandem with the development</del> <b><i>must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	
FY 03.01.12	<p>Amend and add additional text to specific objective DB-05 as follows:</p> <p>The Blackwater River runs through the town and forms part of the Blackwater River Candidate Special Area of Conservation and the Blackwater Callows Special Protection Area, both designated Natura 2000 sites. <del>This plan seeks to protect the integrity of these sites.</del> <b><i>This plan will seek to protect the favourable conservation status of these sites.</i></b> In addition all new development shall seek to achieve the protection and enhancement of biodiversity generally.</p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	23
FY 03.01.13	<p>Amend and add additional text to specific objective O-01 as follows:</p> <p>Open space and amenity area including provision for playing pitches and amenity walk.</p> <p><b><i>Parts of this this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development. Development in other areas of this zone close to the SAC would be likely</i></b></p>	25



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	<p><b><i>to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</i></b></p> <p><b><i>Development of the amenity walkway within the SAC will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the Blackwater River SAC. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk.</i></b></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	
FY 03.01.14	<p>Amend and add additional text to specific objective O-02 as follows:</p> <p>This gateway site makes a significant contribution to the setting of Fermoy. The land is within a <del>proposed Special Area of Conservation area</del> <b><i>the Blackwater River Special Area of Conservation area</i></b> and there is a general presumption against the development of the site. This site is at risk of flooding.</p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	25
FY 03.01.15	<p>Amend and add additional text to specific objective O-03 as follows:</p> <p>This gateway site makes a significant contribution to the setting of Fermoy. The land is within a <del>proposed Special Area of Conservation area</del> <b><i>the Blackwater River Special Area of Conservation area</i></b> and there is a general presumption against the development of the site. This site is at risk of flooding.</p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	25
FY 03.01.16	<p>Add additional text to specific objective O-04 as follows:</p> <p>Open space for informal public recreation including the provision of an amenity walk.</p> <p><b><i>Parts of this this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development. Development of the amenity walkway within the SAC will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places</i></b></p>	25

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	<p><b><i>along the proposed river walk.</i></b></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p><b>Note: This change affects the text of the Plan only</b></p>	
FY 03.01.17	<p>Add additional text to specific objective U-01 as follows:</p> <p>Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area. Development proposals must be will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p><b>Note: This change affects the text of the Plan only</b></p>	25
FY 03.01.18	<p>Add additional text to specific objective U-02 as follows:</p> <p>Provide amenity walk along river bank through scenic area. <b><i>Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have significant negative impact on these sites. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.</i></b></p> <p><b>Note: This change affects the text of the Plan only</b></p>	25
FY 03.01.19	<p>Add additional text to specific objective U-03 as follows:</p> <p>Provide amenity walk to connect to town centre. <b><i>Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have significant negative impact on these sites. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.</i></b></p> <p><b>Note: This change affects the text of the Plan only</b></p>	25

Ref.	Draft Change Title	Page No.
FY 03.01.20	<p>Add additional text to specific objective U-04 as follows:</p> <p>Provide pedestrian access to river. <b><i>Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have significant negative impact on these sites. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	25
FY 03.01.21	<p>Add additional text to specific objective U-05 as follows:</p> <p>Provide amenity walk along river bank. <b><i>Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have significant negative impact on these sites. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	25
FY 03.01.22	<p>Add additional text to specific objective U-06 as follows:</p> <p>Provide circular amenity walk from town centre through open space and scenic area along bank of stream to Glenabo bridge. <b><i>Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have significant negative impact on these sites. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	25
FY 03.01.23	<p>Add additional text to specific objective U-07 as follows:</p> <p>Amenity walk through residential area to open space and amenity area.</p> <p><b><i>Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have</i></b></p>	25

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	<p><b><i>significant negative impact on these sites. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	
	<b>Mitchelstown</b>	
FY 03.02.01	<p>Amend C-03 to provide slightly less road frontage to the west and to extend to the north increasing the site area to 1.6HA.</p> <p><b><i>Note: This change affects the Mitchelstown map only.</i></b></p>	31 (change area of specific objective only)
FY 03.02.02	<p>Include new zoning and specific objective on site of Aldi distribution centre in Mitchelstown to reflect the use permitted on the site. <b><i>I-05 Regional Distribution Centre - Warehousing.</i></b></p> <p><b><i>Note: This change affects the text of the Plan and the Mitchelstown Map.</i></b></p>	31
FY 03.02.03	<p>Amend specific objective I-01 to include additional text regarding the visual sensitivity of the site from the north and the need for any development to provide adequate screening as follows: <b><i>I-01 Industry. This site is visually sensitive when viewed from the north and accordingly development of this site will need to be sensitively sited, designed and landscaped.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only</i></b></p>	31
FY 03.02.04	<p>Exclude the lands zoned I-04 in the draft plan from the development boundary and zone an area of land to the north of B-02 for Industrial use as I-04 with following specific objective: <b><i>I-04 Industry. Access to this site is to be from the Regional road to its west.</i></b></p> <p><b><i>Note: This change affects the text of the Plan and the Mitchelstown Map.</i></b></p>	31
FY 03.02.05	<p>Amend C-01 to exclude the area of land subject of planning permission 06/11439 and designate this and additional land between it and T-01 as existing built up area.</p> <p><b><i>Note: This change affects the Mitchelstown Map.</i></b></p>	31 (change areas of specific objective only)
FY 03.02.06	<p>Include additional paragraph between paragraph 2.2.5 and 2.2.6 as follows: <b><i>Nursing homes are generally acceptable on land zoned for residential use or can also be provided on suitable sites within the development boundary.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only .</i></b></p>	27
FY 03.02.07	Reinstate lands within the development boundary of Mitchelstown east of	30

Ref.	Draft Change Title	Page No.
	<p>R-03 and R-06.</p> <p>Delete paragraph 2.4.6 as follows:</p> <p><del>Two residential sites to the west of the town, R-06 and R-12 have been amended slightly, and the development boundary modified accordingly, to exclude land which is at risk of flooding.</del></p> <p><b>Note: This change affects the text of the Plan and the Mitchelstown Map.</b></p>	
FY03.02.08	<p>Amend the Plan to include a new objective U-05:</p> <p><b>U05 Relief Road.</b></p> <p>Add additional text to paragraph 2.2.25 as follows:</p> <p><b>The Mitchelstown Traffic Management Plan has recommended the provision of a new link road to the south east of the town to relieve pressure on the junction of the R665/R513/ L-1418-0.</b></p> <p><b>Note: This change affects the text of the Plan and the Mitchelstown map.</b></p>	32
FY03.02.09	<p>Replace wording of objective Db-01 with the following:</p> <p>It is an objective of this plan to secure the development of 1,129 new dwellings in Mitchelstown between 2010 and 2020 in order to facilitate the <b>sustainable</b> growth of the town's population to 5,346 persons by 2020.</p> <p>Note: This change affects the text of the Plan only</p>	30
	<b>KEY VILLAGES</b>	
	<b>Ballyhooly</b>	
FY 03.03.01	<p>Amend the development boundary of Ballyhooly to exclude lands to the east fronting on to N72-518 and outside the 50km speed limit.</p> <p>Amend paragraph 3.4.3 to include additional text as follows: It is proposed to extend the boundary at two locations to include the sports facilities to the north and to the south west to allow the future expansion of the school. <del>Lands currently zoned O-01 are considered surplus to requirement and should be de-zoned and returned to agricultural use within the development boundary.</del> <b>The development boundary has been reduced to the east to exclude lands fronting on to a national road and outside the 50km/h speed limit.</b></p> <p><b>Note: This change affects the Ballyhooly map and the text of the Plan.</b></p>	36
FY 03.03.02	<p>Include additional text within DB-01 as follows:</p> <p><b>This village is situated on the Blackwater River which is designated as a Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within the village may require the provision of an ecological impact assessment (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</b></p>	36

Ref.	Draft Change Title	Page No.
	<b>Note: This change affects the text of the Plan only .</b>	
	<b>Castlelyons</b>	
FY 03.04.01	<p>Include additional text within DB-01 as follows:</p> <p><b><i>Bridebridge is situated on the River Bride which forms part of the Blackwater River Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within the village are likely to be subject to screening to determine if they will have impacts on the SAC and may require the provision of an ecological impact assessment (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</i></b></p> <p><b>Note: This change affects the text of the Plan only .</b></p>	41
	<b>Conna</b>	
FY 03.05.01	<p>Include additional text within DB-01 as follows:</p> <p><b><i>This village is situated on the Blackwater River which is designated as a Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within the village may require the provision of an ecological impact assessment (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</i></b></p> <p><b>Note: This change affects the text of the Plan only .</b></p>	46
FY 03.05.02	<p>Include additional text within O-01 as follows:</p> <p>Open space that will remain predominantly open and rural in character to preserve the setting of the village.</p> <p><b><i>Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development.</i></b></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p><b>Note: This change affects the text of the Plan only .</b></p>	46
FY 03.05.03	<p>Include additional text within O-02 as follows:</p> <p>Provision of open space to preserve the setting of the Castle.</p> <p><b><i>Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development.</i></b></p> <p><b>Note: This change affects the text of the Plan only .</b></p>	46

Ref.	Draft Change Title	Page No.
FY 03.05.04	<p>Include additional text within U-01 as follows:</p> <p>Provide public access and amenity walk along the River Bride. <b>Development of the amenity walkway within the Blackwater River SAC will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk.</b></p> <p><b>Note: This change affects the text of the Plan only .</b></p>	46
	<b>Glanworth</b>	
FY 03.06.01	<p>Amend objective DB-01 (b) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure, <del>that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</del> <b>that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b></p> <p><b>Note: This change affects the text of the Plan only .</b></p>	50
	<b>Kildorrery</b>	
FY 03.07.01	<p>Include additional text within DB-01 to restrict access on to N73 to east of village.</p> <p>Amend the text to include additional paragraph in e in DB-01 (and rename subsequent paragraphs) as follows: <b>DB-01 e) development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.</b></p> <p><b>Note: This change affects the text of the Plan only .</b></p>	55
	<b>Rathcormack</b>	
FY 03.09.01	<p>Amend the development boundary of Rathcormack, to reinstate lands to the north of the school site in accordance with revised approach to zoning and flood risk management.</p> <p><del>Amend text by deleting paragraph 9.2.10 Proposals for the provision of a car park, to the rear of the church, have been approved as part of a permitted residential development. This housing development is now within the area identified as being at risk of flooding and may not proceed.</del></p>	62

