

# **Report to Members**

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

## **Fermoy Electoral Area Local Area Plan**

**Manager's Opinion and  
Recommendations on the Issues Raised in  
Submissions on the Proposed  
Amendments**

**15<sup>th</sup> June 2011**

**Document Verification**

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<b>Job Title</b>						
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<b>Revision</b>	<b>Date</b>	<b>Filename:</b>				
		<b>Description:</b> This report sets out the Manager's Opinion and Recommendations on the issues raised in the submissions on the Proposed Amendments of the Draft Fermoy Electoral Area Local Area Plan				
			<b>Prepared by</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Approved by</b>
		<i>Name</i>	SL	AF	PG	AH

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

**Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while Appendix B details the proposed amendments to the plan that the County Manager is recommending be included in the plan following consideration of the issues raised in the submissions and other pertinent issues. Some of the amendments set out in appendix B have been made the subject of minor modifications in order to address issues raised in submissions or from other sources such as the Strategic Environmental Assessment and the Appropriate Assessment screening of the proposed amendment and an explanation is included in the Appendix.**

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

## **Section 1 Introduction**

### **1.1 Where we are in the process**

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

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

**1.2.3.** Following the receipt of 150 submissions from the public during the consultation period, the County Council met at a special meeting held on 30<sup>th</sup> & 31<sup>st</sup> March 2011 to determine the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21<sup>st</sup> April & 18<sup>th</sup> May 2011.

### **1.2 Submissions**

**1.2.1.** There were a total of 13 submissions received during the public consultation period on the proposed amendments to the Draft Fermoy Electoral Area Local Area Plan and these

are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

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

### **1.3 Appropriate Assessment**

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

### **1.4 How to use this report**

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

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

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

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

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

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

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

- The inclusion of appropriate references to relevant objectives in the County Development Plan 2009.
- Changes to the plan reflecting or consequent upon a material change.

## **1.5 Next Steps**

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

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

**1.5.2.** A Special Council Meeting has been scheduled for Tuesday 19 July, 2011 to facilitate discussion of the issues raised in this report.

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

## **Section 2 Principal Issues Raised.**

### **2.1 Introduction**

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

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

**2.1.3.** Appendix C lists those amendments where the Manager recommends that the plan be made EXCLUDING the amendment and the following paragraphs set out the justification for this.

### **2.2 Lands at Corrin, Fermoy**

#### **Proposed Amendment reference FY 03.01.24**

**2.2.1.** This amendment relates to the proposal to zone 6.3 hectares of land at Corrin for transport and logistics use. The land is adjacent, and to the east of, the M8 interchange, approximately 1km from the development boundary of Fermoy. See map FY03.01.24 on page 74 of this document.

**2.2.2.** In the 2005 Local Area Plan the site is located in the Fermoy Greenbelt.

**2.2.3.** In the Draft Local Area Plan the site was retained within the Fermoy Greenbelt in recognition of its role in protecting the setting of Fermoy, and the visual amenity and general attractiveness of the approach to Fermoy town.

**2.2.4.** A number of submissions to the draft LAP raised the general issue of the need for additional employment land within the town. In addition a number of submissions sought the zoning of land for employment type uses at Corrin. In acknowledgement of the accepted need to augment the supply of land for industrial use in Fermoy an amendment to the Draft Plan was published which increases the size of the I-03 lands to the south of the town by 12.29HA. This location was chosen in preference to Corrin because it was contiguous to the established development boundary of the town and existing industrial land, is well connected with the town and will not adversely impact on the interchange or the setting / approach to the town -see FY 03.01.02 and associated map on page 73 of this document.

**2.2.5.** Notwithstanding this increase in the supply of land a further amendment was proposed by the Elected Members at their meeting on the 31<sup>st</sup> March 2011 to zone the lands at Corrin for transport and logistics use. At that meeting the County Manager recommended against the amendment for the following reasons:

*"Zoning of these lands which abut the Corrin Interchange on the M8 would be contrary to national policy which seeks to protect the capacity of national routes / interchanges. Alternative lands are available closer to the town and away from the junction where local traffic would not affect junction capacity. Development of these lands would also be likely to have a significant adverse visual impact on a main route through the county and the region.*

*Proposed rezoning proposal is from the landowners rather than actual operators seeking a specific development. It is acknowledged that Fermoy is a location that could benefit for this type of development and it is considered that adequate provision for same has already been made with the zoning of I-03 and the additional lands proposed for zoning under Amendment FY 03.01.02. Development of the I-03 lands would provide better connectivity with the town.”*

**2.2.6.** Since the proposed amendment was published 5 submissions have been received from the public, four of these opposing it and one supporting it. The grounds for opposing it include conflict with national policy, undermining strategic investment in national roads, increase in volume of HGVs travelling through the town, lack of public sewer serving the site, possible inadequacy of water mains serving area, increased flooding risk at Castlelyons from surface water runoff to Shanowenadriminia river, remoteness of site from town, impact on economy of town, erosion of the greenbelt and blight on countryside. The submission which supports the proposed amendment states that land adjoining Corrin Interchange is an appropriate location for Transport and Logistics use.

**2.2.7.** A submission from the NRA recommends against the adoption of the proposed amendment and states that it will, if necessary, appeal any decision to grant planning permission which it considers undermines the strategic national investment in national roads. In addition, the NRA highlights the difficulty in rationalising the proposed amendment with the governments key goals set out in Smarter Travel – A Sustainable Transport Future.

**2.2.8.** A submission from the EPA notes that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency acknowledges that the SEA screening of the amendments recommends the exclusion of this specific amendment.

**2.2.9.** Objective ECON 5-4 of the County Development Plan deals with enterprise development in rural areas and indicates that proposals for development in rural areas outside of designated employment centres shall be limited to small scale business development with a floor area in the order of 200sq.m.

**2.2.10.** Objective INF 3-1 of the County Development Plan seeks to safeguard the strategic role of the National Road Network while INF 3-6 seeks to protect the capacity of the interchanges in the County from locally generated traffic.

**2.2.11.** Section 19 of the Planning and Development Act 2000 as amended requires that a Local Area Plan “shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan ..... . This proposed amendment is not consistent with these objectives of the County Development Plan.

**2.2.12.** Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons:

- Contrary to County Development Plan
  - objective INF 3-1 protecting the strategic role the National Road Network
  - objective INF 3-6 protecting capacity of interchanges and
  - objective ECON 5-4 regarding enterprise development in rural areas
- Contrary to national policy
  - NRA policy safeguarding strategic function of national routes and interchanges

- Government transport policy (Smarter Travel Policy – a Sustainable Transport Future)
- NRA objects to the proposal and has indicated that it may make a 3<sup>rd</sup> party appeal against future development on the site.
- Alternative, better located lands are readily available in Fermoy (the total proposed area of I-03 is 22.8HA) and in the wider Cork area, e.g. Little Island.
- Inappropriate as a gateway development in a rural area.
- Major employment development should be in locations offering reduced travel to work opportunities.
- Objections from the public.
- Environmental Report and EPA recommend against it.

**Manager’s Recommendation: EXCLUDE PROPOSED AMENDMENT FY 03.01.24**

## **2.3 Business Lands, Fermoy**

### **Proposed Amendment reference FY. 03.01.25**

**2.3.1.** This amendment relates to the proposal to rezone 1.48ha of land in Fermoy from residential use to business use to accommodate light industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing. The site is located to the north of the town. See map on page 75 of this document.

**2.3.2.** In the 2005 Local Area Plan these lands are zoned R-02 to provide for low/medium density residential development to include a mix of house types and sizes.

**2.3.3.** In the Draft Local Area Plan the land retained this residential zoning objective in keeping with the residential character of the area.

**2.3.4.** The amendment was proposed by the Elected Members at their meeting on the 31<sup>st</sup> March 2011. At that meeting the County Manager recommended against the amendment for the following reasons:

*“The R-02 lands are part of a larger area zoned for residential use in the 2003 County Development Plan. In the interim planning permission was granted for a petrol filling station and forecourt shop / restaurant which is now operational. Permission was also granted for 3 retail warehousing units on lands fronting the Dublin road /R639 which have yet to be developed. In granting permission the PA sought to ensure the scale of development permitted would not detract from the viability of the town centre. The site of this permission has been identified as part of the existing built up area in the Draft Plan. The frontage along the R639 is generally commercial / brownfield in nature.*

*The balance of the lands which front onto the Pike Road have maintained the original residential zoning ( now R-02) reflecting the commitment given in 2003 and back onto an area of recent residential development which was also zoned in 2003. The character of this area is very much residential in nature and a further intensification of business such uses at this location would be likely to significantly detract from the residential amenities of the area and potentially detract from the town centre. Other lands have been identified for business use which do not abut established residential areas in the same way as R-02 lands do.*



*R-02 is not considered a suitable location for long term truck parking given the potential traffic safety conflicts with the petrol station, the residential land uses in the area and the permitted retail warehouse development. The current truck parking provision on the site of the permitted retail warehousing development is unauthorised."*

**2.3.5.** No submissions were received in relation to this proposed amendment.

**2.3.6.** Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons:

- Adverse impact on amenity enjoyed in adjoining residential area
- Undermines residential character of the area
- Other land for business use is available in locations less likely to impact on residential amenity
- Additional retail warehousing could detract from the primacy of the town centre.

**Manager's Recommendation: EXCLUDE PROPOSED AMENDMENT FY 03.01.25**

## **2.4 Former FCI site, Fermoy**

### **Proposed Amendment reference FY 03.01.01**

**2.4.1.** This amendment relates to the proposal to zone the 5 ha site of the former FCI facility to the south of Fermoy as an 'Opportunity Site for Employment Use'. See map FY03.01.01 on page 72 of this document.

**2.4.2.** This amendment resulted from a resolution of Elected Members at their meeting on 31<sup>st</sup> March 2011 to replace the Manager's recommendation of an industrial zoning with a non specific employment use zoning.

**2.4.3.** The NRA recommends a modification of the proposed amendment to include additional wording regarding a Traffic Transport Assessment. No other submissions were received in relation to this amendment.

**2.4.4.** The proposed amendment as published raises difficulties due to lack of clarity regarding what type of employment use is intended. All of the zonings in the Local Area Plan relate to definitions set out in the County Development Plan. There is no relevant definition for "employment use". This proposed amendment poses the risk that an imprecise wording could result in inappropriate development on this site which may undermine the town centre.

**2.4.5.** The need to optimise opportunities for future employment development in Fermoy is acknowledged and this is a strategic site in this context. As the proposed amendment is unclear it is recommended that it be excluded. The site will then revert to the 'existing built up area' designation as per the Draft Plan. The site has a history of industrial use. Any proposals for development would be assessed on their merits having regard to the objectives of the LAP and CPD, the character of the surrounding area and other proper planning and sustainable development considerations.

**2.4.6.** Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons:

- "Employment Use" does not have a definite meaning and proceeding with the amendment may result in the inappropriate development of the site.

- The “existing built up area” designation offers flexibility and allows proposals to be assessed on their merits. This designation is considered to offer the best policy framework to attract development to the site.

**Manager’s Recommendation: EXCLUDE PROPOSED AMENDMENT FY 03.01.01**

**2.5 Nursing Home, Mitchelstown Proposed Amendment reference FY 03.02.13**

**2.5.1.** This proposed amendment relates to a proposal to zone 1.9 hectares of land outside Mitchelstown for a nursing home and ancillary assisted living. The lands proposed are located in the Mitchelstown greenbelt outside the development boundary. See FY 03.02.13 map on page 82 of this document.

**2.5.2.** In the 2005 Local Area Plan the site is located in the Mitchelstown Greenbelt.

**2.5.3.** In the Draft Local Area Plan the site was retained within the Mitchelstown Greenbelt in recognition of its role in protecting the setting and the approach to the town, from inappropriate development.

**2.5.4.** The desirability of securing a nursing home facility in Mitchelstown is acknowledged by a proposed amendment to the text (FY 03.02.06) to clarify that nursing homes are generally acceptable on land zoned for residential use or can also be provided on suitable sites within the development boundary.

**2.5.5.** The additional amendment was proposed by the Elected Members at their meeting on the 31<sup>st</sup> March 2011. At that meeting the County Manager recommended against the amendment for the following reasons:

*“Planning permission for this development was refused by Cork County Council and the proposal is currently on appeal with An Bord Pleanála (Note: This appeal has now been withdrawn). Permission was refused as the lands are located within the greenbelt outside the town and there are many other sites within the town boundary capable of accommodating the development which would also support greater connectivity with the town. An Bord Pleanála has refused several applications for nursing homes on the outskirts of towns.”*

**2.5.6.** Proposed Amendment FY 03.02.13 gave rise to three submissions two of which state that they support the proposed amendment.

**2.5.7.** In addition, the EPA submission notes that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency acknowledges that the SEA screening of the amendments also proposed the exclusion of this amendment.

**2.5.8.** This proposed amendment conflicts with objective HOU 12-2 of the County Development Plan regarding services for the elderly which states that nursing home facilities should be principally located within settlements to provide for easy access both for staff and visitors and in order to enhance overall quality of life, increase their links with, and accessibility to, local amenities and therefore reduce the likelihood of social isolation. It states that where site selection takes these requirements into account, rural locations may be suitable in this regard. As evidenced by the decision of the Council to refuse planning permission for the provision of a nursing home and assisted living accommodation on these lands in 2010, this site is not considered a suitable location for such a facility, having regard

to Objective HOU 12-2 of the County Development Plan. This proposed amendment is not consistent with this objective of the County Development Plan.