Ref.	Draft Change Title	Page No.
	<p>Amend text to include the following text <b>9.2.10 Land has been zoned for a car park to the rear of the church.</b></p> <p>Amend paragraph 9.3.1 as follows:... <del>While</del> There are outstanding planning permissions for approximately 250 units <b>and</b> some of these permissions are located in areas which the Flood Risk Assessment has shown to be at risk of flooding <del>and are unlikely to be built in their current form .....</del> .</p> <p><b>Note: This change affects the Rathcormack map and the text of the Plan.</b></p>	
FY 03.09.02	<p>Amend text of plan to include new specific zoning objective as follows: <b>C-04 Car Park.</b></p> <p>Amend map to show new specific objective C-04</p> <p><b>Note: This change affects the Rathcormack map and the text of the Plan.</b></p>	63
FY 03.09.03	<p>Amend objective DB-01 (b) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure, <del>that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</del> <b>that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area to prevent further impact on Salmon spawning beds downstream from the settlement.</b></p> <p><b>Note: This change affects the text of the Plan only .</b></p>	63
	<b>VILLAGES</b>	
	<b>Ballindangan</b>	
FY 03.10.01	<p>Amend wording of DB-01 ( b ) as follows</p> <p>Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Blackwater River Special Area of Conservation.</b></p> <p><b>Note: This change affects the text of the Plan only .</b></p>	67
	<b>Bartlemy</b>	
FY 03.12.01	Amend the development boundary to include additional land to the east of the village subject of planning permission 06/7316.	73



Ref.	Draft Change Title	Page No.
	<p>Amend the text to include additional paragraph in e in DB-01 (and rename subsequent paragraphs) as follows: DB-01 <b><i>e) development of the village should take place in a sequential manner extending from the core.</i></b></p> <p>Delete paragraph 12.4.2 as follows: <del>The development boundary for the village identified in 2005 Local Area Plan was very extensive and is no longer considered appropriate or sustainable having regard to the scale, location and character of the existing settlement and the provisions of recent government guidance on Sustainable Residential Development in Urban Areas. This plan includes proposals to reduce the extent of the development boundary to provide a more compact settlement form.</del></p> <p><b><i>Note: This change affects the text of the Plan and the Bartlemy map. .</i></b></p>	
	<b>Clondulane</b>	
FY 03.13.01	<p>Amend the development boundary to reinstate additional land to the south of the village that is subject of planning permission ref. 05/7702 in accordance with revised approach to zoning and flood risk management.</p> <p>Amend the development boundary to reinstate lands within the development boundary that are identified as being at risk of flooding and that had been excluded from the development boundary in the Draft Plan in accordance with revised approach to zoning and flood risk management.</p> <p>Delete text from paragraph 13.4.2 and include additional text as follows:</p> <p>The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. Outstanding planning permissions amount to 38 units. <del>The development boundary has been amended having regard to the findings of the flood risk assessment of this plan.</del> It is considered that <b><i>there are</i></b> sufficient lands <del>remain</del> within the development boundary to cater for future growth.</p> <p><b><i>Note: This change affects the text of the Plan and the Clondulane map.</i></b></p>	77
03.13.02	<p>Amend the wording of DB -01 (b) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01 (a) , appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan <b>and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development and receiving waters must have sufficient assimilative capacity to deal with increased discharges. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b></p> <p><b><i>Note: This change affects the text of the Plan only.</i></b></p>	77
	<b>Curraglass</b>	
FY 03.15.01	Amend the development boundary to reinstate lands within the	83

Ref.	Draft Change Title	Page No.
	<p>development boundary that are identified as being at risk of flooding and that had been excluded from the development boundary in the Draft Plan in accordance with revised approach to zoning and flood risk management</p> <p>Amend paragraph 15.3.1 as follows:</p> <p><del>In this plan the development boundary has been reduced relative to that of the 2005 Plan having regard to the flood risk assessment of this plan.</del></p> <p>Within the context of the flood risk and the lack of public sewage facilities it is considered that Curraglass has very limited capacity for additional growth.</p> <p><b>Note: This change affects the text of the Plan and the Curraglass map</b></p>	
FY 03.15.02	<p>Amend specific objective DB-01 (b) as follows:</p> <p>Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and on the Blackwater River Special Area of Conservation.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	83
	<b>Glenahulla</b>	
FY 03.16.01	<p>Amend the development boundary to reinstate land to the north of the village that is subject of permission ref. 06/8295 in accordance with revised approach to zoning and flood risk management.</p> <p>Amend paragraph 16.3.2 as follows:</p> <p>The development boundary for the village identified in 2005 Local Area Plan was very extensive and is no longer considered appropriate or sustainable having regard to the scale, location and character of the existing settlement and the provisions of recent government guidance on Sustainable Residential Development in Urban Areas. <del>In amending the development boundary an area of land to the north west of the village was also excluded having regard to the flood risk identified.</del></p> <p>Delete paragraph 16.4.3 as follows: <del>Under this plan the development boundary has been revised to exclude areas at risk of flooding.</del></p> <p><b>Note: This change affects the text of the Plan and the Glenahulla map</b></p>	85
	<b>Aghern</b>	
FY 03.17.01	<p>Amend specific objective DB-01 (b) as follows:</p> <p>Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b>and impacts on the Blackwater River</b></p>	89

Ref.	Draft Change Title	Page No.
	<p><b><i>Special Area of Conservation.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only.</i></b></p>	
	<b>Araglin</b>	
FY 03.18.01	<p>Amend specific objective DB-01 (b) as follows:</p> <p>Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b><i>and on the Araglin River which forms part of the Blackwater River Special Area of Conservation.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only.</i></b></p>	91
FY 03.18.02	<p>Amend the Araglin map to exclude lands within the Blackwater River Special Area of Conservation from the development boundary.</p> <p><b><i>Note: This change only affects the Araglin map.</i></b></p>	
FY 03.18.03	<p>Add new objective DB-01 (c) as follows:</p> <p><b>This village is situated on the Araglin River which forms part of the Blackwater River Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within the village may require the provision of an ecological impact assessment (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</b></p> <p><b><i>Note: This change affects the text of the Plan only.</i></b></p>	91
	<b>Grange</b>	
FY 03.21.01	<p>Amend specific objective DB-01 (b) as follows:</p> <p>Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <b><i>and on the Blackwater River Special Area of Conservation.</i></b></p> <p><b><i>Note: This change affects the text of the Plan only.</i></b></p>	97



## Appendix C

Name of Interested Party	Unique Reference Number	Settlement Name
Aldi Stores (Ireland) Ltd	FYDLAP11/499	Mitchelstown
BamGable Developments	FYDLAP11/1266	
Barrett, Mary	FYDLAP11/1151	Mitchelstown
Barrett, Mickey	FYDLAP11/1207	Mitchelstown
Barry, Mary	FYDLAP11/1167	Mitchelstown
Baulefort, L	FYDLAP11/1245	Mitchelstown
Begley, John	FYDLAP11/1251	Mitchelstown
Breen, Evelyn	FYDLAP11/1158	Mitchelstown
Brideview Developments Ltd	FYDLAP11/954	Rathcormack
Bus Eireann	FYDLAP11/1117	
Caplice, Eileen	FYDLAP11/1224	Mitchelstown
Carey, Marion	FYDLAP11/1199	Mitchelstown
Cleary, Sinead	FYDLAP11/1244	Mitchelstown
Condon, Mary	FYDLAP11/1076	Mitchelstown
Conroy, Caroline	FYDLAP11/1215	Mitchelstown
Conroy, Claire	FYDLAP11/1169	Mitchelstown
Conroy, Dave	FYDLAP11/1218	Mitchelstown
Conroy, Michaela	FYDLAP11/1241	Mitchelstown
Conroy, Patrick	FYDLAP11/1254	Mitchelstown
Conroy, Peter	FYDLAP11/1217	Mitchelstown
Construction Industry Federation	FYDLAP11/1125	
Coughlan, Dan	FYDLAP11/1208	Mitchelstown
Coughlan, John	FYDLAP11/1187	Mitchelstown
Coughlan, Margaret	FYDLAP11/1188	Mitchelstown
Cronin, Majorie	FYDLAP11/1213	Mitchelstown
Cronin, Sean	FYDLAP11/1211	Mitchelstown
Cronin, Siobhan	FYDLAP11/1201	Mitchelstown
Crowley Transport	FYDLAP11/525	Rathcormack
Crowley Transport	FYDLAP11/902	Rathcormack
Cumnor Construction	FYDLAP11/961	Fermoy Environs
Dairygold Co Operative Society Ltd.	FYDLAP11/971	Mitchelstown
Dairygold Co Operative Society Ltd.	FYDLAP11/981	Fermoy Environs
Dairygold Cooperative Society Ltd.	FYDLAP11/990	Kilworth
Dalton, Stephen	FYDLAP11/869	Mitchelstown
Darrer, G	FYDLAP11/1087	Mitchelstown
Dennehy, Mick	FYDLAP11/1234	Mitchelstown
Dennehy, Pat	FYDLAP11/1229	Mitchelstown
Dennehy, Pat	FYDLAP11/1232	Mitchelstown
Department of Communication, Energy and Natural Resources	FYDLAP11/1150	
Department of Education and Skills	FYDLAP11/933	
Department of Transport	FYDLAP11/1116	
Desmond, Ciaran	FYDLAP11/1157	Mitchelstown
Devaney, Louise	FYDLAP11/1176	Mitchelstown
Devaney, Michael	FYDLAP11/964	Mitchelstown
Diarygold Cooperative Society Ltd.	FYDLAP11/989	Glanworth
Dineen, Caitriona	FYDLAP11/1238	Mitchelstown

Name of Interested Party	Unique Reference Number	Settlement Name
DoEHLG	FYDLAP11/1123	
Draper, Mervyn	FYDLAP11/891	Fermoy Environs
Dwane, Teresa	FYDLAP11/1185	Mitchelstown
English, Anne	FYDLAP11/1223	Mitchelstown
English, Breda	FYDLAP11/1221	Mitchelstown
English, Margaret	FYDLAP11/1225	Mitchelstown
English, Mary	FYDLAP11/1226	Mitchelstown
EPA	FYDLAP11/1114	
Fitzgerald O'Driscoll & Company Ltd.	FYDLAP11/877	Fermoy Environs
Fitzgerald, Liam & O' Driscoll, Paul.	FYDLAP11/907	Fermoy Environs
Geaney, Seamus	FYDLAP11/496	Fermoy Environs
Gosal, Paul	FYDLAP11/1248	Mitchelstown
Gould, M	FYDLAP11/1086	Mitchelstown
Hartnett, Dan	FYDLAP11/1253	Mitchelstown
Hayes, Maria	FYDLAP11/1159	Mitchelstown
Heenan, Helena	FYDLAP11/1192	Mitchelstown
Heenan, Jerry	FYDLAP11/1191	Mitchelstown
Higgins, Patrick	FYDLAP11/879	Curraglass
Hopkins, J	FYDLAP11/1085	Mitchelstown
Irish Farmers' Association	FYDLAP11/1137	
Kearney, Breda	FYDLAP11/1227	Mitchelstown
Keogh, Mark	FYDLAP11/1252	Mitchelstown
Keogh, Rose	FYDLAP11/1170	Mitchelstown
Luddy, Patrick	FYDLAP11/1220	Mitchelstown
Luddy, Sharon	FYDLAP11/1219	Mitchelstown
Lynne Glasscoe	FYDLAP10/404	Conna
Maguire, Alicia	FYDLAP11/1179	Mitchelstown
Maguire, Brian	FYDLAP11/1181	Mitchelstown
Maguire, Conor	FYDLAP11/1236	Mitchelstown
Maguire, Maria	FYDLAP11/1182	Mitchelstown
Mathew, M.	FYDLAP11/1247	Mitchelstown
Mathieu, Michelle	FYDLAP11/1205	Mitchelstown
McCarthy, Johanne	FYDLAP11/1171	Mitchelstown
McEvoy, Seamus & Ryan, David	FYDLAP11/878	Fermoy Environs
McLaughlin, Liam and Lisa	FYDLAP11/928	Fermoy Environs
Mitchelstown Forum Ltd	FYDLAP11/588	Mitchelstown
Morrisson, Eileen	FYDLAP11/1078	Mitchelstown
Morrisson, James	FYDLAP11/1154	Mitchelstown
Mullins, Edel	FYDLAP11/1203	Mitchelstown
Mullins, Margaret	FYDLAP11/1089	Mitchelstown
Murphy, Edmond	FYDLAP11/1160	Mitchelstown
Murphy, Mr/Ms	FYDLAP11/1249	Mitchelstown
Murphy, Neilus	FYDLAP11/944	Coolagown
Murphy, Teresa	FYDLAP11/1075	Mitchelstown
NRA	FYDLAP11/1042	
O'Brien, Anthony	FYDLAP11/940	Rathcormack
O'Brien, Geraldine	FYDLAP11/1173	Mitchelstown
O'Brien, J	FYDLAP11/1183	Mitchelstown
O'Brien, John and Margaret	FYDLAP11/918	Mitchelstown
O'Brien, Maurice, Gerard; O'Brien, Hanah, Kate; Foran, James	FYDLAP11/908	Mitchelstown

Name of Interested Party	Unique Reference Number	Settlement Name
O'Brien, Nellie	FYDLAP11/1246	Mitchelstown
O'Brien, Peggy	FYDLAP11/1091	Mitchelstown
O'Connell, Chris	FYDLAP11/922	Fermoy Environs
O'Doherty, Anne	FYDLAP11/1228	Mitchelstown
O'Doherty, Martin	FYDLAP11/1222	Mitchelstown
O'Donoghue, Maurice	FYDLAP11/1250	Mitchelstown
O'Donoghue, John	FYDLAP11/1084	Mitchelstown
O'Farrell, Caroline	FYDLAP11/1172	Mitchelstown
O'Farrell, Michael	FYDLAP11/1197	Mitchelstown
Office of Public Works	FYDLAP11/1110	
O'Flynn Construction	FYDLAP11/1136	
O'Flynn, Cllr. Frank	FYDLAP11/932	Fermoy Environs
O'Flynn, John	FYDLAP11/962	Fermoy Environs
O'Grady, Gloria	FYDLAP11/1184	Mitchelstown
O'Leary, John	FYDLAP11/874	Fermoy Environs
O'Mahony, Edel	FYDLAP11/1180	Mitchelstown
O'Mahony, Mary	FYDLAP11/1074	Mitchelstown
O'Mahony, Paul	FYDLAP11/1177	Mitchelstown
O'Mahony, Sylvia	FYDLAP11/1239	Mitchelstown
Organ, Joe	FYDLAP11/1237	Mitchelstown
O'Shea, John	FYDLAP11/1233	Mitchelstown
Poles, Delia	FYDLAP11/1242	Mitchelstown
Prendergast, Hannah	FYDLAP11/1196	Mitchelstown
Prendergast, Joe	FYDLAP11/1255	Mitchelstown
Quish, Joan	FYDLAP11/1204	Mitchelstown
Rathcormack Community Council	FYDLAP11/917	Rathcormack
Resource Property Investment Fund (RPIF) Plc, c/o Dermot Crowley	FYDLAP11/899	Mitchelstown
Riordan, Michael	FYDLAP11/896	Fermoy Environs
Roche, Anne	FYDLAP11/1077	Mitchelstown
Sheehy, Margaret	FYDLAP11/1175	Mitchelstown
Sherlock, Brian	FYDLAP11/1240	Mitchelstown
Shinnick, Brian	FYDLAP11/1156	Mitchelstown
Shinnick, Brian John	FYDLAP11/1209	Mitchelstown
Shinnick, Frank	FYDLAP11/870	Fermoy Environs
Shinnick, Hilary	FYDLAP11/1212	Mitchelstown
Shinnick, Lesley	FYDLAP11/1200	Mitchelstown
Shinnick, Siobhan	FYDLAP11/1210	Mitchelstown
Shinnick, Siobhan	FYDLAP11/1214	Mitchelstown
Slattery, Patrick	FYDLAP11/1174	Mitchelstown
Spratt, S.	FYDLAP11/1198	Mitchelstown
Stag Park Residents Association,	FYDLAP11/909	Mitchelstown
Sweeney, Joan	FYDLAP11/1194	Mitchelstown
Sweeney, Karl	FYDLAP11/1189	Mitchelstown
Sweeney, M.	FYDLAP11/1206	Mitchelstown
Tobin, Caroline	FYDLAP11/1088	Mitchelstown
Tobin, Pat	FYDLAP11/1178	Mitchelstown
Vaughan, Michelle	FYDLAP11/1190	Mitchelstown
Walsh, Kevin	FYDLAP11/1155	Mitchelstown
Walsh, Pat	FYDLAP11/1202	Mitchelstown
Walsh, Tom	FYDLAP11/880	Mitchelstown
Whelan, Madeline	FYDLAP11/1243	Mitchelstown

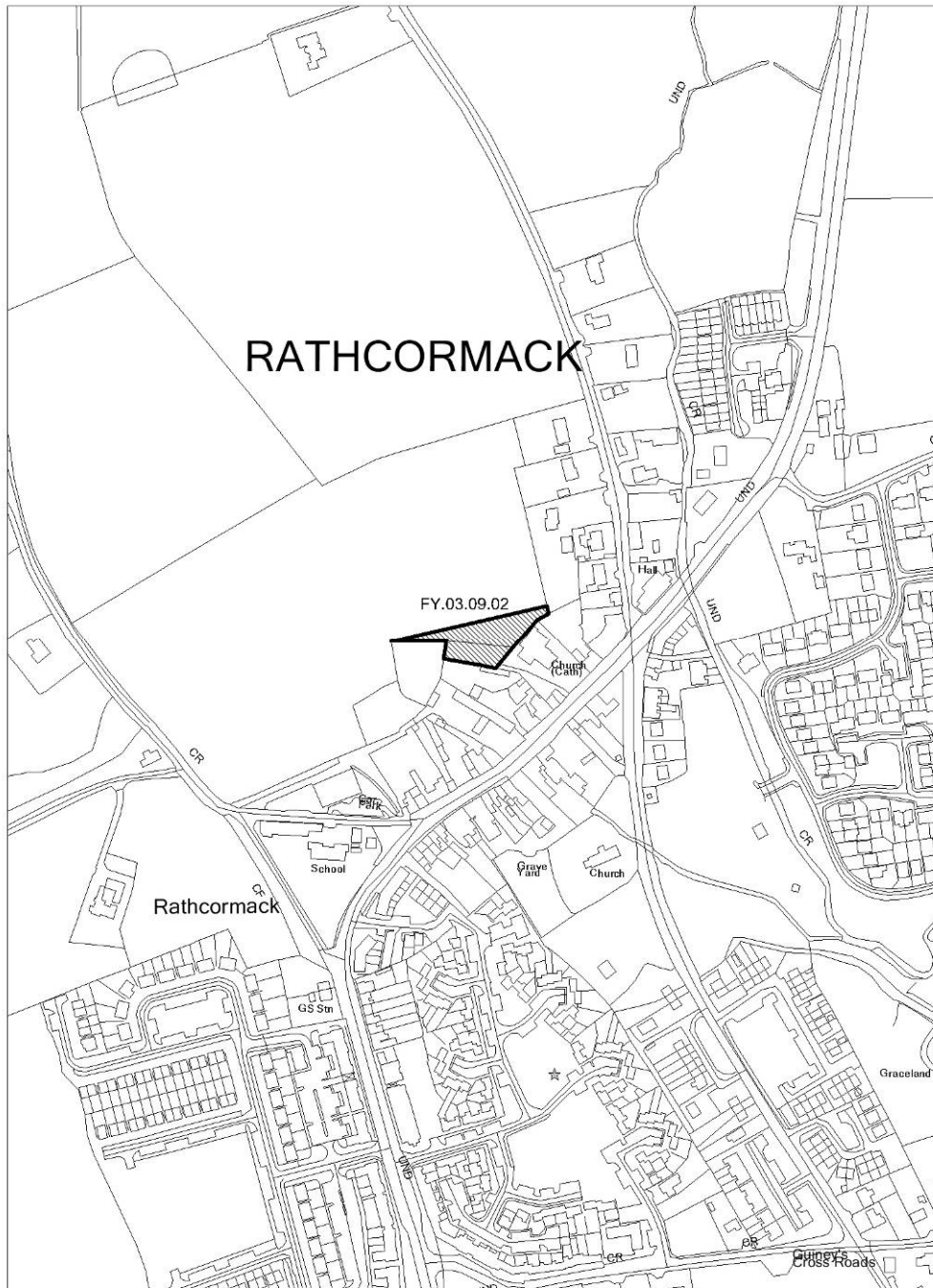
<b>Name of Interested Party</b>	<b>Unique Reference Number</b>	<b>Settlement Name</b>
Whelan, Paddy	FYDLAP11/1152	Mitchelstown
Wiley, A.	FYDLAP11/1235	Mitchelstown
Wrigley, Leonard	FYDLAP11/636	Glanworth