**2.5.9.** Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons:

- Planning Authority has already refused planning permission for this development.
- Other land is available within the development boundary which is better located for such facilities.
- Undermines the orderly, sequential development of Mitchelstown.
- The preferred location for such development is within the town development boundary, on land zoned for residential use, in a location well served by transport and facilities
- Inappropriate development in the Greenbelt
- Conflicts with objective HOU 12-2 of the County Development Plan.

**Manager's recommendation: EXCLUDE PROPOSED AMENDMENT FY 03.02.13**

## Appendix A: List of submissions

Sub. No.	Proposed Amendment Ref.	Name of Interested Party	PPU Summary Submission	Manager's Opinion
General Submissions from National Bodies				
FYEALAP 11/1433	n/a	Department of Arts, Heritage and the Gaeltacht	This submission makes a number of points that are not directly relevant to the proposed amendment and are therefore outside the scope of this report.	The submission asks for factual information to be included in the final LAP and the Council are looking at the feasibility of displaying this information.
FYEALAP 11/1478	FY 03.01.24 FY 03.02.07 FY 03.02.13 FY 03.09.01 FY 03.12.01 FY 03.13.01 FY 03.15.01 FY 03.16.01	EPA	This submission notes that a number of proposed Amendments have been identified in the SEA screening assessment as having potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented.	Noted but for reasons given in Appendix C it is recommended that proposed amendments FY 03.01.24 and FY 03.02.13 be excluded and, as detailed in Appendix B, the other six proposed amendments be included. See discussion and recommendation in Sections 2.2 and 2.5 of this report and Appendices B and C of same.
FYEALAP 11/1480	FY 01.07.03 FY 03.01.24	Office of Public Works	With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which it considers, based on the best-available information, are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. It gives the example of FY 03.01.24 (lands at Corrin, Fermoy). The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development.  The OPW does however recognise that there may be localised inaccuracies within the flood maps currently	The issues raised in this submission are noted.  In relation to FY 03.01.24 see discussion in section 2.2 of this report. The text of proposed amendment FY 01.07.03 is to be modified. See Appendix B of this document.

Sub. No.	Proposed Amendment Ref.	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques.	
FERMOY				
FYEALAP 11/1413	FY 03.01.04 FY 03.01.07 FY 03.01.08	Department of Education and Skills	The submission notes the proposed amendment to amend objective R-05 Fermoy (FY 03.01.04), paragraphs 1.2.15 and 1.3.8 Fermoy (FY 03.01.07) and objective O-08 Fermoy (FY 03.01.08).	Noted.
FYSEA11/1321	FY 03.01.24	Lawlor, Tania	This submission raises the following issues in relation to proposed change FY 03.01.24 to zone lands at Corrin, Fermoy: (a) a transport use at this location would result in an increase in heavy goods vehicles travelling through Fermoy town and also lead to the deterioration of road surface recently refurbished by NRA; (b) There is no public sewer available at this location; (c) Water main serving the area is unlikely to be sufficient to serve such a development, especially from a fire safety point of view. (d) Development at this location will lead to an increased flooding risk at Castlelyons due to runoff from hard standing area of this development ; (e) Development will erode the greenbelt ( which should be maintained), and blight the countryside	The issues raised in this submission are noted. See discussion in Section 2.2 of this report.
FYEALAP 11/1351	FY 03.01.24	Berry, Dorothy	This submission states that land proposed for transport and logistics use in proposed change FY 03.01.24 is on Ballyoran Bog from which water flows into the Shanowen River. It makes reference to significance of rainfall flowing off motorway into the bog. It states that an increase in the	See discussion in Section 2.2 of this report.

Sub. No.	Proposed Amendment Ref.	Name of Interested Party	PPU Summary Submission	Manager's Opinion
			<p>volume of water in the river would pose a serious flooding danger to the submitter's property.</p>	
FYEALAP 11/1425	FY.03.01.24	Castlelyons Development (Verling, Garrett)	<p>This submission states that land proposed for transport and logistics use in proposed change FY 03.01.24 is located in Ballyoran Bogs. It states that the Shanowenadriminia river, which forms the boundary of the sites, flows through Castlelyons village about a mile downriver of the site and that this river floods badly at Castlelyons village. States that it floods fields along the course of the river from the site to where it enters the Bride at Bridesbridge and that development at this site will increase the flooding in Castlelyons.</p> <p>It states that the Shanowenadriminia river contributes to the Conna regional water supply and that development of the proposed site could endanger water supply. It references a Bord Pleanala refusal at the Glanbia site in Castlelyons citing impact on water quality.</p> <p>It raises the issue of impact on the rural aspect of the area of development here; of remoteness of the site from the town; of impact on the economy of the town; of negative impact on traffic in the area.</p>	See discussion in Section 2.2 of this report
FYEALAP 11/1476	FY 03.01.24	O'Flynn, John	<p>This submission primarily relates to land which is not subject of a proposed amendment and is therefore outside the scope of this report.</p> <p>This submission does refer to proposed change FY 03.01.24 to apply an industrial zoning to lands adjacent to Corrin Interchange for Transport and Logistic Use. It states that there is no provision for a specific 'transport and logistics use under the revised set of zoning definitions of the draft plan but the submitter considers that the land adjoining Corrin Interchange is an appropriate location for such use.</p>	In relation to proposed change FY 03.01.24 to zone land at Corrin see discussion in Section 2.2 of this document.
FYEALAP 11/1479	FY 03.01.02 FY 03.01.03 FY 03.01.04 FY 03.01.05	NRA	The submission requests that proposed amendments FY 03.01.06 (FCI site) and FY 03.01.02 (extension to I-03) include a requirement for a TTA	The issues raised in this submission are noted. See discussion in Sections 2.2 and 2.4 of

Sub. No.	Proposed Amendment Ref.	Name of Interested Party	PPU Summary Submission	Manager's Opinion
	FY 03.01.06 FY 03.01.24		<p>to be submitted in support of any development proposals for the site.</p> <p>The submission notes proposed amendments FY 03.01.03 to FY 03.01.06 relating to development objectives for sites adjoining the M8 and proposes a modification to the text to exclude the reference to consultation with the NRA.</p> <p>The submission states that it does not support objective U-01 (proposed slip road to bypass ) in Fermoy contained in the draft LAP.</p> <p>In relation to proposed amendment FY 03. 01.24 to zone land adjacent to Corrin interchange the NRA notes and concurs with the conclusion of the manager and recommends against the adoption of the proposed amendment. It states that it will, if necessary, appeal any decision to grant planning permission which it considers undermines the strategic national investment in national roads. The NRA highlights the difficulty in rationalising the proposed objective with the governments key goals set out in Smarter Travel – A Sustainable Transport Future.</p>	<p>this report and appendices B &amp; C.</p> <p>The text of proposed amendments FY FY 03.01.02, FY 03.01.03, FY 03.01.04, FY 03.01.05, FY 03.01.06 is to be modified – see appendix B.</p>
<b>MITCHELSTOWN</b>				
FYEALAP1 1/1426	FY.03.02.02	Aldi	This submission supports proposed amendment FY 03.02.02 - zoning objective I-05 for Regional Distribution Centre – Warehousing.	Noted.
FYEALAP 11/1483	FY 03.02.13	Devaney, Michael	This submission supports Proposed Amendment FY 03.02.13 to include additional lands at Cloonlough within the Mitchelstown development boundary as R12 to provide for nursing home and ancillary housing which shall be low density.	Noted. See discussion and recommendation in Section 2.5 of this report.
FYEALAP 11/1479	FY.03.02.04	NRA	The NRA submission notes Proposed Amendment FY 03.02.04 to relocate an industrial zoning (I-04) and welcomes clarification regarding access.	Noted
FYEALAP1 1/1428	n/a	Resource Property Investment	This submission concerns the zoning of lands which are not the subject of a proposed amendment and is therefore outside the scope of this report.	

Sub. No.	Proposed Amendment Ref.	Name of Interested Party	PPU Summary Submission	Manager's Opinion
FYEALAP 11/1486	FY 03.02.13	Walsh, Pat	This submission supports Proposed Amendment FY 03.02.13 to include additional lands at Cloonlough within the Mitchelstown development boundary as R12 to provide for nursing home and ancillary housing which shall be low density.	Noted. See discussion and recommendation in Section 2.5 of this report.
BALLYHOOLY				
FYEALAP 11/1479	FY 03.03.01 FY 03.03.03	NRA	With respect to Ballyhooly, the NRA submission welcomes Proposed Amendment FY 03.03.01. With respect to proposed amendment FY 03.03.03, submission requests that that egress from C-01 to local road network will be provided within the 50kph speed limit.	Noted. Road frontage of amendment FY03.03.03 for C-01 is within the existing 50kph speed limit area.
KILDORRERY				
FYEALAP 11/1479	FY.03.07.01	NRA	In relation to Kildorrery the NRA submission welcomes proposed change FY 03.07.01.	Noted.



## Appendix B

### Proposed Amendments to the Draft Fermoy Electoral Area Local Area Plan recommended by the Manager

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<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><b>Note: This change affects the text of the Plan only.</b></p>	10	n/a	No change.
FY 01.06.01	Insert new paragraphs in Section 1.6 of the Plan after Paragraph 1.6.4	5	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<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 a 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</p>			

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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 that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
FY 01.06.02	Insert a new objective following the above previous amendment:	5	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>“Existing Planning Permissions – Transitional Issues</p> <p>Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
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</p>	7	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.'</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
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, particularly since the 2005 plan, then,</p>	7	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p><b>Note: This change affects the text of the Plan only.</b></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</p>	7	FYEALAP 11/1480	<p>Minor modification.</p> <p>The text of this amendment reflects a modification recommended by the OPW.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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, <b>where applicable</b> 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 <del>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</del> 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</p>			

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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/<b><u>local knowledge of flooding in the area</u></b>).</li> <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</li> </ul>			



Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>could be either:</p> <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> <p>continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B <b><u>and has been shown to be not at flood risk</u></b>).</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
FY 01.07.04	<p>Amend paragraph 1.7.12 of the plan to add the word “detailed” before site-specific in this paragraph.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	7	n/a	No change.
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 1.7.13 of this plan”.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	8	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<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 Appropriate Assessment.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	16	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
FY 02.2.02	<p>Amend wording of LAS 2 as follows:</p> <p>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></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	17	n/a	No change.
FY 02.02.03	<p>Include new specific objective LAS 3 as follows:</p> <p><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></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	17	n/a	No change.
FY 02.02.04	<p>Include new specific objective LAS 4 as follows:</p>	17	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p><b>LAS 4 Environment Objective</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.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
FY 02.02.05	<p>Delete Farahy from table 2.5.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	14	n/a	No change.
	<b>Section Three: Settlements and Other Locations</b>			
	<b>Fermoy</b>			
FY 03.01.02	<p>Extend the development boundary of Fermoy Environs to include additional land south of I-03 as extension to I-03. Amend Fermoy environs greenbelt map accordingly. Amend the text of I-03 to include the following additional text: 'A Traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site.</p> <p><b>Note: This change affects the Fermoy Environs map of the plan only. See map on page 73 of this document.</b></p>	map only, Fermoy Environs zoning map	FYEALAP 11/1479	<p>Minor modification.</p> <p>The text of this amendment reflects a modification recommended by the NRA.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
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</b> <del>Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land and make provision for possible lands required on this site for future road improvements.</del></p> <p>This site forms part of a larger area of land zoned for residential development. This site is to be developed as a 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	FYEALAP 11/1479	<p>Minor modification.</p> <p>The text of this amendment reflects a modification recommended by the NRA.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
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 <del>Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land and make provision for possible lands required</del> on this site for future road improvements.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	24	FYEALAP 11/1479 FYEALAP 11/1413	<p>Minor modification.</p> <p>The text of this amendment reflects a modification recommended by the NRA.</p>
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 <del>Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land and make provision for possible lands</del></b></p>	24	FYEALAP 11/1479	<p>Minor modification.</p> <p>The text of this amendment reflects a modification recommended by the NRA.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p><b><u>required</u> 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 a 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 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</b>  <del>Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land and make provision for possible lands required on this site for future road improvements.</del></p>	24	FYEALAP 11/1479	<p>Minor modification.</p> <p>The text of this amendment reflects a modification recommended by the NRA.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<b>Note: This change affects the text of the Plan only.</b>			
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 <b>relocation</b> <del>expansion</del> 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</b> <del>identifying a two</del> Greenfield sites, <b>one for 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	FYEALAP 11/1413	No change.
FY 03.01.08	<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> 'Open space to</p>	25	FYEALAP 11/1413	No change.



Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	include provision of land (up to 1.6ha) for a primary school. <b>Note: This change affects the text of the Plan only.</b>			
FY 03.01.09	Amend DB-05 to include additional text as follows:  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 biodiversity generally. <b>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.</b>  <b>Note: This change affects the text of the Plan only.</b>	23	n/a	No change.
FY 03.01.10	Amend wording of Db-01 objective to include the word sustainable as follows:  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>sustainable</b> growth of the town’s population to 7,442 persons by 2020.	23	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<b>Note: This change affects the text of the Plan only.</b>			
FY 03.01.11	<p>Amend and add additional text to specific objective DB-02 as follows:</p> <p>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>and the protection of the</b> Blackwater Special Area of Conservation, <del>needs to be provided in tandem with the development</del> <b>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>	23	n/a	No change.
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</p>	23	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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>This plan will seek to protect the favourable conservation status of these sites.</b> In addition all new development shall seek to achieve the protection and enhancement of biodiversity generally.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
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>Parts of 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 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.</b></p> <p><b>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</b></p>	25	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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.</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 03.01.14	<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>the Blackwater River Special Area of Conservation area</b> and there is a general presumption against the development of the site. This site is at risk of flooding.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	25	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
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>the Blackwater River Special Area of Conservation area</b> and there is a general presumption against the development of the site. This site is at risk of flooding.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	25	n/a	No change.
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>Parts of 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 along the proposed river walk.</b></p> <p>Parts of this site are at risk of flooding. Any development</p>	25	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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 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	n/a	No change.
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.</p> <p><b>Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and</b></p>	25	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p><b>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.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
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.</p> <p><b>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.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	25	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
FY 03.01.20	<p>Add additional text to specific objective U-04 as follows:</p> <p>Provide pedestrian access to river. <b>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.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	25	n/a	No change.
FY 03.01.21	<p>Add additional text to specific objective U-05 as follows:</p> <p>Provide amenity walk along river bank. <b>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</b></p>	25	n/a	No change.



Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>places along the proposed river walk and the prevention of disturbance to bird species.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
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>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.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	25	n/a	No change.
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. <b><u>Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection</u></b></p>	25	n/a	<p>Minor modification.</p> <p>The text has been slightly modified to correct an error made in transposing text from Natura Impact Report on Draft Plan.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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.</p> <p><b>Note: This change affects the text of the Plan only.</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>Note: This change affects the Mitchelstown map only – see map on page 76 of this document.</b></p>	31	n/a	No change.
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-05 Regional Distribution Centre - Warehousing.</b></p> <p><b>Note: This change affects the text of the Plan and the Mitchelstown Map. See map on page 77 of this document.</b></p>	31  Mitchelstown zoning map	FYEALAP 11/1426	<p>No change.</p> <p>The submission received in relation to this supports the proposed amendment.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
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-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.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	31	n/a	No change.
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-04 Industry. Access to this site is to be from the Regional road to its west.</b></p> <p><b>Note: This change affects the text of the Plan and the Mitchelstown Map. See map on page 78 of this document.</b></p>	31 Mitchelstown zoning map	FYEALAP 11/1479	<p>No change.</p> <p>The NRA notes this proposed change and welcomes clarification that the site will be accessed via the regional road network, R-513.</p>
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>Note: This change affects the Mitchelstown Map only. See map on page 79 of this document.</b></p>	31 Mitchelstown zoning map	n/a	No change.
FY 03.02.06	<p>Include additional paragraph between paragraph 2.2.5 and 2.2.6 as follows: <b>Nursing homes are generally acceptable on land zoned for residential use or can also be provided on</b></p>	27	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>suitable sites within the development boundary.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
FY 03.02.07	<p>Reinstate lands within the development boundary of Mitchelstown east of 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. See Map on page 80 of this document.</b></p>	30  Mitchelstown zoning map	FYEALAP 11/1478	<p>No change.</p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However these lands were zoned in the 2005 LAP and amendments recognises the need for a Flood Risk Assessment as part of any development proposal. The proposed amendment is considered to be minor.</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. See Map on page 81 of this document.</b></p>	32  Mitchelstown zoning map	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
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><b>Note: This change affects the text of the Plan only.</b></p>	30	n/a	No change.
FY 03.02.10	<p>Amend wording of specific objective O-04 in Mitchelstown to omit reference to the playground as follows:</p> <p><b>Pocket Park including <del>provision of playground</del>, retention of boundary walls and mature trees.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	32	n/a	No change.
FY 03.02.11	<p>Amend wording of specific objective R-03 in Mitchelstown to include additional text as follows:</p> <p>Low density development with provision of serviced sites and self build options on a portion of the site and an amenity walk by the stream along the eastern boundary. <b>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</b></p>	30	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p><b>in Section 1 of this plan.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
FY 03.02.12	<p>Amend wording of specific objective R-06 in Mitchelstown to include additional text as follows:</p> <p>Low density residential development to include provision of serviced sites and an amenity walk by the stream at the eastern boundary. <b>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.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	30	n/a	No change.
	<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</p>	36 Ballyhooly zoning map	FYEALAP 11/1479	<p>No change.</p> <p>The NRA welcomes the proposed amendment. Submission is noted.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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. See map on page 83 of this document.</b></p>			
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> <p><b>Note: This change affects the text of the Plan only.</b></p>	36	n/a	No change.
FY 03.03.03	<p>Amend Ballyhooly settlement map to include additional lands within the area zoned C-01.</p> <p><b>Note: This change affects the map of the Plan only. See map on page 84 of this document.</b></p>	38 Ballyhooly zoning map	FYEALAP 11/1479	<p>No change.</p> <p>The submission from the NRA requests that that egress from C-01 to local road network will be provided within the 50kph speed limit. This site is within the 50kph</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
				speed limit area.
	<b>Castlelyons</b>			
FY 03.04.01	<p>Include additional text within DB-01 as follows:</p> <p><b>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.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	41	n/a	No change.
	<b>Conna</b>			
FY 03.05.01	<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</b></p>	46	n/a	No change.



Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>accordance with the requirements of the Habitats Directive.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
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>Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development.</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	n/a	No change.
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>Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	46	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
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	n/a	No change.
	<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</b></p>	50	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
	<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 e in DB-01 (and rename subsequent paragraphs) as follows: DB-01 <b>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	FYEALAP 11/1479	<p>No change.</p> <p>The NRA submission welcomes this proposed amendment. Submission noted.</p>
	<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>Amend text by deleting paragraph 9.2.10 <del>Proposals for the provision of a car park, to the rear of the church, have been</del></p>	62 Rathcormack zoning map	FYEALAP 11/1478	<p>No change.</p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p><del>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> <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. See map on page 85 of this document.</b></p>			<p>concur with this assessment. However these lands were zoned in the 2005 LAP and amendments recognises the need for a Flood Risk Assessment as part of any development proposal. These lands currently have a planning permission.</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><b><u>The flood risk assessment has identified parts of this site as being 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. As this zone is within the floodplain of the Bride River upstream from the Blackwater River Special Area of Conservation, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have</u></b></p>	63  Rathcormack zoning map	n/a	<p>Minor modification.</p> <p>This proposed amendment has been modified to include additional text recommended by the Natural Impact Report (II) for the Proposed Amendments to achieve consistency with the wording of the development boundary objectives of other settlements within the SAC potential impact zone.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p><b><u>significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></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. See map on page 86 of this document.</b></p>			
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</b></p>	63	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<b>downstream from the settlement.</b> <b>Note: This change affects the text of the Plan only.</b>			
	<b>VILLAGES</b>			
	<b>Ballindangan</b>			
FY 03.10.01	Amend wording of DB-01 ( b ) as follows 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> <b>Note: This change affects the text of the Plan only.</b>	67	n/a	No change.
	<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. Amend the text to include additional paragraph in e in DB-01 (and rename subsequent paragraphs) as follows: DB-01 <b>e) development of the village should take place in a sequential manner extending from the core.</b>	73 Bartlemy zoning map	FYEALAP 11/1478	No change. The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concur with this assessment. However these lands were zoned in the 2005 LAP and currently have a planning permission.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<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>Note: This change affects the text of the Plan and the Bartlemy map. See map on page 87 of this document.</b></p>			
	<p><b>Clondulane</b></p>			
<p>FY 03.13.01</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</del></p>	<p>77 Clondulane zoning map</p>	<p>FYEALAP 11/1478</p>	<p>No change.</p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However these lands were zoned in the 2005 LAP and amendment recognises the need for a Flood Risk Assessment as part of any development proposal.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>boundary has been amended having regard to the findings of the flood risk assessment of this plan. It is considered that <b>there are</b> sufficient lands remain within the development boundary to cater for future growth.</p> <p><b>Note: This change affects the text of the Plan and the Clondulane map. See map on page 88 of this document.</b></p>			
FY 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>Note: This change affects the text of the Plan only.</b></p>	77	n/a	No change.
	Curraglass			



Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
FY 03.15.01	<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>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> 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. See map on page 89 of this document.</b></p>	83 Curraglass zoning map	EPA	<p>No change.</p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However these lands were zoned in the 2005 LAP and amendment recognises the need for a Flood Risk Assessment as part of any development proposal. Permission has also been granted to develop the site.</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	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<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. See map on page 90 of this document.</b></p>	85  Glenahulla zoning map	FYEALAP 11/1478	<p>No change.</p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However these lands were zoned in the 2005 LAP and amendment recognises the need for a Flood Risk Assessment as part of any development proposal. Permission has also been granted to develop the site. The proposed amendment is considered to be minor.</p>

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<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 Special Area of Conservation.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	89	n/a	No change.
	<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>and on the Araglin River which forms part of the Blackwater River Special Area of Conservation.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	91	n/a	No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
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>Note: This change only affects the Araglin map. See map on page 91 of this document.</b></p>	Araglin map	n/a	No change.
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>Note: This change affects the text of the Plan only.</b></p>	91	n/a	No change.
	<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</p>	97		No change.

Ref.	Proposed Amendment	Page No./ Map ref. (Draft Plan)	Submission Received	Comment
	<p>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>			

## Appendix B(1)

### Supplementary Changes arising from Natura Impact Assessment & Archaeological Assessment

#### Proposed Amendments to the Draft Fermoy Electoral Area Local Area Plan recommended by the Manager

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Comment
	<b>Natura Impact II Changes</b>		
	<b>Mitchelstown</b>		
FY 03.02.14	<p>Amend the wording of Development Boundary objective DB-01 (b) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will <b>secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operation al in advance of the commencement of any discharges from all residential and other development.</b> <del>will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</del></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	30	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the proposed amendments.</p>

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Comment
	<b>Ballyhooly</b>		
FY 03.03.04	<p>Amend the wording of Development Boundary objective DB-01 (b) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will <b>secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</b> <del>will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</del></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	37	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the proposed amendments.</p>
	<b>Castlelyons</b>		
FY 03.04.02	<p>Amend the wording of Development Boundary objective DB-01 (b) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will <b>secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all</b></p>	41	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the proposed amendments.</p>

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Comment
	<p><del>residential and other development. will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</del></p> <p><b>Note: This change affects the text of the Plan only.</b></p>		
	<b>Conna</b>		
FY 03.05.05	<p>Amend the wording of Development Boundary objective DB-01 (b) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will <b>secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development. will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	46	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the proposed amendments.</p>
	<b>Kildorrery</b>		
FY 03.07.02	<p>Amend the wording of Development Boundary objective DB-01 (b) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable</p>	54	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the</p>



Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Comment
	<p>water and waste water infrastructure, that will <b>secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</b> <del>will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</del></p> <p><b>Note: This change affects the text of the Plan only.</b></p>		proposed amendments.
	<b>Ballindangan</b>		
FY 03.10.01	<p>Include additional Development Boundary objective DB-01 (e) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will <b>secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</b> <del>will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</del></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	68	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the proposed amendments.</p>
	<b>Bartlemy</b>		

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Comment
FY 03.12.02	<p>Include additional Development Boundary objective DB-01 (e) as follows:</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will <b>secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</b> <del>will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</del></p> <p><b>Note: This change affects the text of the Plan only.</b></p>	74	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the proposed amendments.</p>
	<b>Clondulane</b>		
FY 03.13.03	<p>Include additional Development Boundary Objective DB-01 (i) as follows:</p> <p><b>The flood risk assessment has identified parts of this settlement as being at risk of flooding. Any development proposals within this settlement 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. Development proposals within the floodplain of the Blackwater River are</b></p>	77	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the proposed amendments.</p>

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Comment
	<p>likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>Note: This change affects the text of the Plan only.</p>		
	<p><b>Curraglass</b></p>		
<p>FY 13.15.03</p>	<p>Include additional Development Boundary Objective DB-01 (e) as follows:</p> <p><b>The flood risk assessment has identified parts of this settlement as being at risk of flooding. Any development proposals within this settlement 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. Development proposals within the floodplain of the Blackwater River are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</b></p>	<p>83</p>	<p>Minor modification.</p> <p>This is a supplementary amendment arising from the Natura Impact Report of the proposed amendments.</p>

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Comment
	<b>Note: This change affects the text of the Plan only.</b>		
	<b>Archaeological Assessment Changes</b>		
	<b>Clondulane</b>		
	<p>Include additional Development Boundary Objective DB-01 (i) as follows:</p> <p>An area of land within the development boundary is also within the Zone of Archaeological Potential of the Recorded Monument CO036-00601 Graveyard; CO036-00602 Church of Ireland (also protected structure, RPS No. 00307); and archaeological monument CO036-00603 possible church, of which due account will need to be taken in formulation of any development proposals for this land.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>	77	<p>Minor modification</p> <p>This is a supplementary amendment arising from the Archaeological Assessment of the proposed amendments.</p>
	<b>Curraglass</b>		
FY 03.15.03	<p>Include additional Development Boundary Objective DB-01 (e) as follows:</p> <p>There are two Scheduled Monuments recorded within the development boundary, a possible deserted medieval settlement (CO046-073) and a vernacular house (CO046-012). These are protected under national legislation and policies contained within the County Development Plan 2009. The</p>	83	<p>Minor modification</p> <p>This is a supplementary amendment arising from the Archaeological Assessment of the proposed amendments.</p>