## **Appendix D Proposed Mapping amendments**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

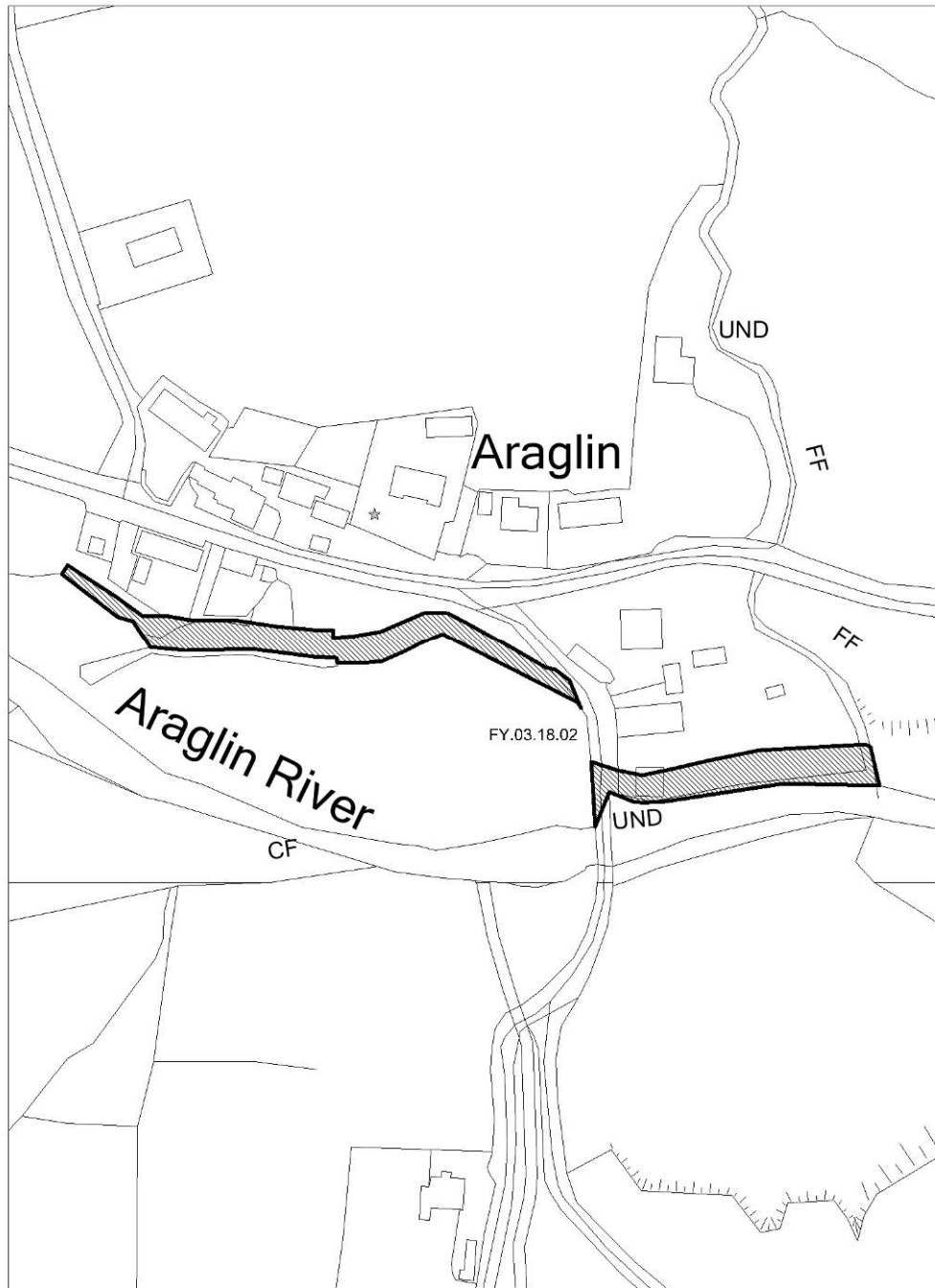
Rathcormack



**Managers Recommended Amendment Ref. FY.03.09.02**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

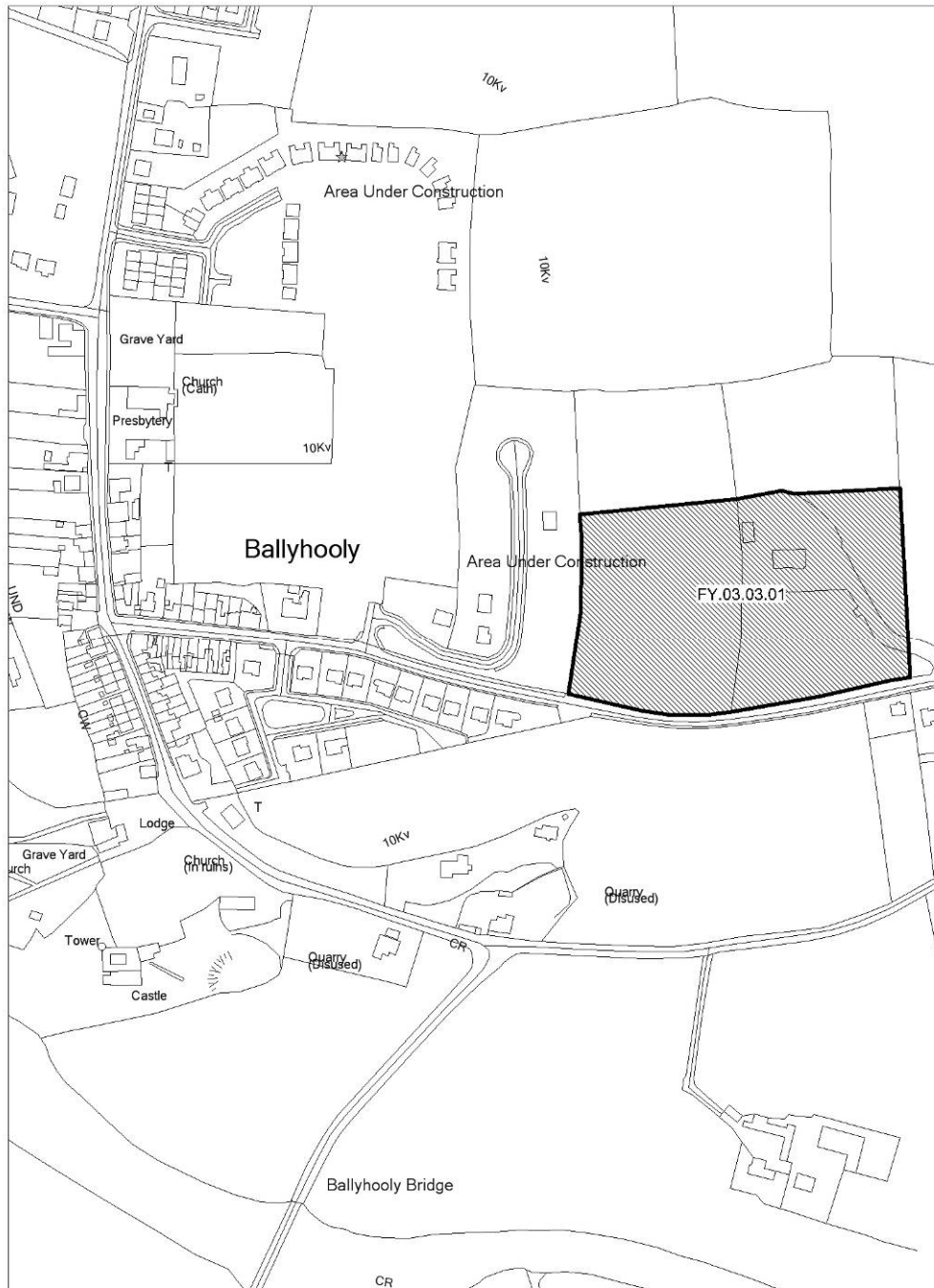
Araglin



Managers Recommended Amendment Ref. FY.03.18.02

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

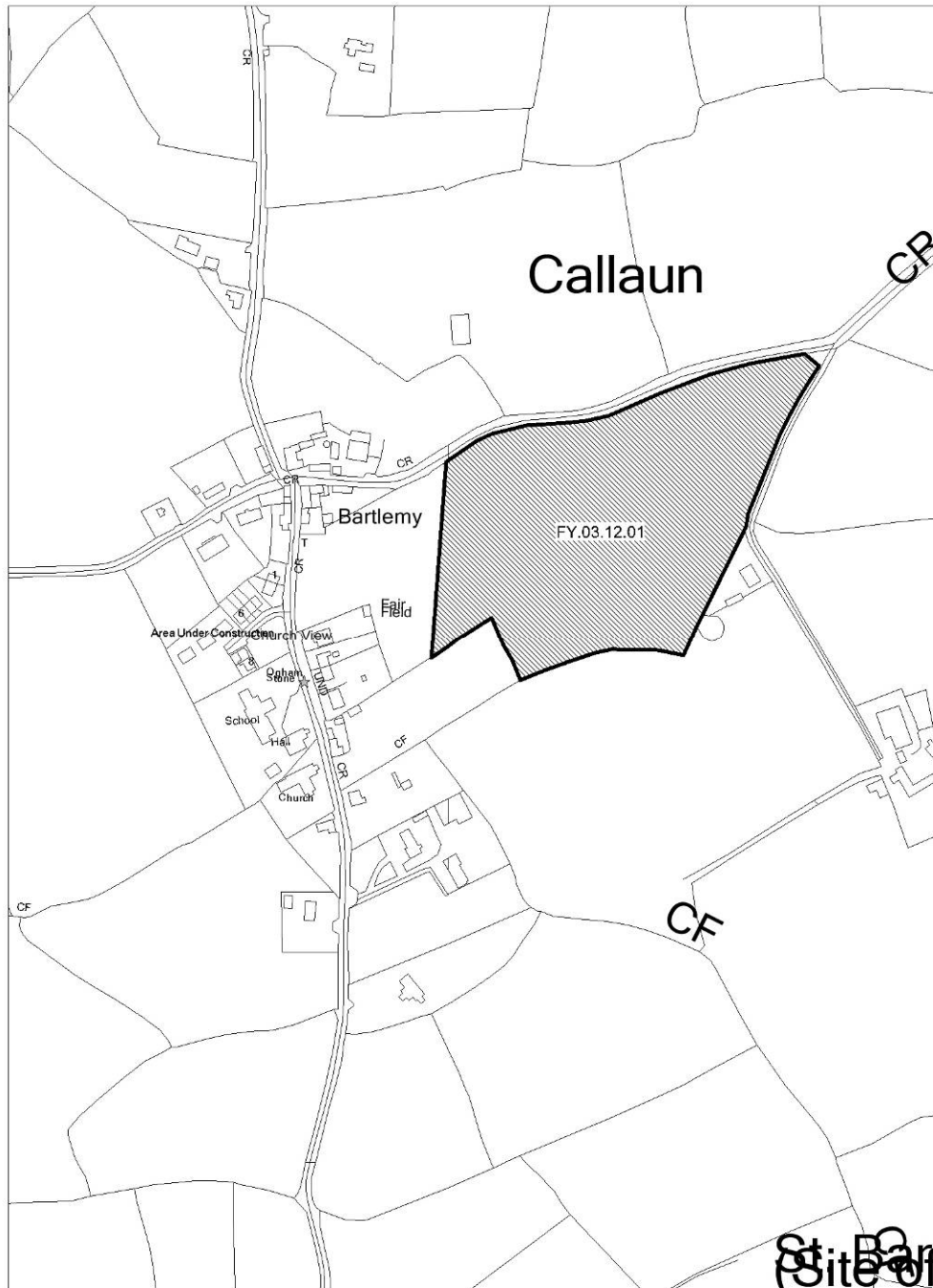
**Ballyhooly**



**Managers Recommended Amendment Ref. FY.03.03.01**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

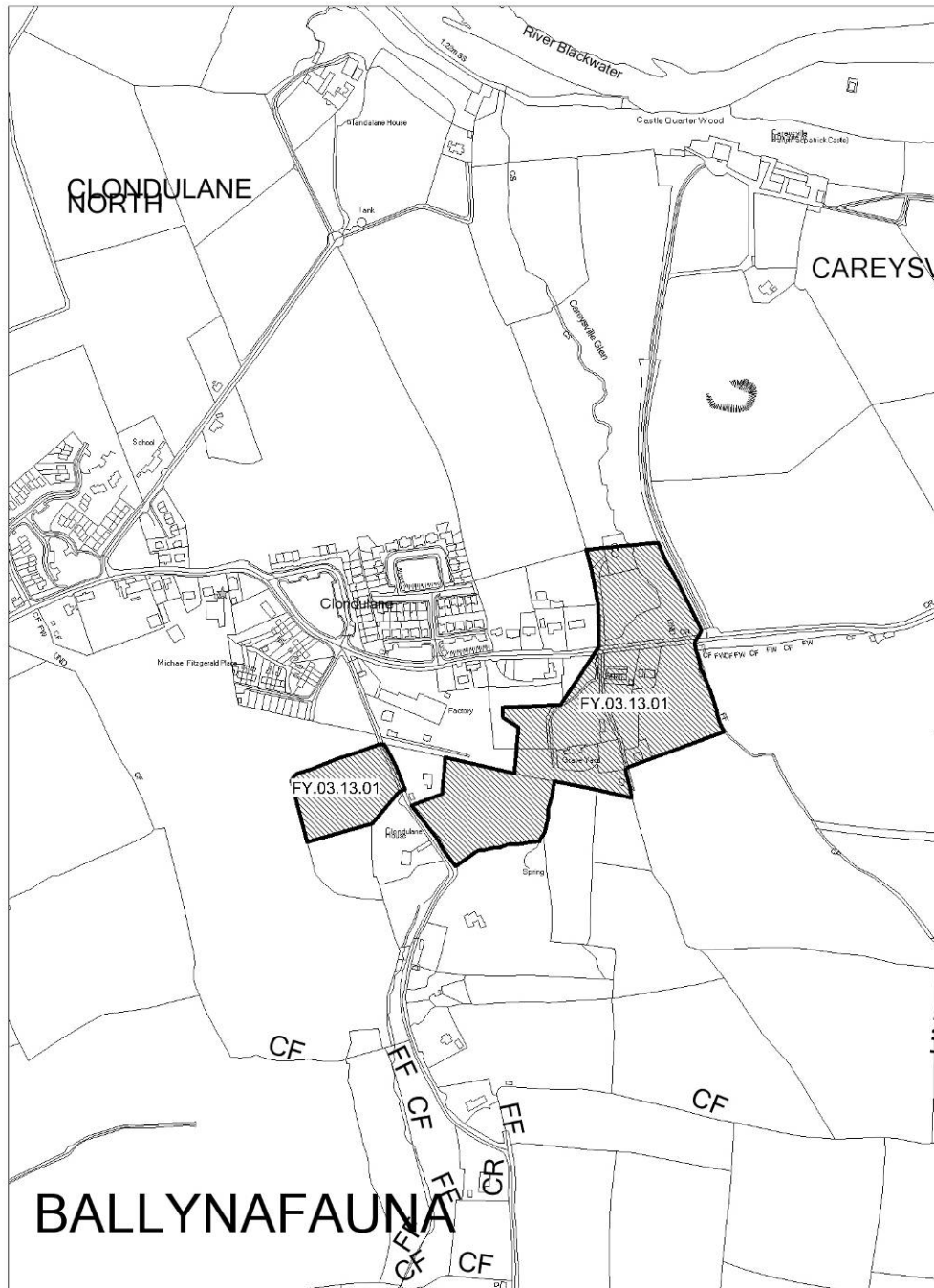
Bartlemy



Managers Recommended Amendment Ref. FY.03.12.01

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

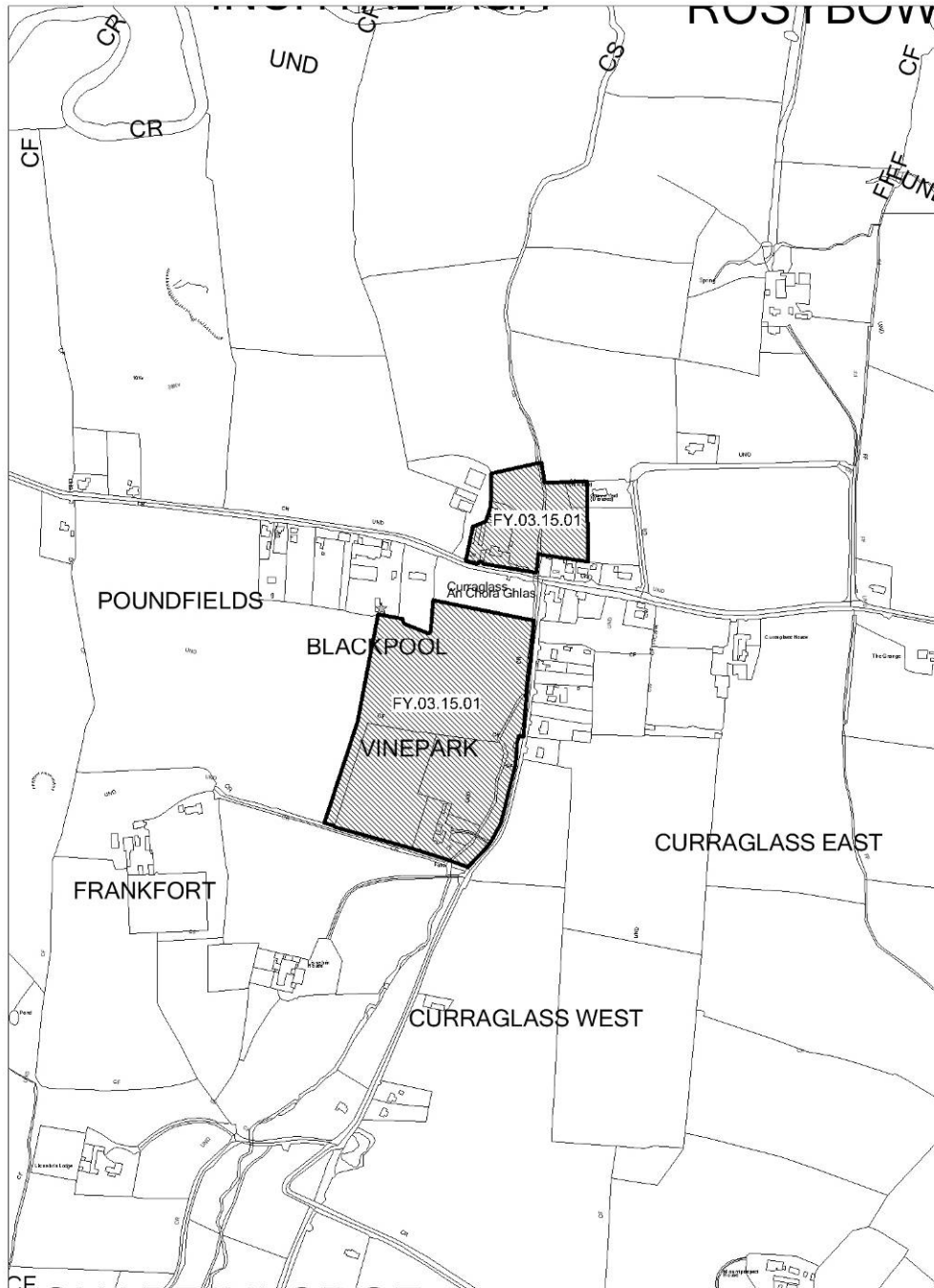
Clondulane



Managers Recommended Amendment Ref. FY.03.13.01

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

Curraglass



Managers Recommended Amendment Ref. FY.03.15.01

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