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Comment
	<p>Deserted Medieval village occurred to west of Curraglass village, the exact location and extent of the settlement is not known. Account will need to be taken of this in formulation of any proposals for development in this area.</p> <p><b>Note: This change affects the text of the Plan only.</b></p>		

## Appendix C

### Proposed Amendments to the Draft Fermoy Electoral Area Local Area Plan NOT Recommended by the Manager

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Submission Received (replace with numbers when uploaded)	Comment
	<b>Fermoy</b>			
FY 03.01.24	<p>Include additional lands adjacent to the Corrin Interchange for Transport and Logistic Use:</p> <p><b><i>I-04: 'Transport and Logistic Use'</i></b></p> <p><b>Note: This change affects the text of the Plan and the Fermoy environs map. See map on page 74 of this document. There will also be a consequential change to the Fermoy greenbelt map.</b></p>	<p>24</p> <p>Fermoy Environs zoning map</p>	<p>FYEALAP 11/1478</p> <p>FYSEA 11/1321</p> <p>FYEALAP 11/1479</p> <p>FYEALAP 11/1351</p> <p>FYEALAP 11/1425</p> <p>FYEALAP 11/1476</p>	<p>See discussion in Section 2.2 of this document.</p>
FY 03.01.25	<p>Amend the Plan to Replace Objective R-02 with new objective B-04 as follows:</p> <p><b><i>B-04 Business use to accommodate light industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing.</i></b></p> <p><b>Note: This change affects the text of the Plan and the Fermoy environs map. See map on page 75 of this document.</b></p>	<p>24</p> <p>Fermoy Environs zoning map</p>	<p>n/a</p>	<p>See discussion in Section 2.3 of this document.</p>

Ref.	Proposed Change	Page No./ Map ref. (Draft Plan)	Submission Received (replace with numbers when uploaded)	Comment
FY 03.01.01	<p>Include an additional specific objective X-01 on site of former FCI plant in Fermoy. Objective to read <b>‘Opportunity site for Employment Use’</b>. A Traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site.</p> <p><b>Note: This change affects the text of the Plan and the Fermoy environs map. See Map on page 72 of this document.</b></p>	24  Fermoy Environs zoning map	NRA	See discussion in Section 2.4 of this document.
	<b>Mitchelstown</b>			
FY. 03.02.13	<p>Amend the Plan to include additional lands to the south of the town as follows:</p> <p><b><i>R12 - Nursing home and ancillary assisted living housing. The housing shall be low density and single storey only.</i></b></p> <p><b>Note: This change affects the text of the Plan and the Mitchelstown map – see map on page 82 of this document. There will be a consequential change to the Mitchelstown greenbelt map.</b></p>	31  Mitchelstown zoning map	EPA	See discussion in Section 2.5 of this document.