**Fermoy Environs**

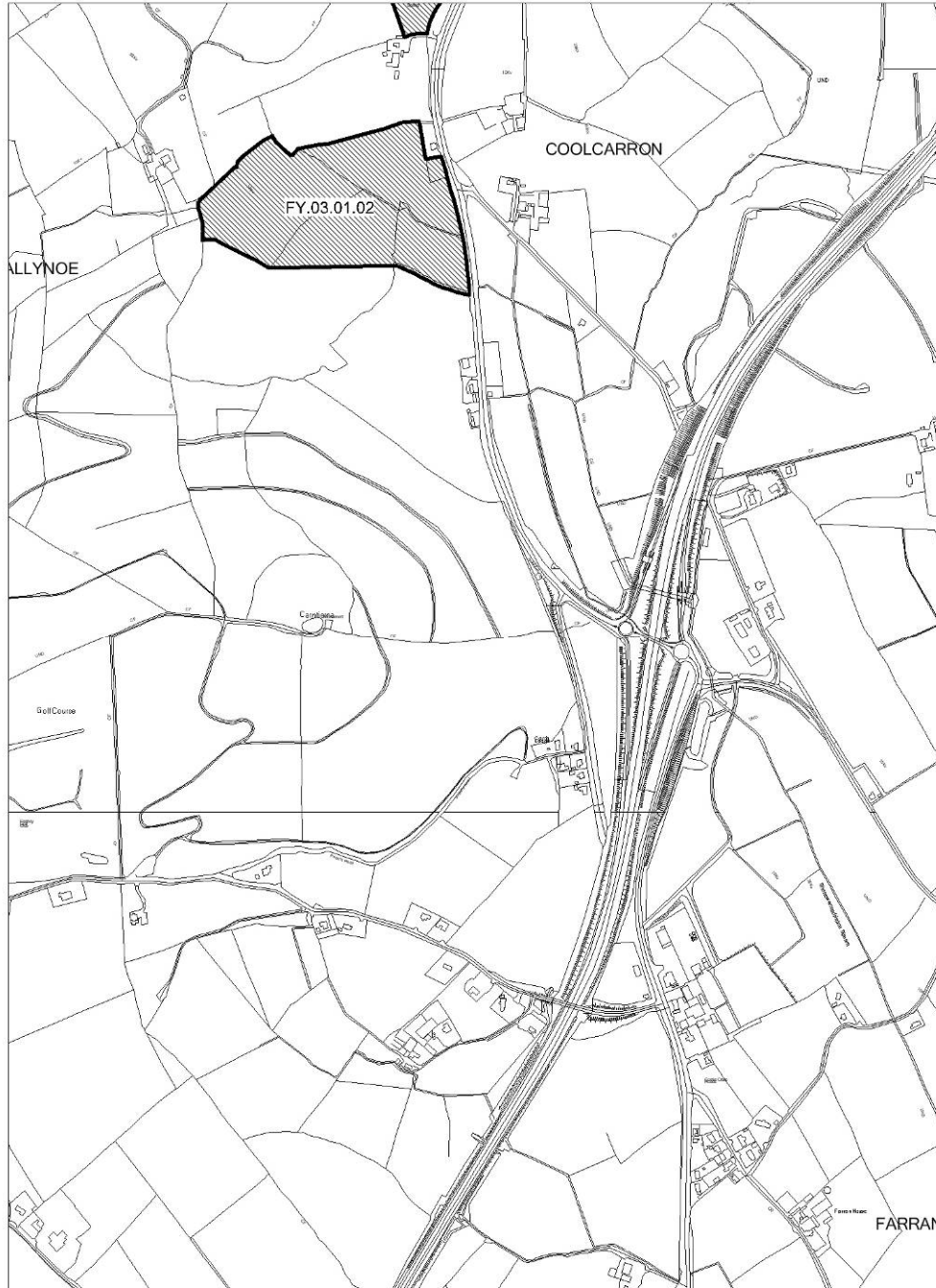


**Managers Recommended Amendment Ref. FY.03.01.01**



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

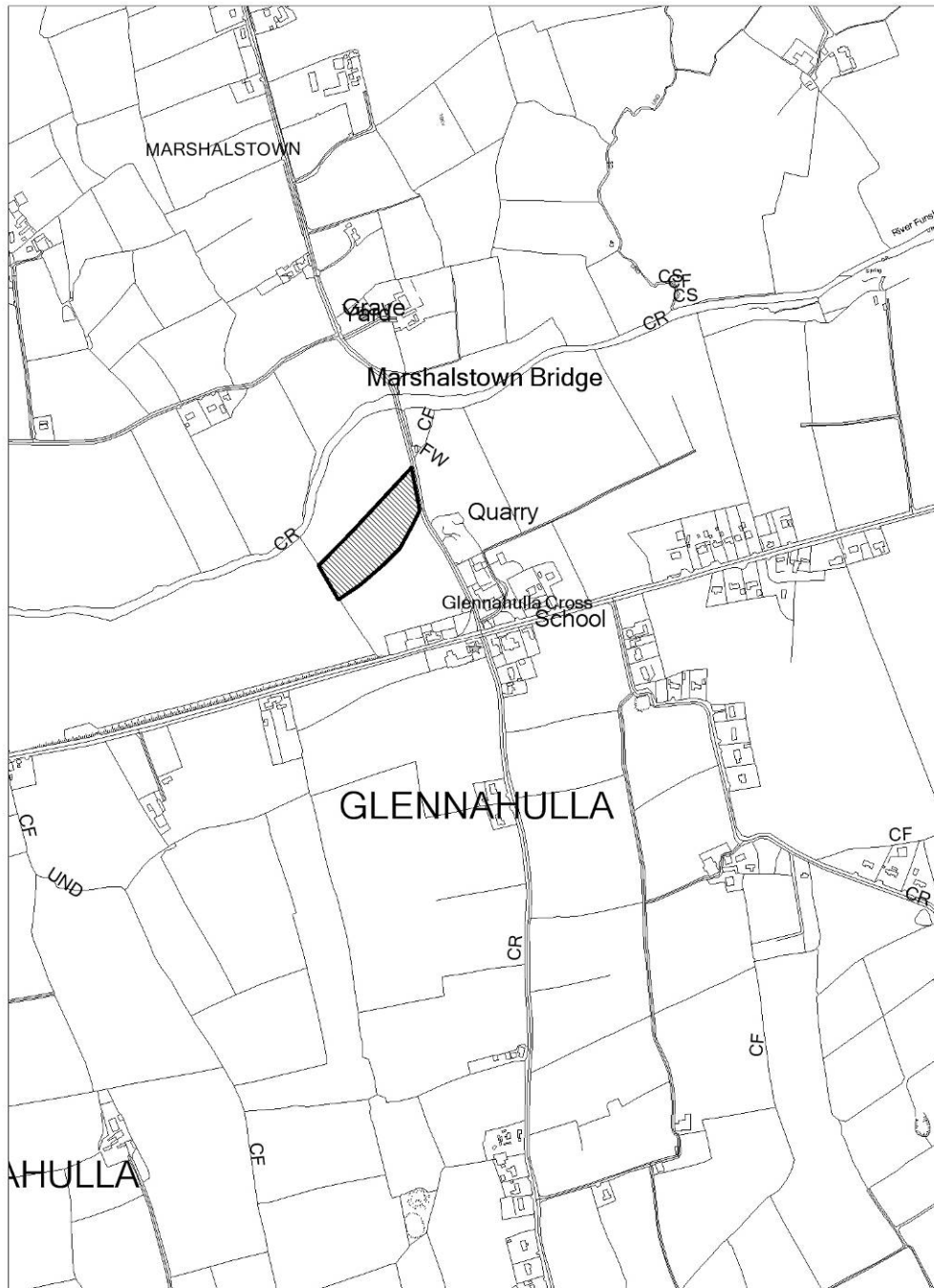
**Fermoy Environs**



**Managers Recommended Amendment Ref. FY.03.01.02**

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

**Glenahulla**



**Managers Recommended Amendment Ref. FY.03.16.01**

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

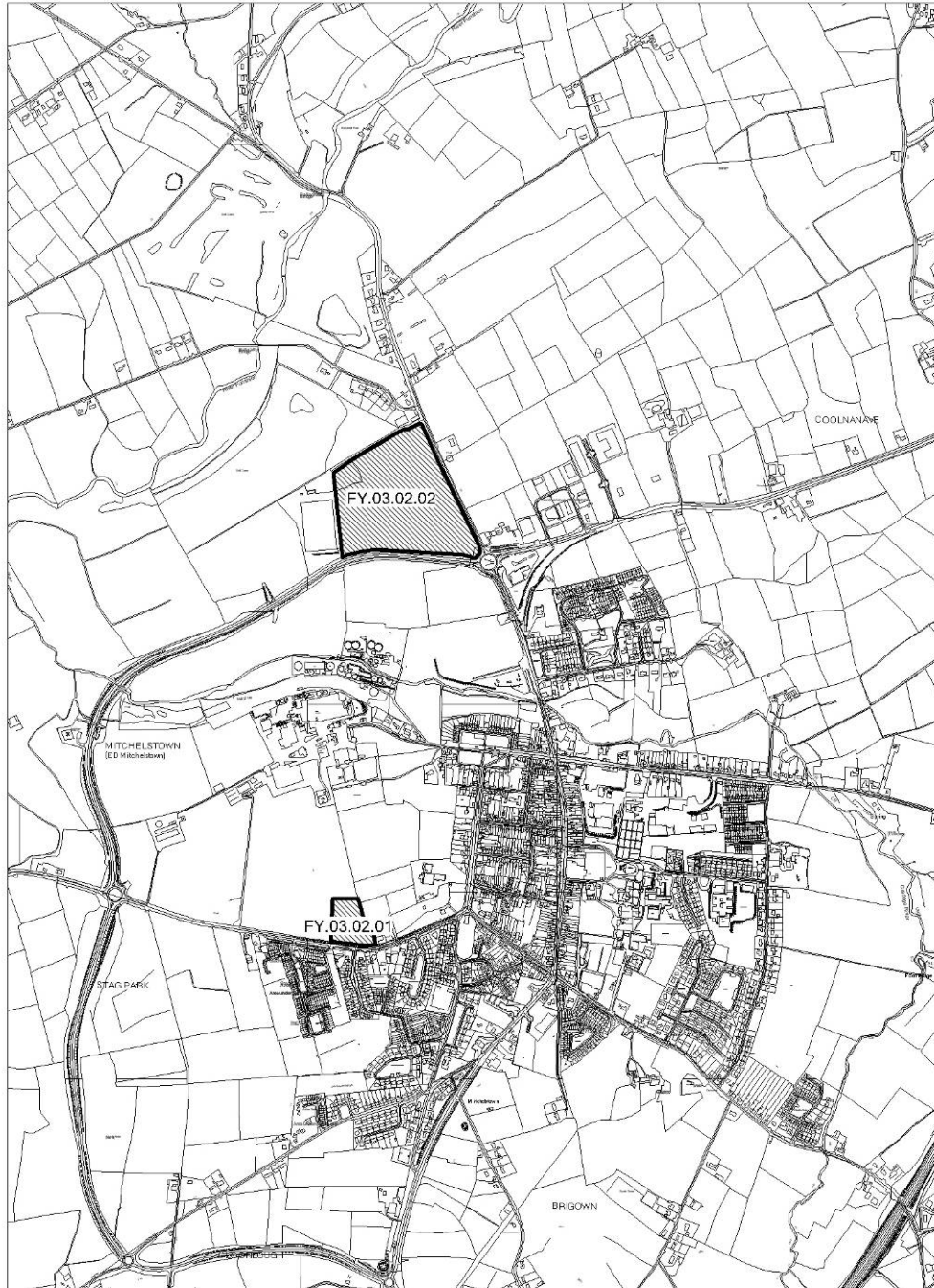