## Appendix D Proposed Mapping Amendments

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

**Fermoy Environs**

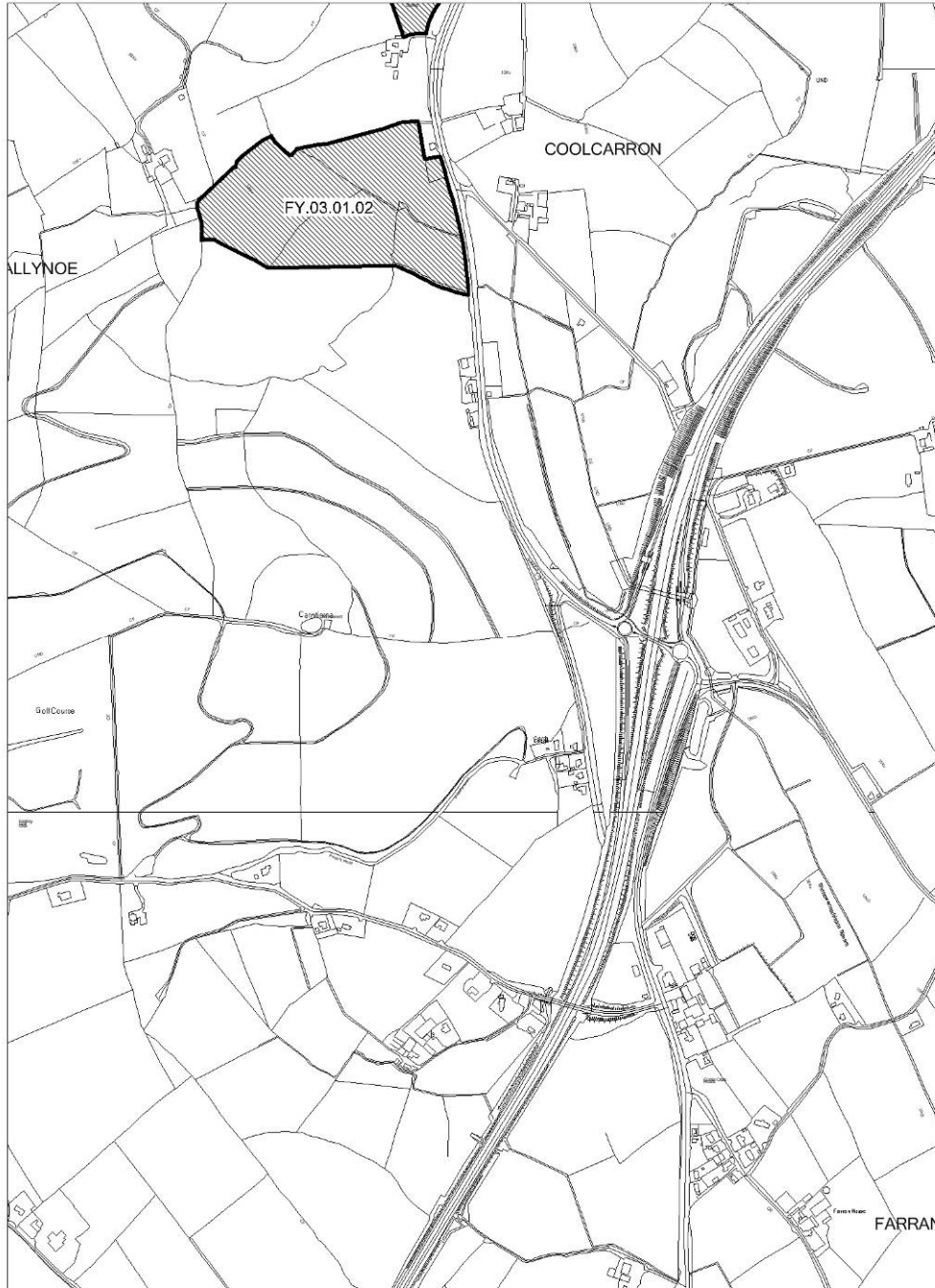


**Amendment Ref. FY.03.01.01**



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

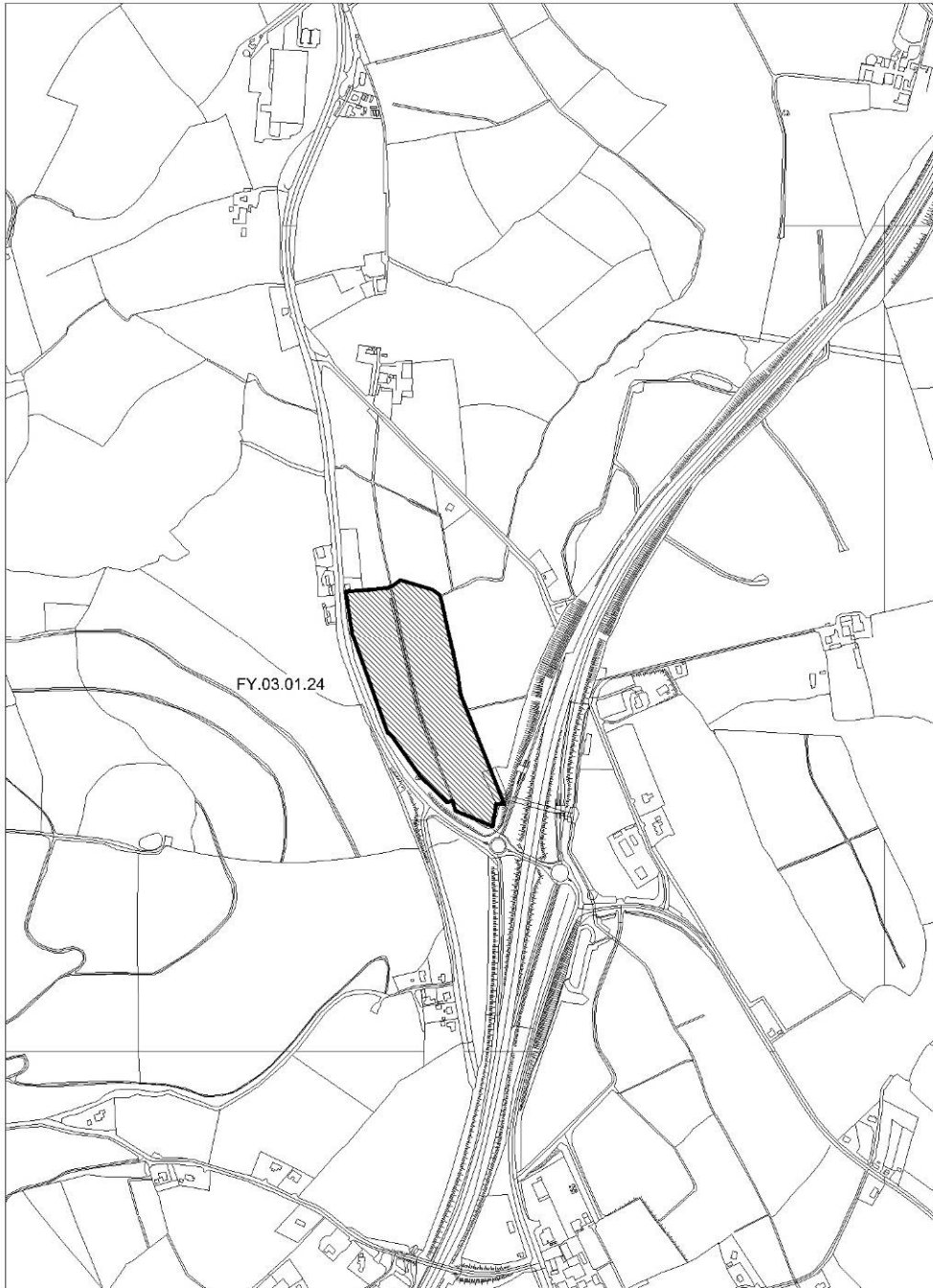
**Fermoy Environs**



**Amendment Ref. FY.03.01.02**

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

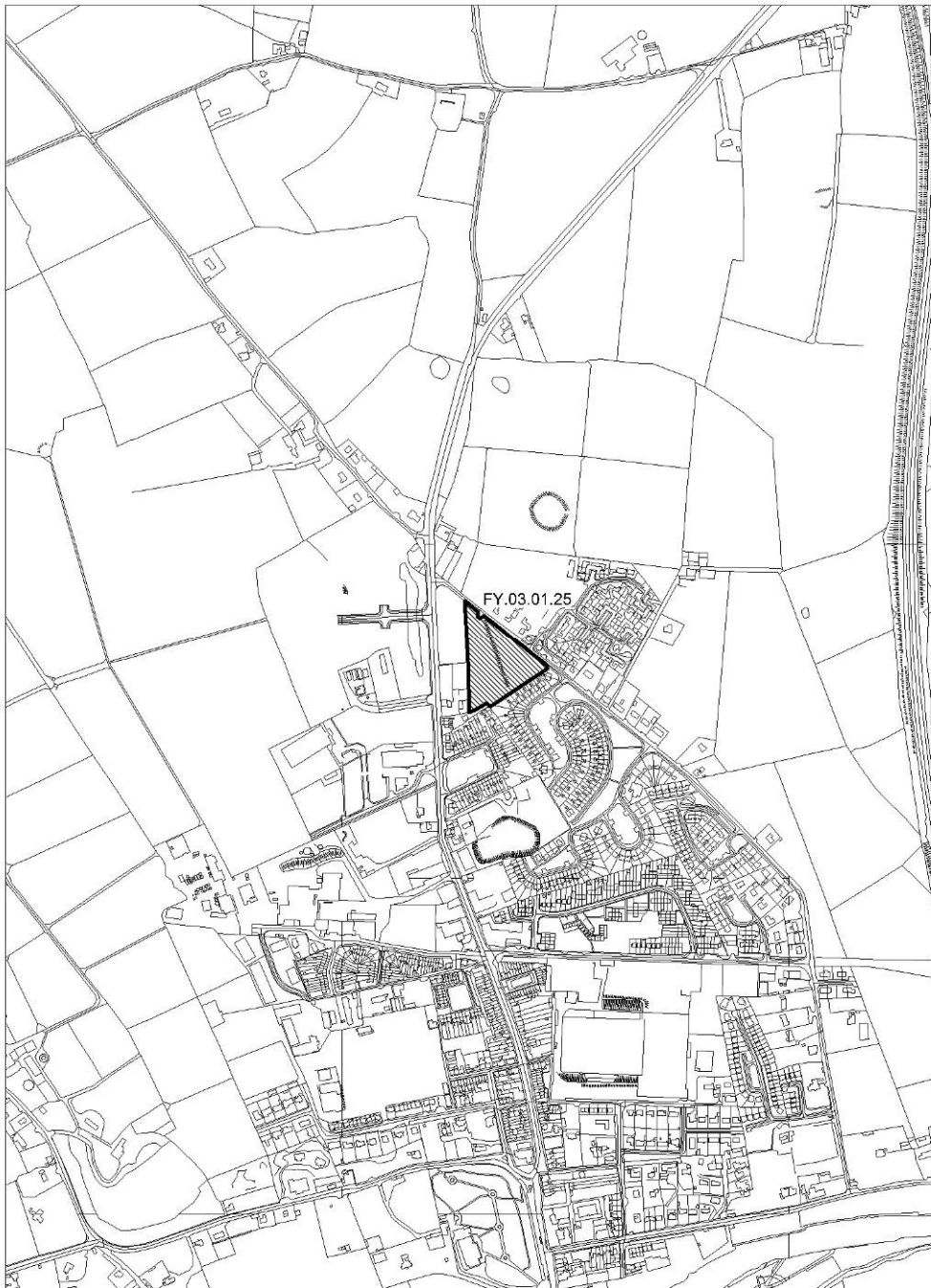
**Fermoy**



**Amendment Ref.FY.03.01.24**

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

**Fermoy**



**Amendment Ref: FY.03.01.25**

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

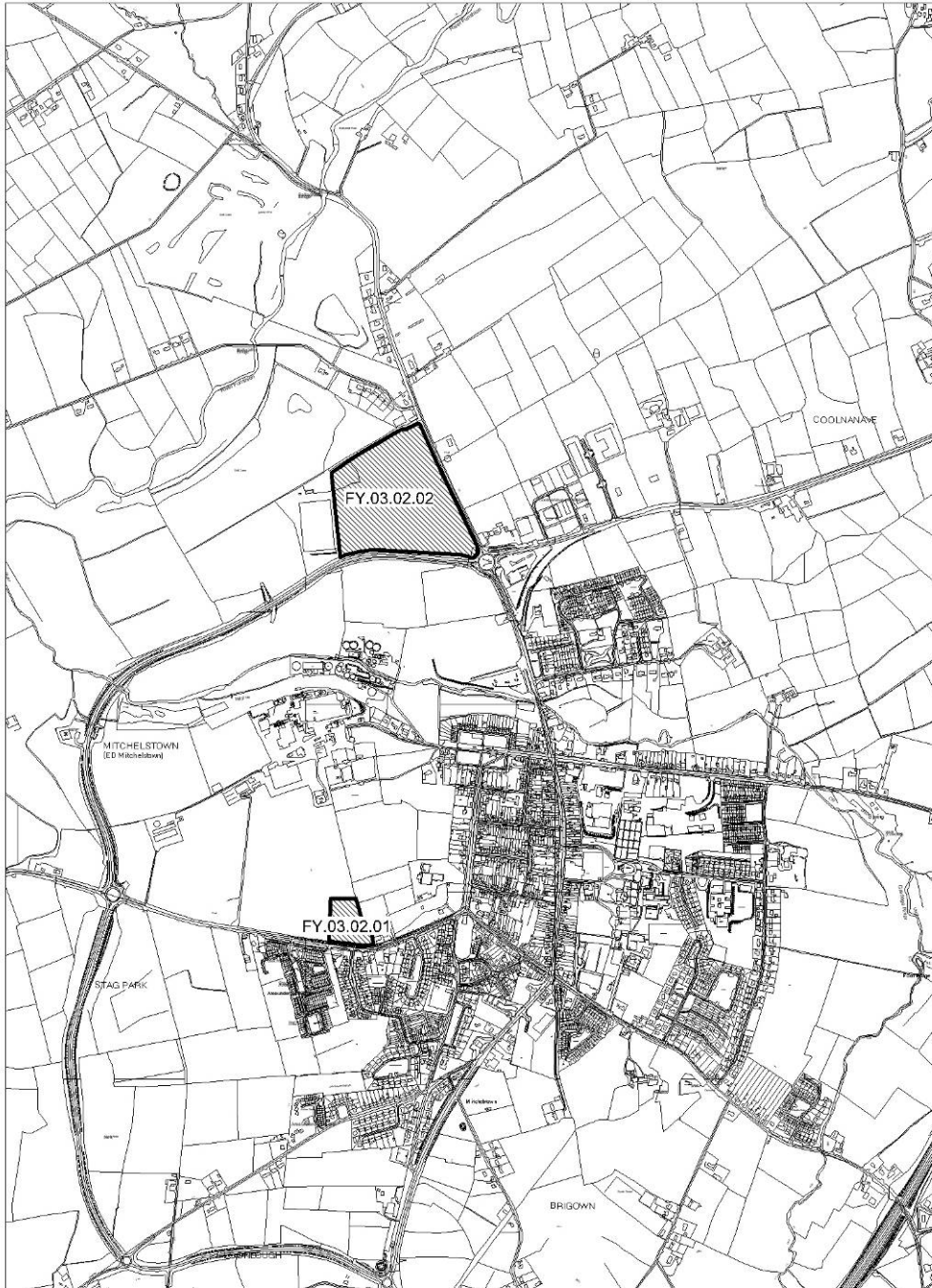
**Michelstown**



**Amendment Ref. FY.03.02.01**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

Mitchelstown

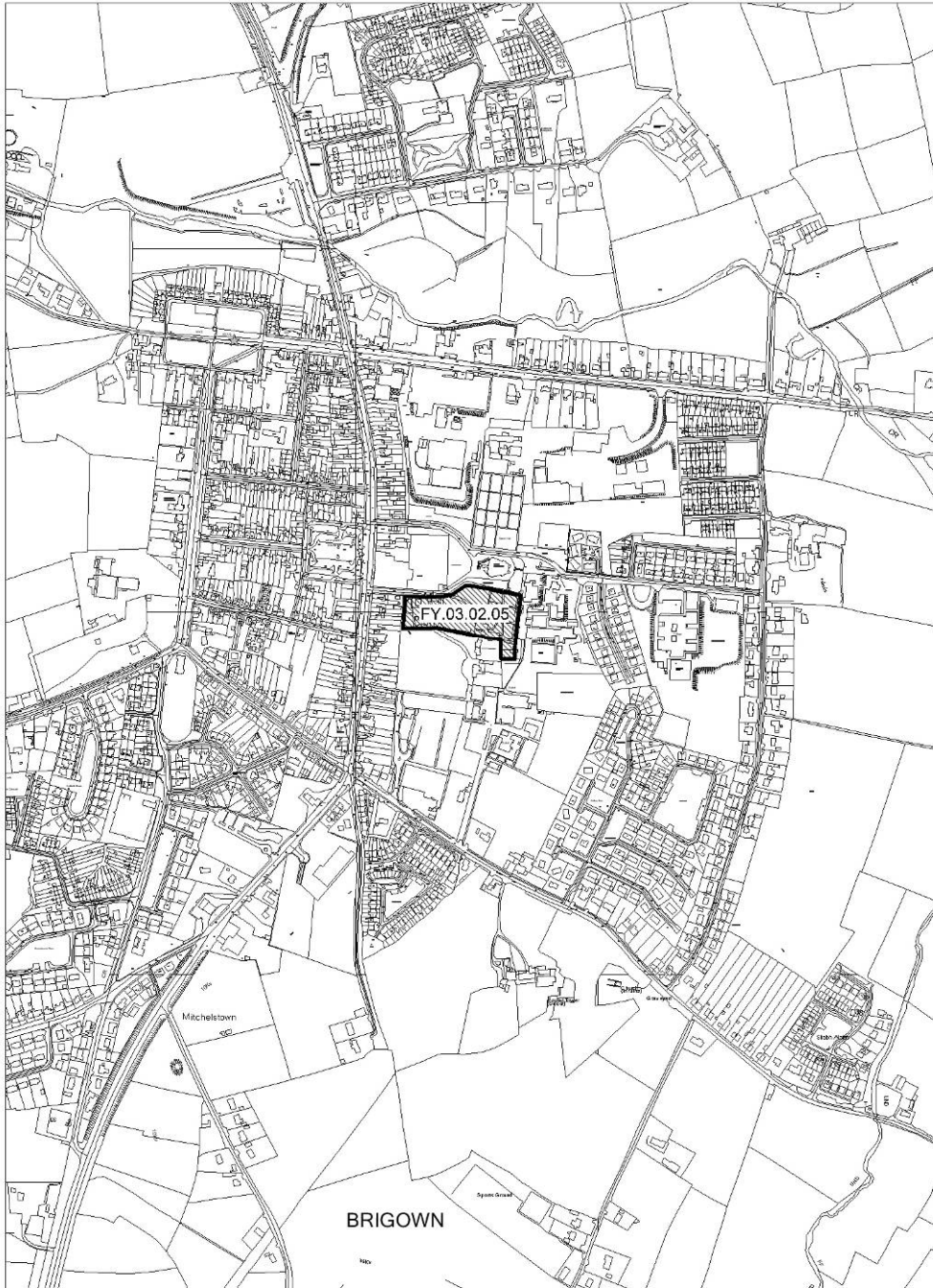


Amendment Ref. FY.03.02.02



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

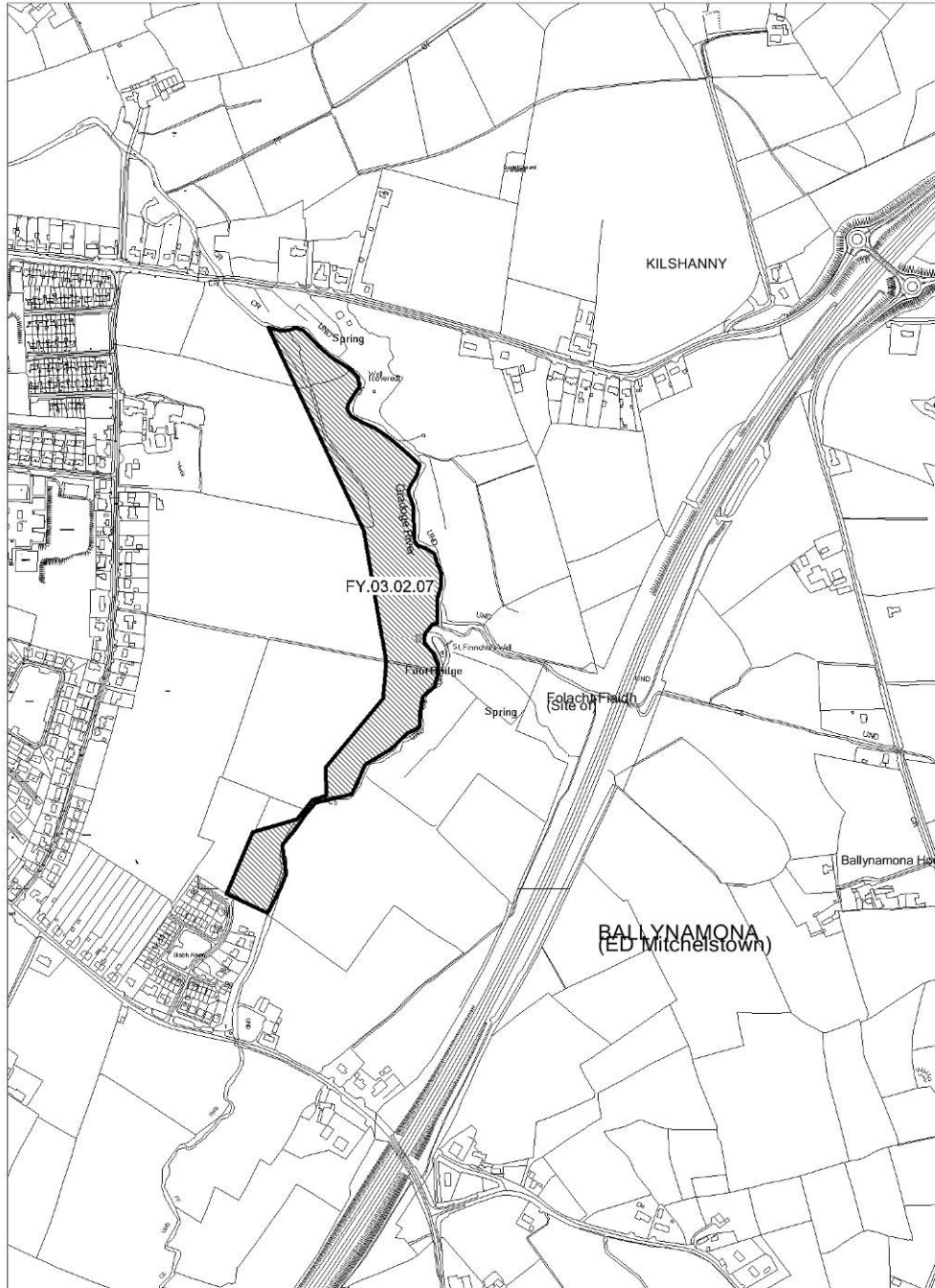
**Mitchelstown**



**Amendment Ref. FY.03.02.05**

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

**Mitchelstown**

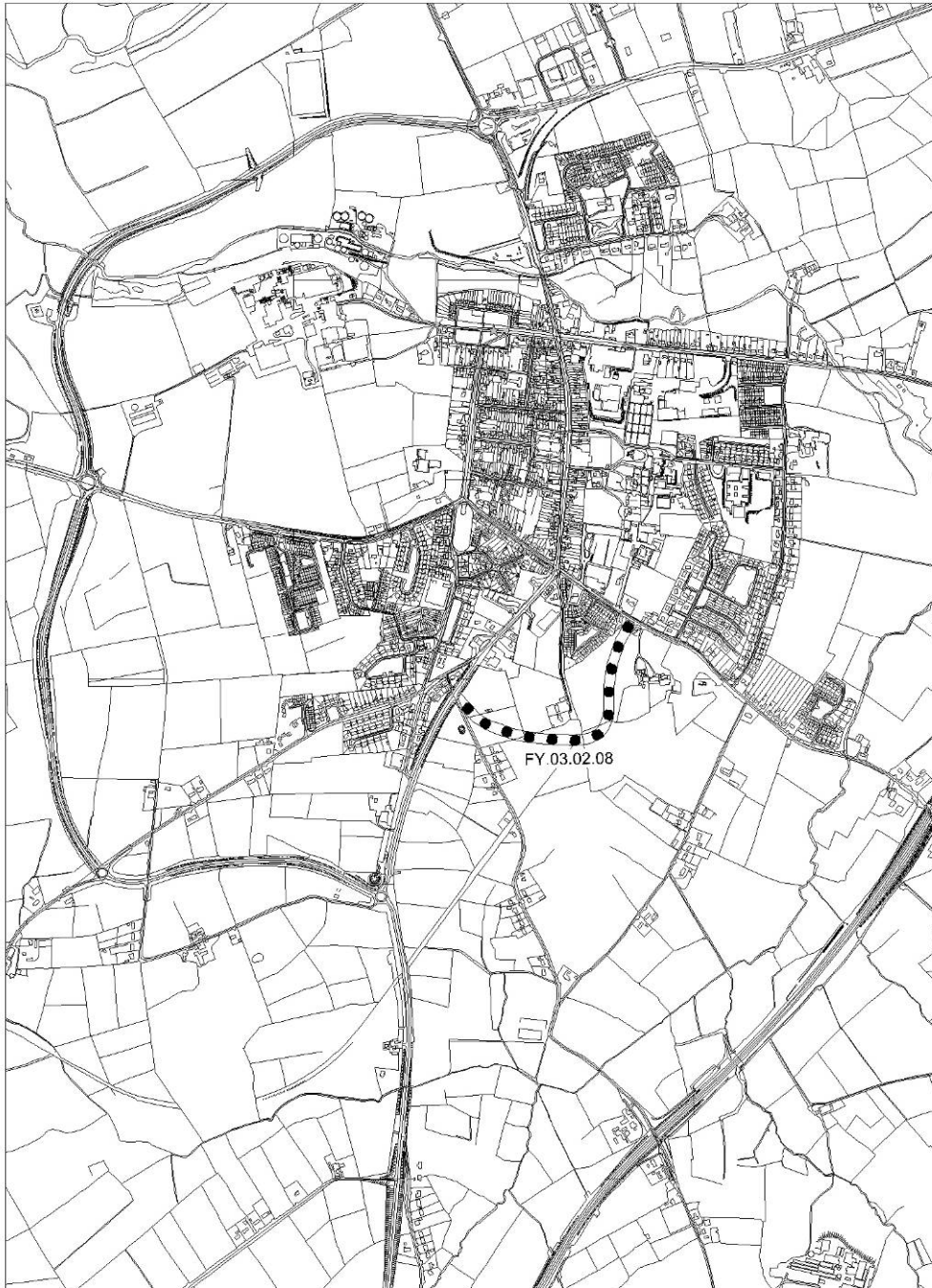


**Amendment Ref. FY.03.02.07**



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

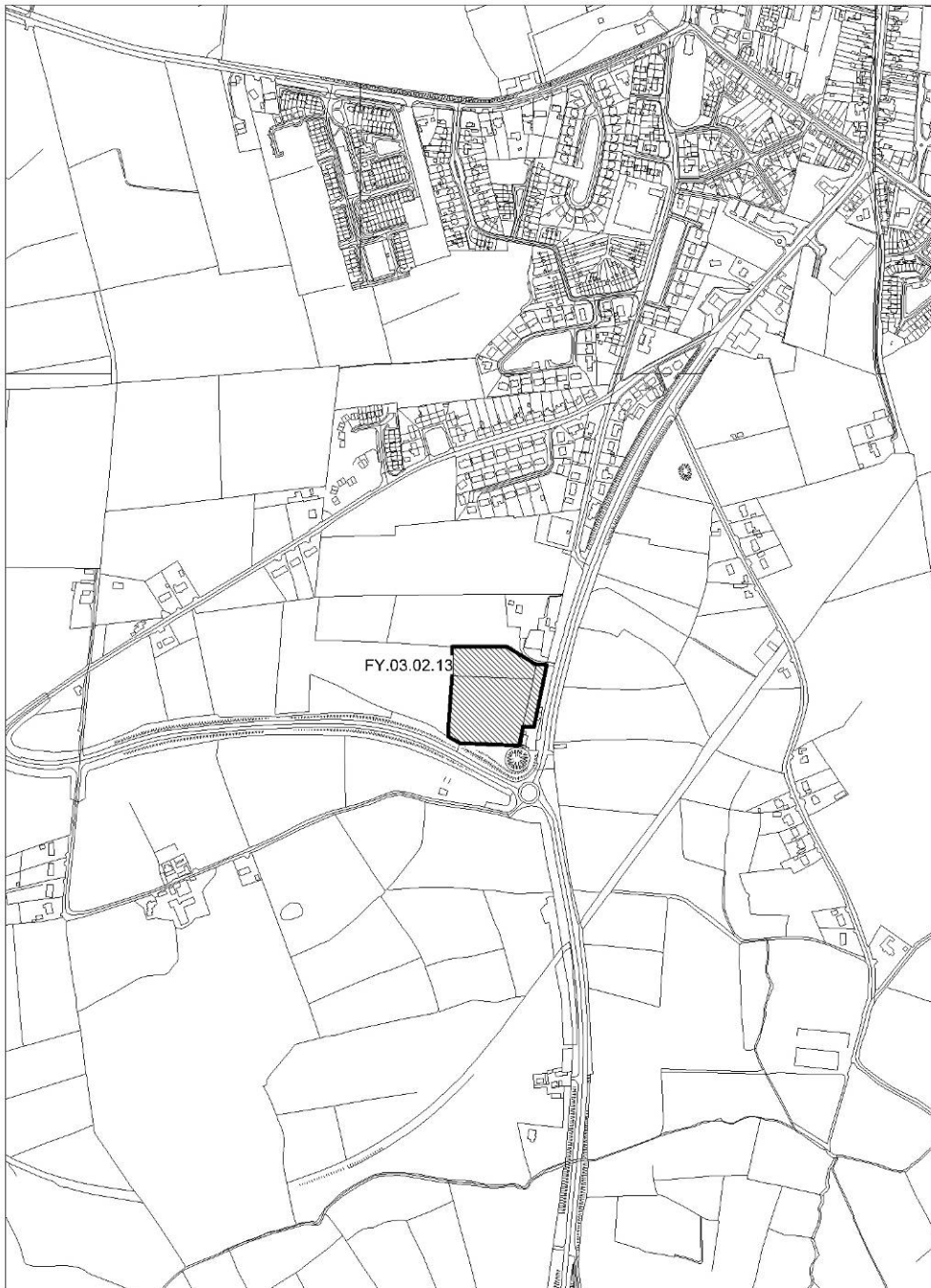
**Mitchelstown**



**Amendment Ref. FY.03.02.08**

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

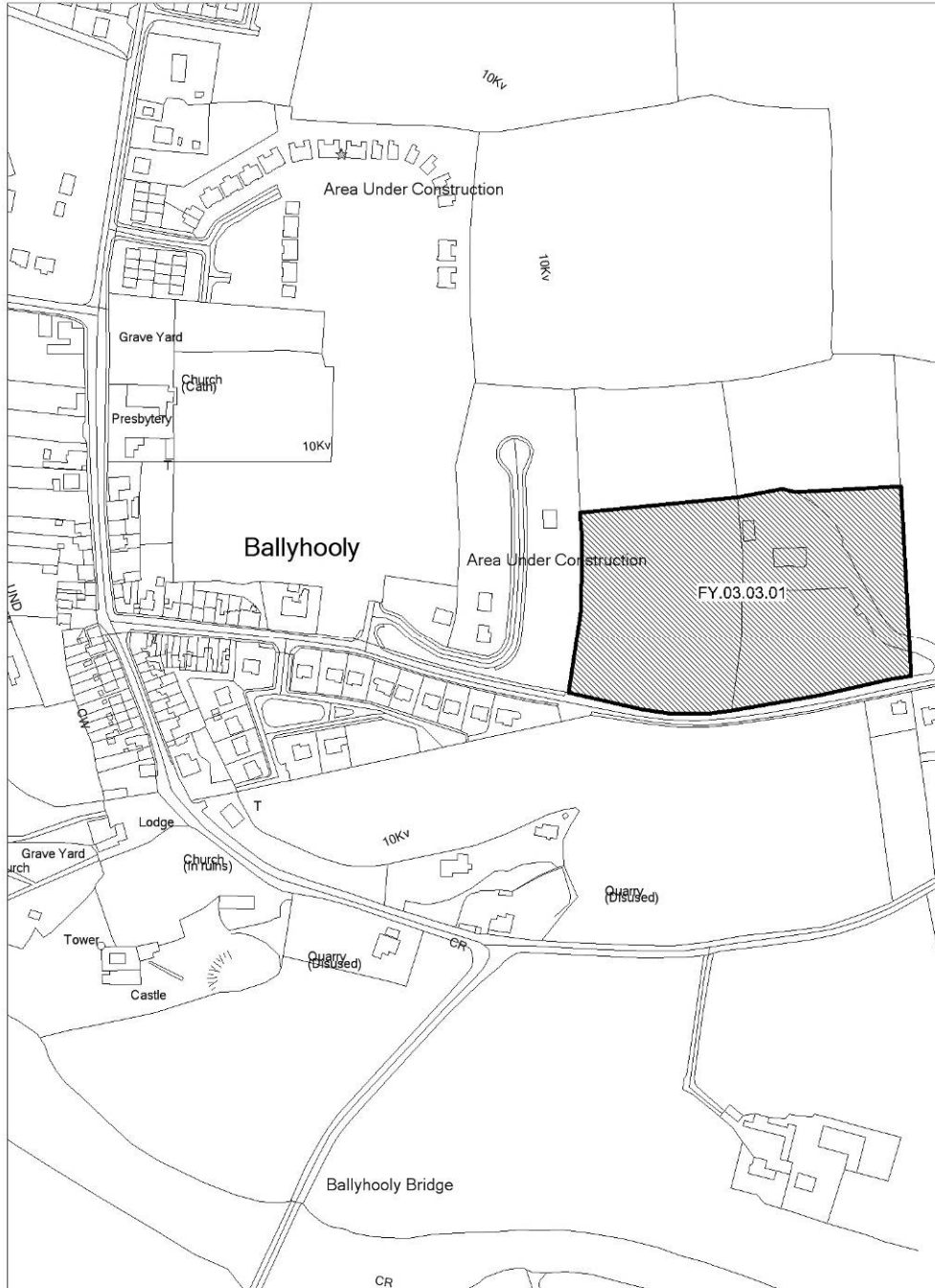
**Mitchelstown**



**Amendment Ref: FY.03.02.13**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

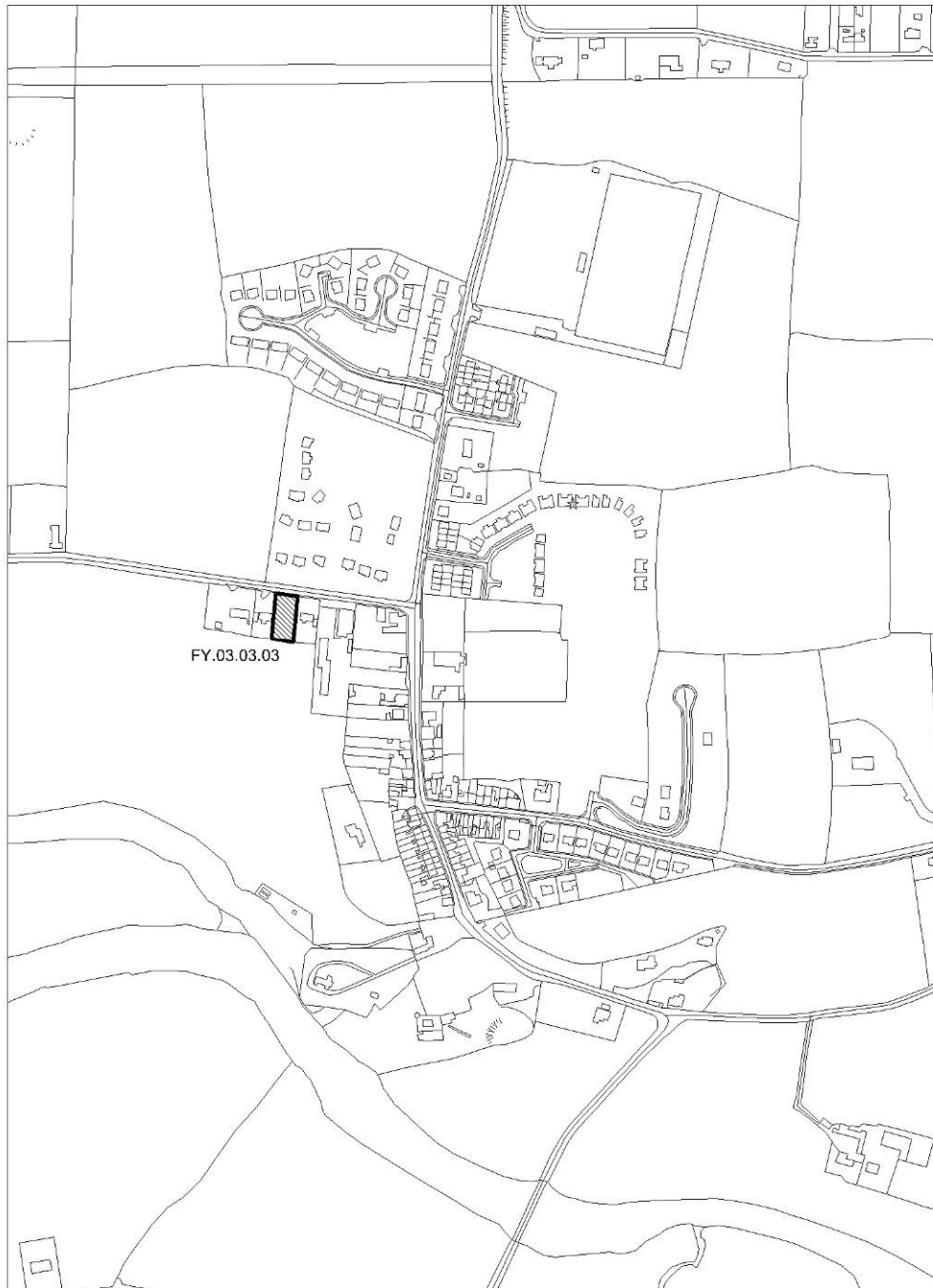
Ballyhooly



Amendment Ref. FY.03.03.01

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