**Mitchelstown**



**Managers Recommended Amendment Ref. FY.03.02.01**

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

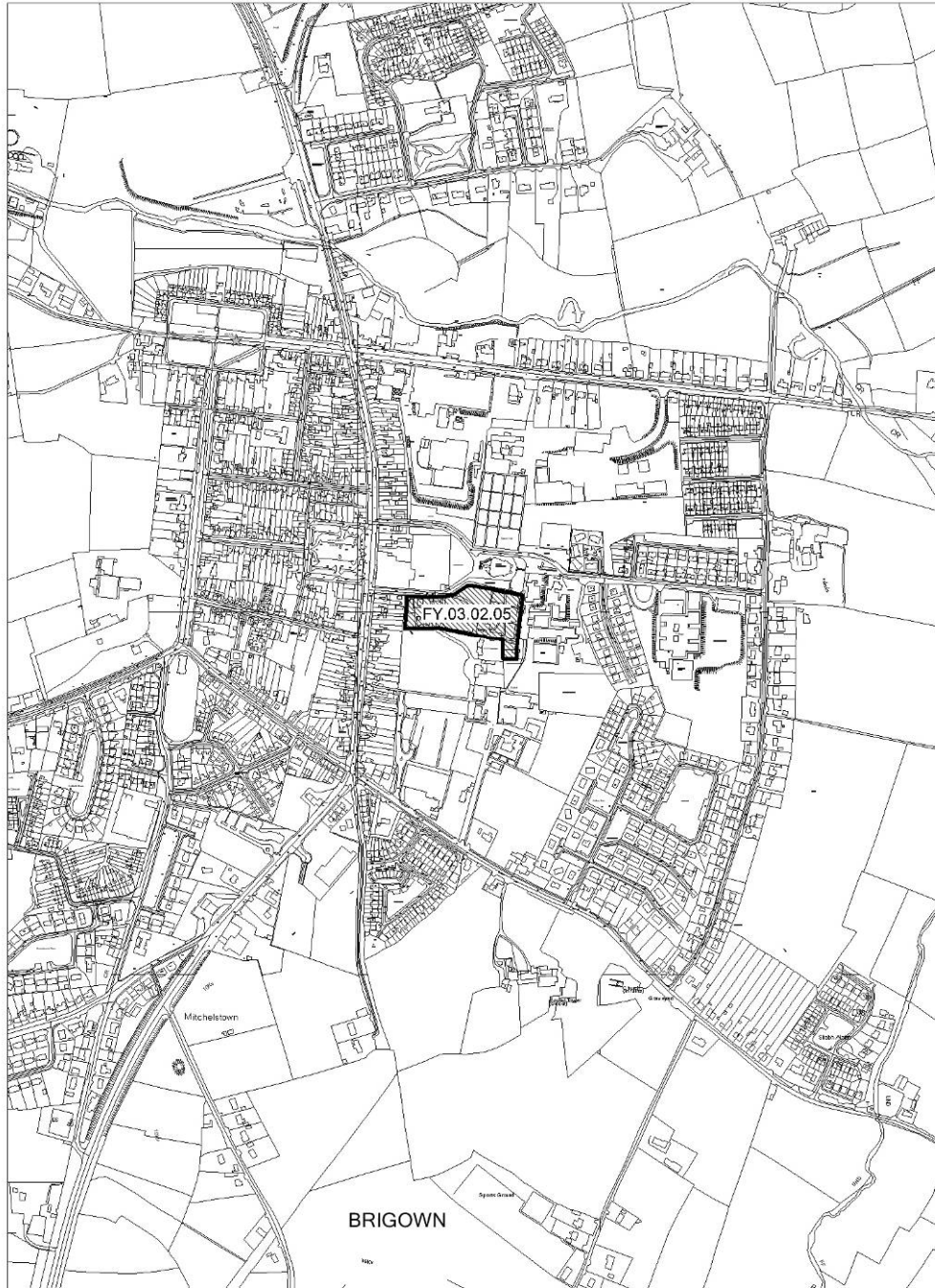
**Mitchelstown**



**Managers Recommended Amendment Ref. FY.03.02.02**

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

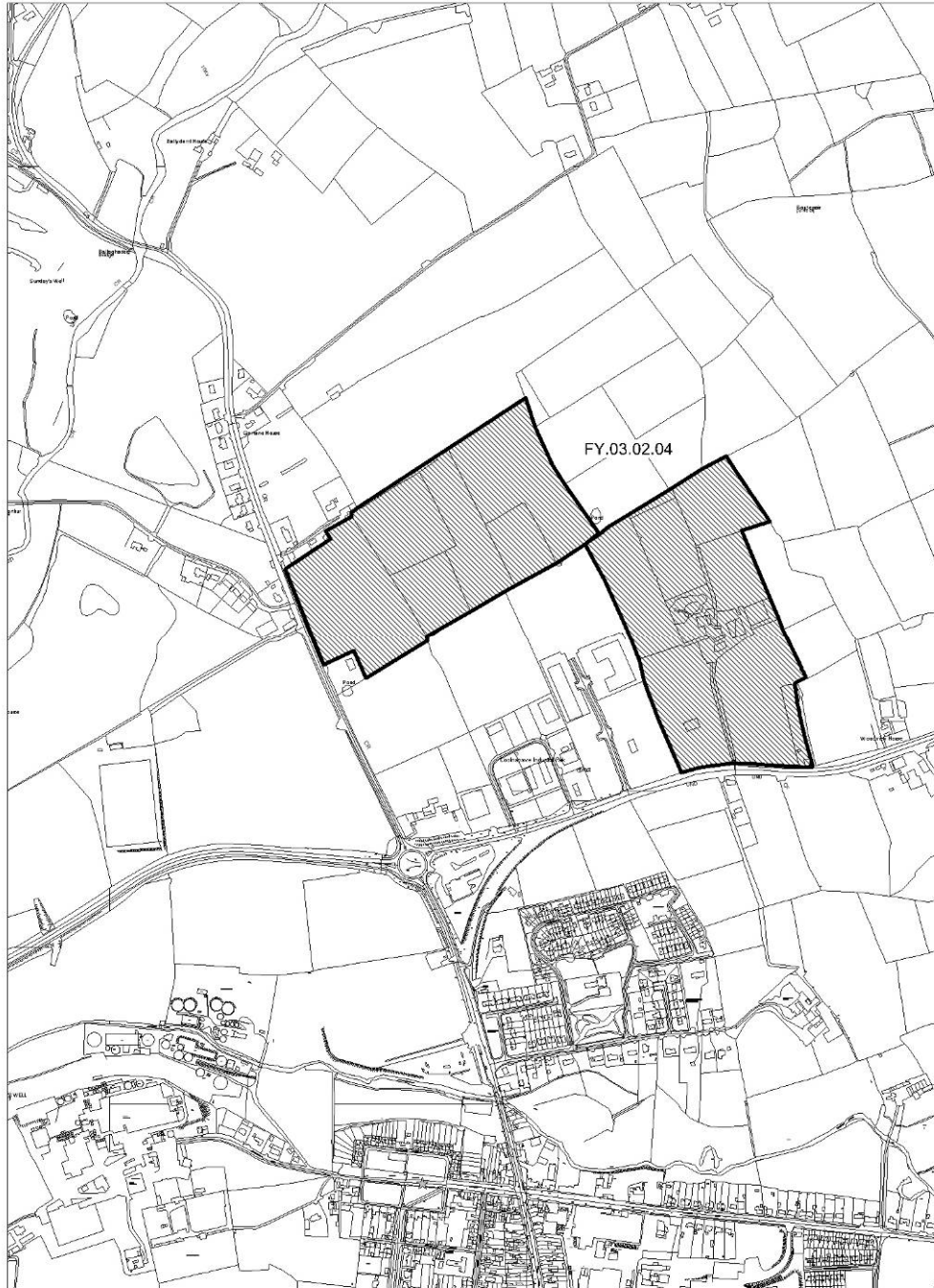
**Mitchelstown**



**Managers Recommended Amendment Ref. FY.03.02.05**

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

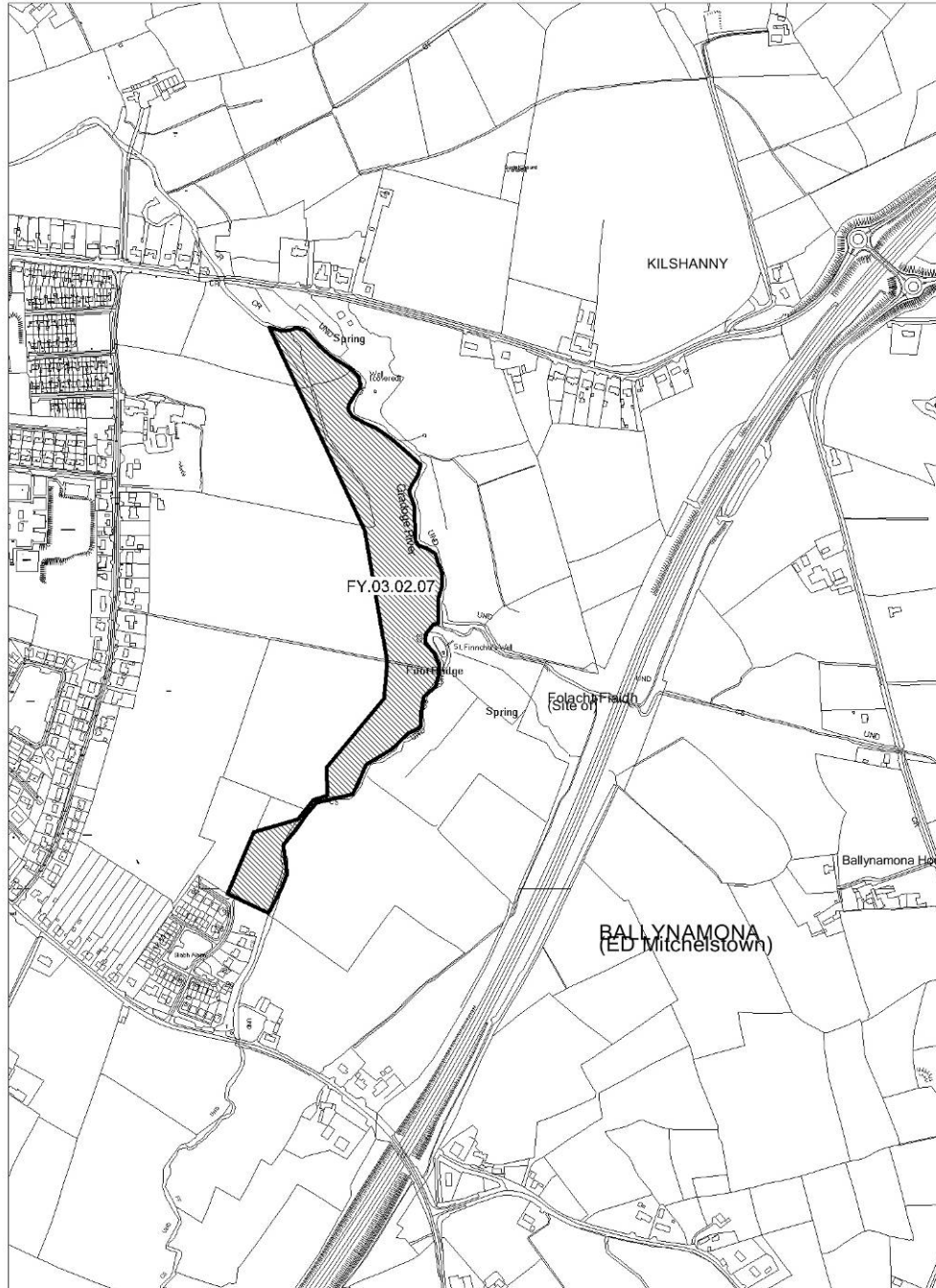