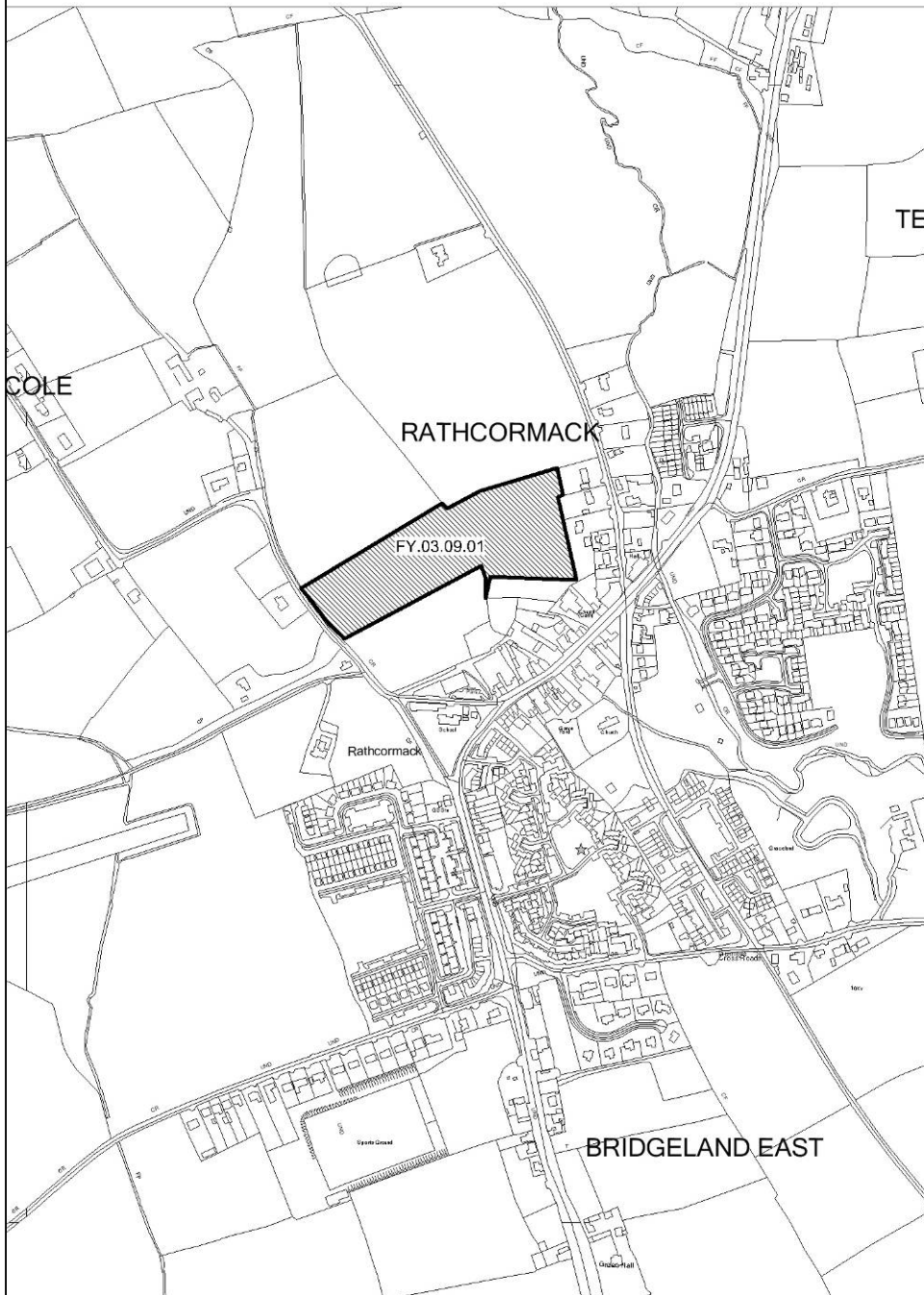
**Ballyhooly**



**Amendment Ref.FY.03.03.03**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

Rathcormack

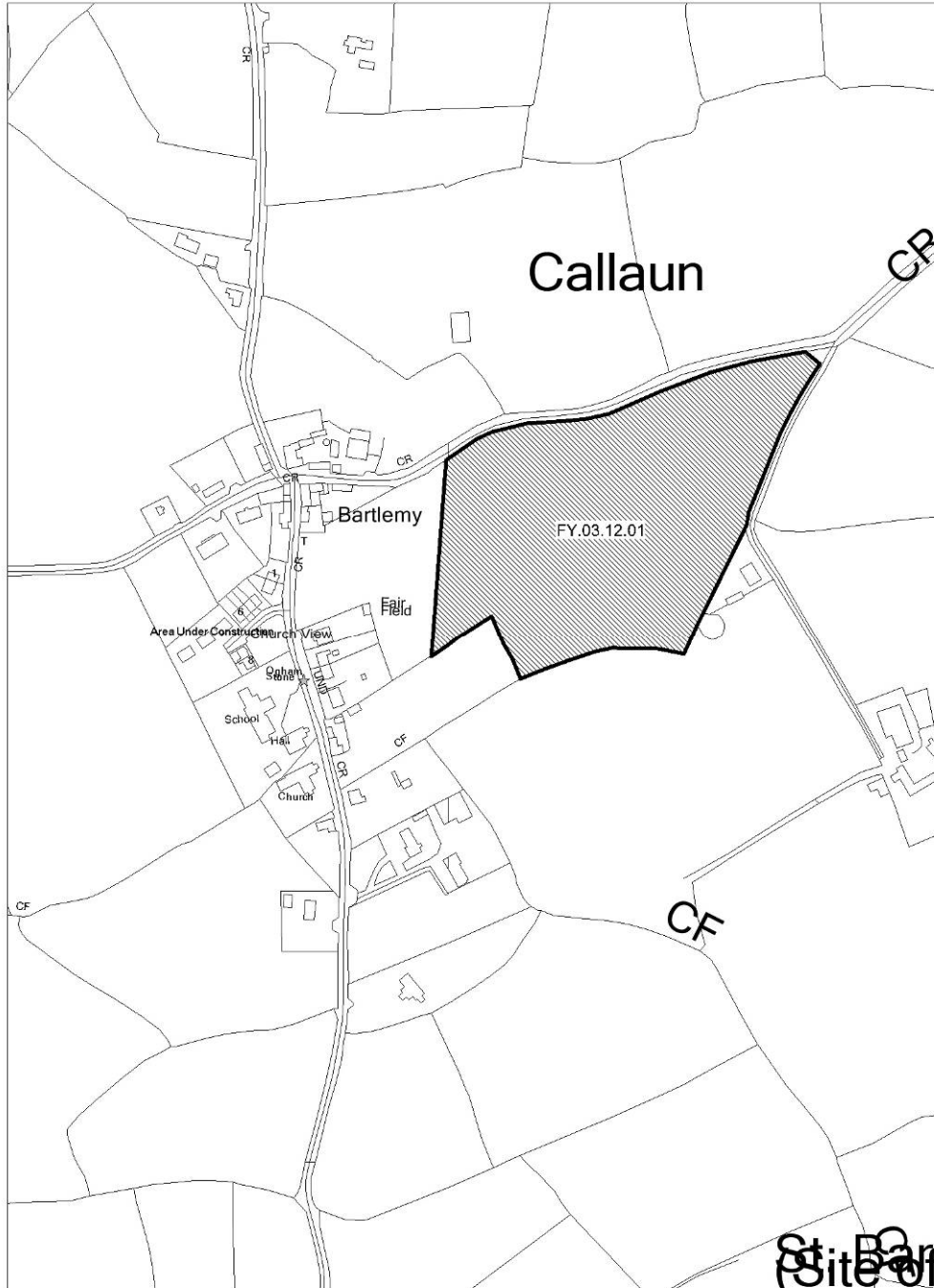


Amendment Ref. FY.03.09.01



Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

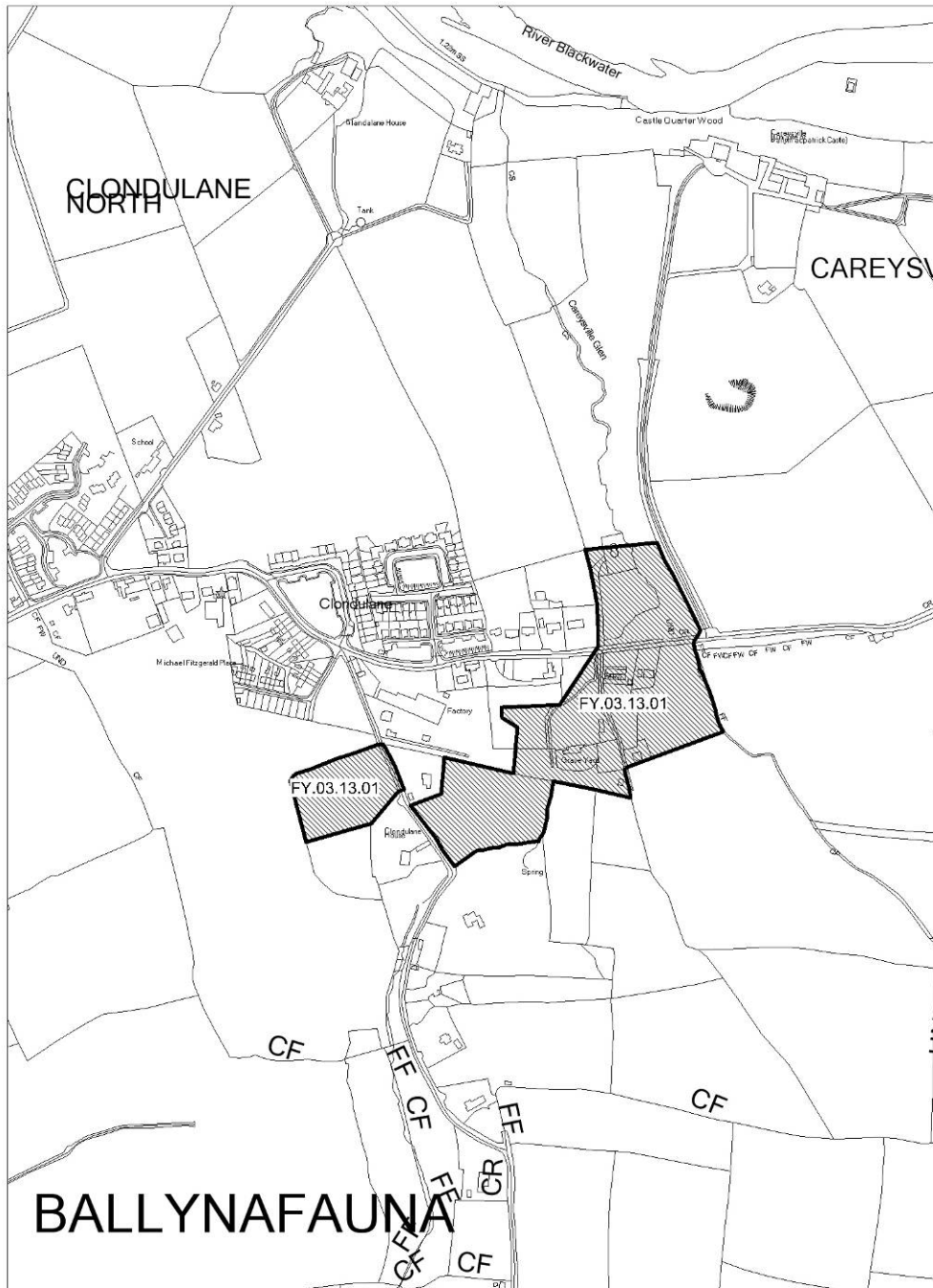
Bartlemy



Amendment Ref. FY.03.12.01

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

**Clondulane**

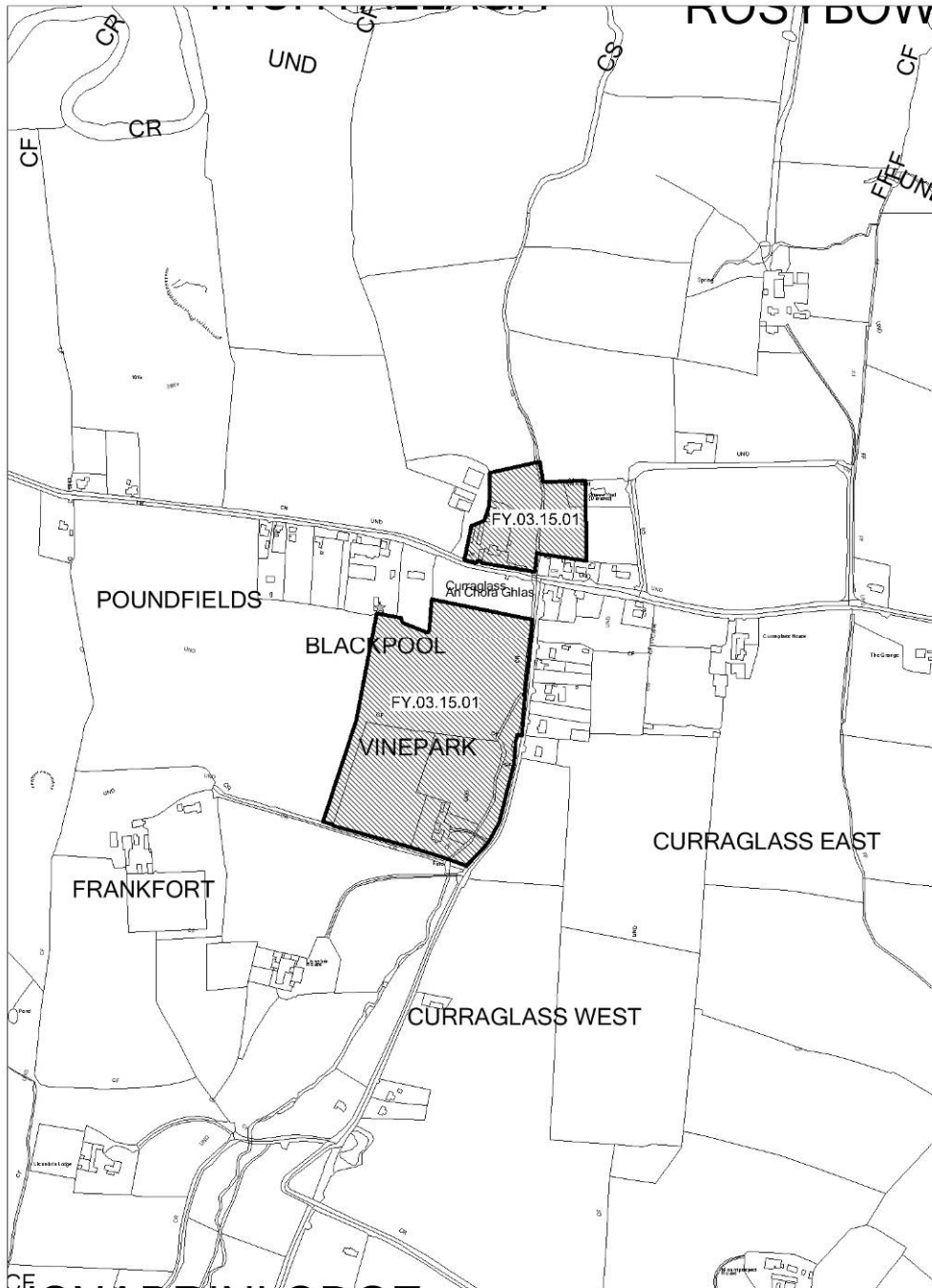


**Amendment Ref. FY.03.13.01**



Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

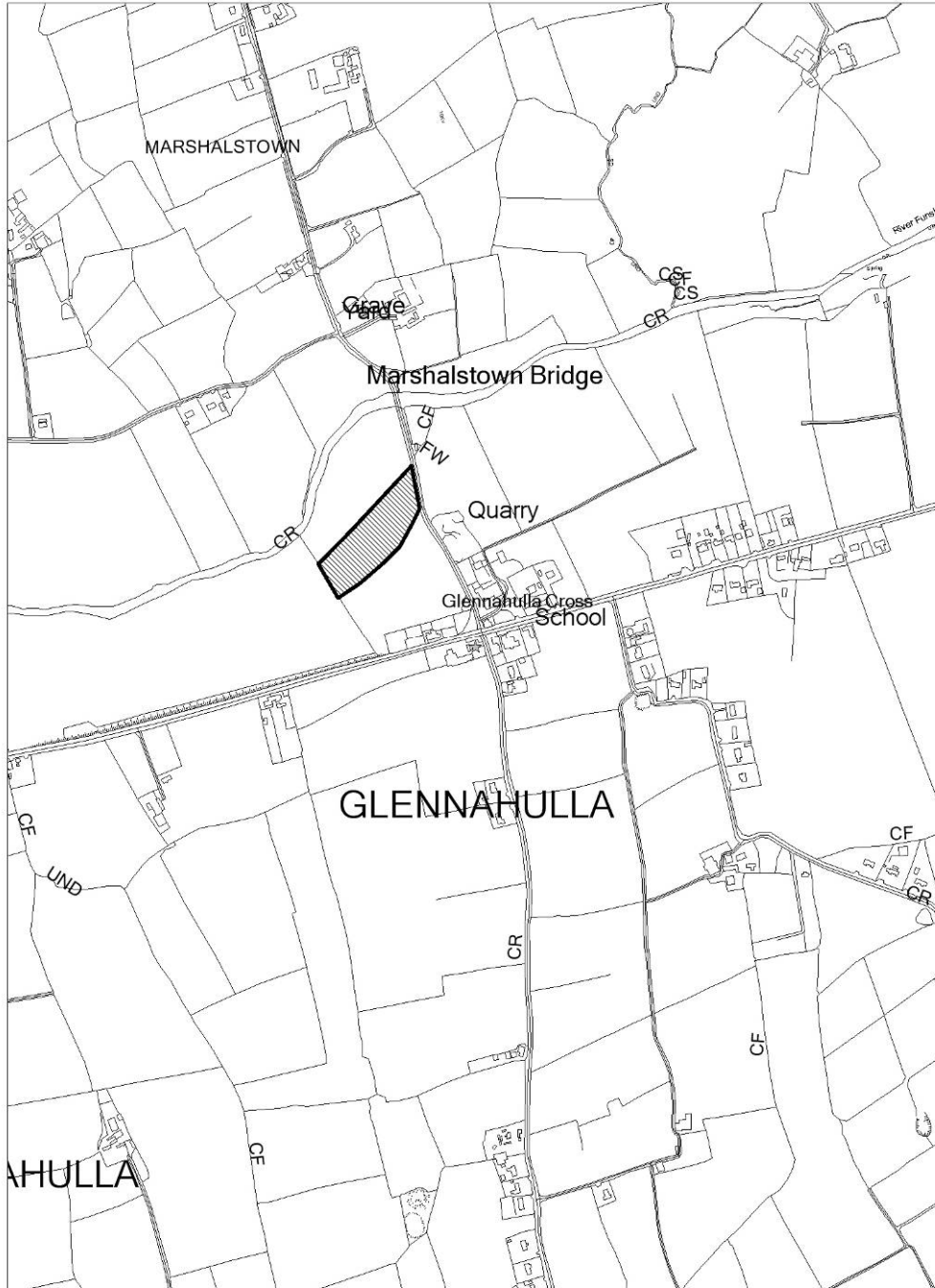
Curraglass



Amendment Ref. FY.03.15.01

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

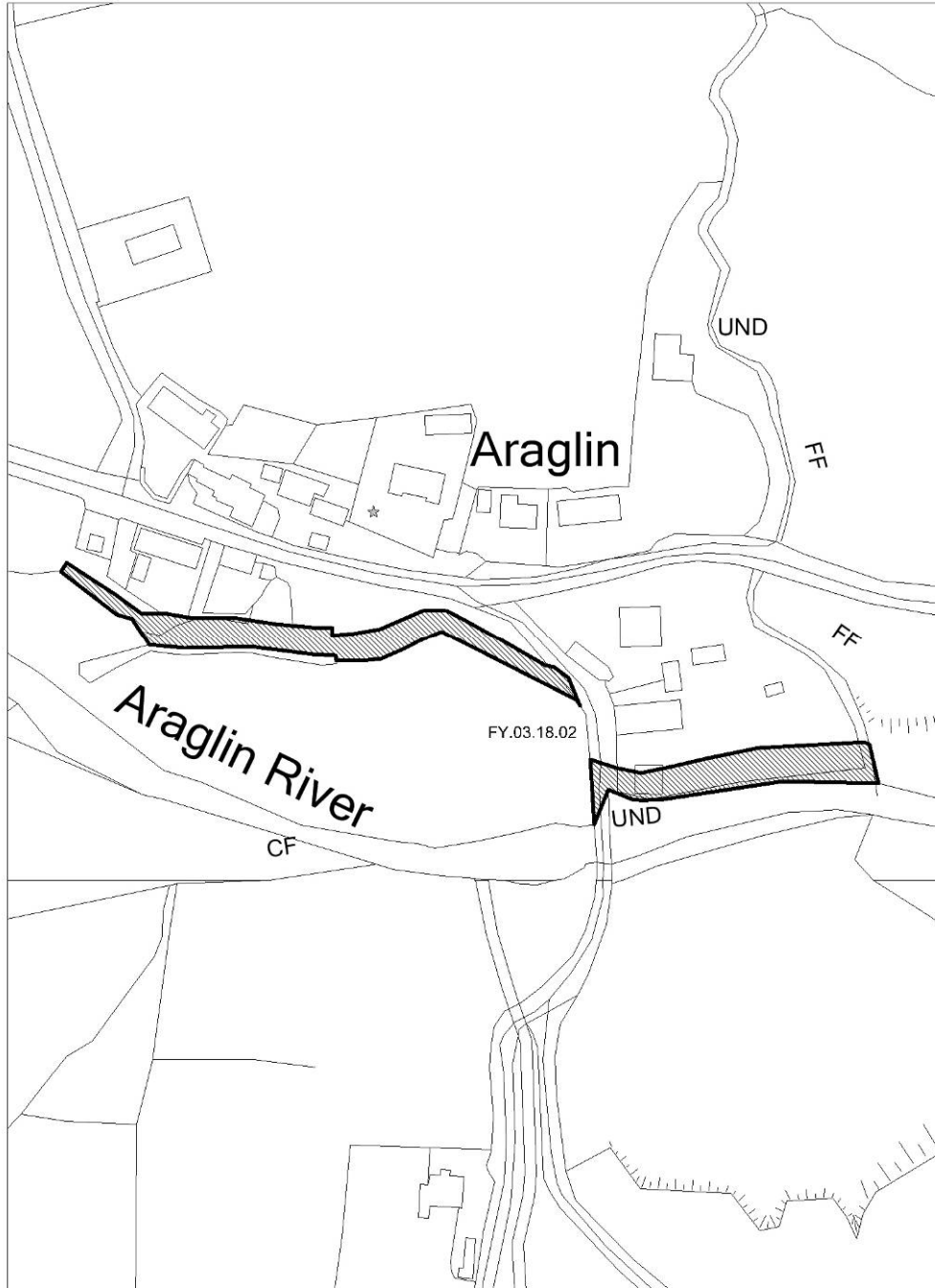
**Glenahulla**



**Amendment Ref. FY.03.16.01**

Fermoy Electoral Area Local Area Plan  
Public Consultation Draft

Araglin



Amendment Ref. FY.03.18.02

## Appendix E: List of Submissions by Interested Party

Name of Interested Party	Unique Reference Number	Settlement Name
Aldi	FYEALAP11/1426	Fermoy Environs
Berry, Dorothy	FYEALAP11/1351	Fermoy Environs
Castlelyons Development	FYEALAP11/1425	Fermoy Environs
Department of Arts, Heritage and the Gaeltacht	FYEALAP11/1433	Countywide
Department of Education and Skills	FYEALAP11/1413	Fermoy Environs
Devaney, Michael	FYEALAP11/1483	Mitchelstown
Environmental Protection Agency	FYEALAP11/1478	Countywide
Lawlor, Tania	FYSEA11/1321	Fermoy Environs
National Roads Authority	FYEALAP11/1479	Countywide
Office of Public Works	FYEALAP11/1480	Countywide
O'Flynn, John	FYEALAP11/1476	Fermoy Environs
Resource Property Investment Fund Plc.	FYEALAP11/1428	Fermoy Environs
Walsh, Pat	FYEALAP11/1486	Mitchelstown