**Mitchelstown**



**Managers Recommended Amendment Ref. FY.03.02.04**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

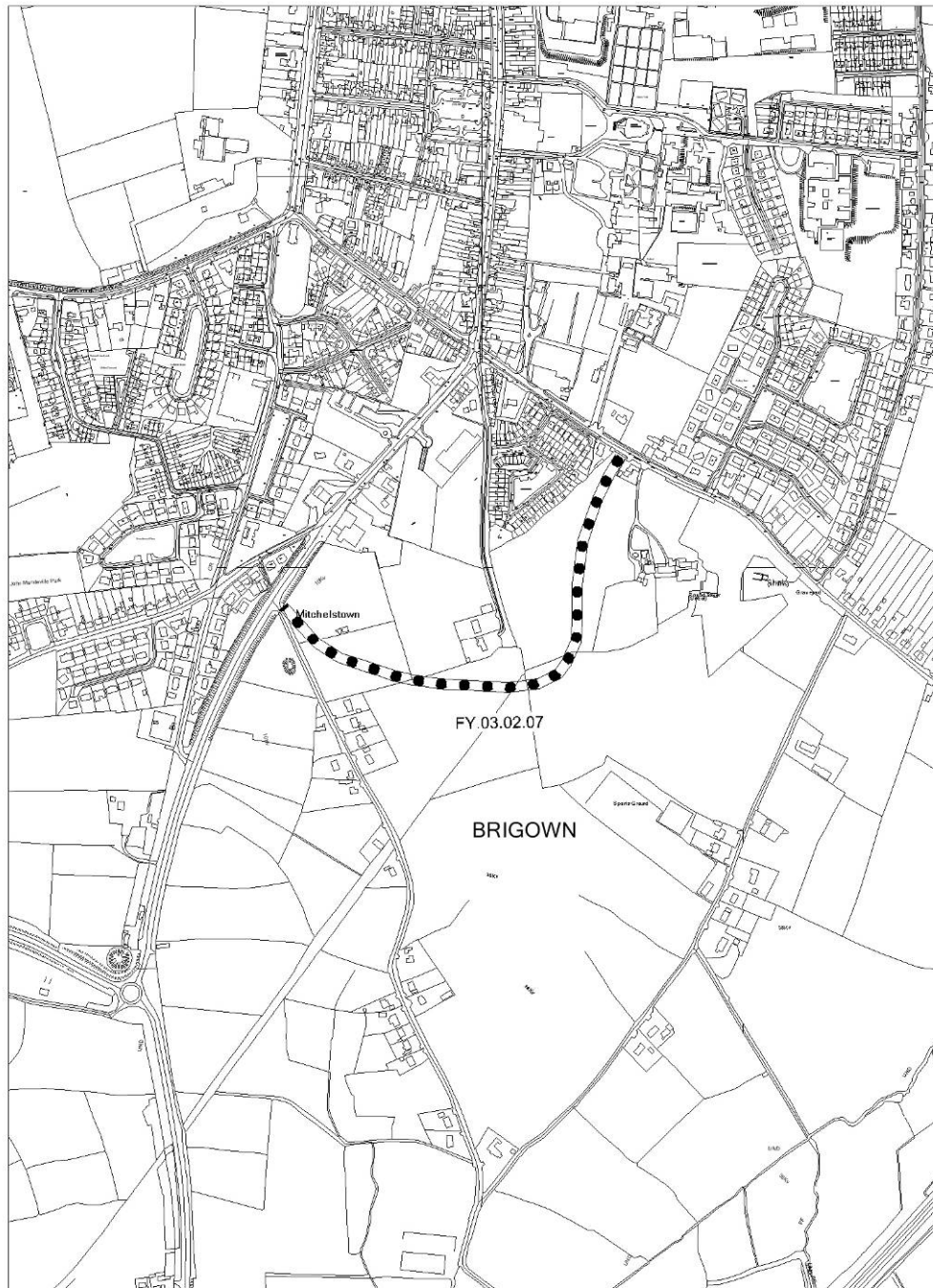
Mitchelstown



Managers Recommended Amendment Ref. FY.03.02.07

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

**Mitchelstown**

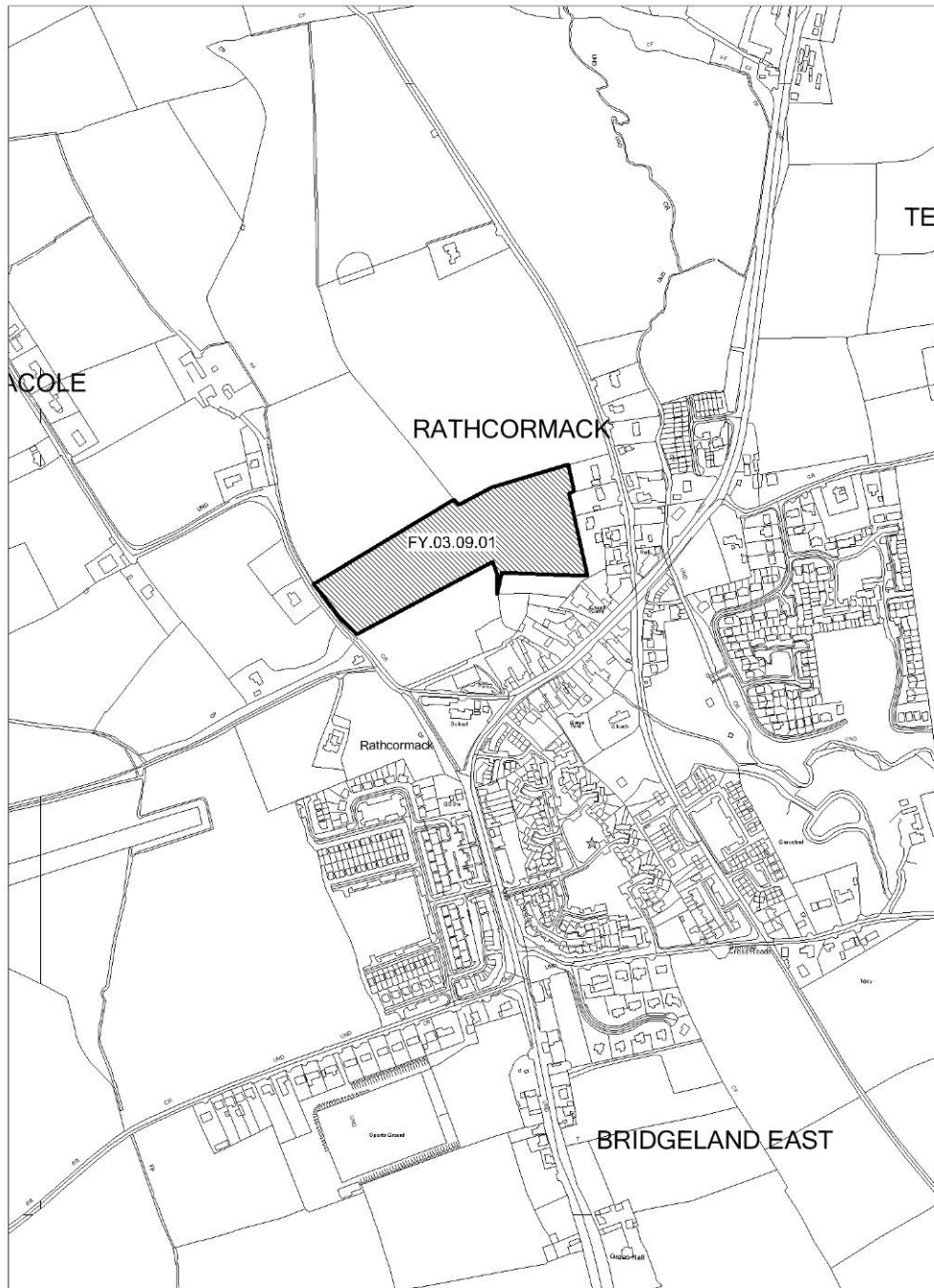


**Managers Recommended Amendment Ref.FY.03.02.07**



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

**Rathcormack**



**Managers Recommended Amendment Ref. FY.03.09.01**