

Report to Members

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

June 2010

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This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for Blarney Electoral Area which identified the critical planning issues and choices facing the Electoral Area in the future. The report summarises the outcome of this pre-draft public consultation which was carried out in line with S.20 (1) of the Planning & Development Acts 2000-2006 and will inform the preparation of the Draft Blarney Electoral Area Local Area Plan. Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while Appendix B details the issues which arose out of the Stakeholder meeting held on 8th of February 2010.

This report was circulated to the members of the Mallow Electoral Area Committee at a meeting on 04th June 2010. A second meeting has been arranged for the 22nd of June 2010 to discuss the issues arising from the report.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

1.1.1. The geographical extent of the electoral area has changed following the alteration of electoral area boundaries, put into effect at the end of 2008. A number of settlements formerly in the Macroom electoral area now fall within the Blarney Electoral Area - namely New Tipperary, Stuake/Donoughmore and Fornaght. Knockraha, formerly in the Blarney Electoral Area now falls within the Midleton Electoral Area.

1.1.2. A number of projects have been completed in the Blarney Electoral Area since the last plan including

- Preparation of masterplan for Stoneview,
- Phase 1 of the Blarney Water Supply Scheme Extension to Station road,
- Extension to Carrigrennan Waste Water Treatment Plant.

The following paragraphs summarise the key demographic changes, an assessment of business land supply and some of the challenges facing the electoral area.

Key Demographic Changes 2006-2020

Population

| Settlement Hierarchy Blarney EA | Population | | |
|------------------------------------|---------------|---------------|-------------|
| | 2002 | 2006 | % change |
| Cork City North Environs | 3,778 | 4,732 | 25.3 |
| Blarney | 2,146 | 2,400 | 11.8 |
| Glanmire | 6,853 | 8,385 | 22.4 |
| Tower | 3,032 | 3,102 | 2.3 |
| Villages and Rural Areas | 23,044 | 24,387 | 5.8 |
| Total | 38,853 | 43,006 | 10.7 |

1.1.3. The population of the Electoral Area grew by 11% between 2002 and 2006 (4153 people). The largest settlement within the Electoral Area was Glanmire, with 19% of the total population residing

within the town. Cork City North Environs experienced the largest growth in population (25%) between 2002 and 2006, compared to 22% growth in Glanmire, 11% in Blarney and 2% in Tower.

| Settlement Hierarchy Blarney EA | Population Growth | | |
|------------------------------------|-------------------|-------------------|---------------|
| | 2006 | Growth 2006 -2020 | 2020 Target |
| Cork North Environs | 4,732 | 4,299 | 9,031 |
| Blarney | 2,400 | 5,133 | 7,533 |
| Glanmire | 8,385 | 2,403 | 10,788 |
| Monard | 0 | 7,788 | 7,788 |
| Tower | 3,102 | 558 | 3,660 |
| Villages and Rural | 24,387 | 1,747 | 26,134 |
| Total Population | 43,006 | 21,928 | 64,934 |

1.1.4. The above table summarises the population targets for the Blarney Electoral Area up to 2020, set out in the Cork County Development Plan 2009. The 2020 population target for this electoral area is 64,934 persons, a 51% increase over 14 years. To make the best use of public investment in infrastructure and to maintain a good standard of environment, 92 % of this growth will be concentrated in the main urban areas, reflecting the strategic aim of both the CASP Update and the Cork County Development Plan 2009 to accelerate the rate of growth in the main towns while still maintaining growth in the rural areas.

Households

| Settlement Hierarchy Blarney EA | Household Growth | | |
|------------------------------------|------------------|-------------------|---------------|
| | 2006 | Growth 2006 -2020 | 2020 Target |
| Cork North Environs | 1,572 | 2,217 | 3,789 |
| Blarney | 797 | 2,377 | 3,174 |
| Glanmire | 2,786 | 1,724 | 4,510 |
| Monard | 0 | 3,279 | 3,279 |
| Tower | 1,030 | 555 | 1,585 |
| Villages and Rural | 7,316 | 2,474 | 9,790 |
| Total Population | 13,501 | 12,626 | 26,127 |

1.1.5. Table 5 sets out the household targets for the Blarney Electoral Area up to 2020. When a range of likely social and economic changes is taken into account, it is estimated that the total number of households within the Electoral Area will reach 26,127 by 2020, a 93% increase over 14 years. The majority (80%) of this growth will be concentrated in the main urban areas. This will require the construction of approximately 16,414 new dwellings within the Electoral Area.

Employment in the Blarney Electoral Area

1.1.6. The Census 2006 indicates that there were 13,887 jobs in the City North Environs, the Main Towns and the Strategic Employment Areas of the Blarney Electoral Area in that year.

1.1.7. The principle centre of employment within the Electoral Area and within the county as a whole, is Little Island which, based around a long standing residential community, has developed as a key location for a variety of employment, accommodating 5378 jobs in 2006.

Business Land Supply in Blarney Electoral Area

| Landuse | Total Land Zoned | Developed/In course of development | Total Land Available (2008) | Land for 'Stand Alone' | Other Business Land |
|---------|------------------|------------------------------------|-----------------------------|------------------------|---------------------|
| Total | 282 | 103 | 179 | 53 | 126 |

1.1.8. A total of 282 hectares of land were zoned for business use in the Blarney Electoral Area in previous plans for the area. Since 2003, a total of 72 hectares of land has been developed for business related uses within the Electoral Area and a further 31 hectares are either under construction or in the pre-construction phase of development. A total of 179 hectares of land remain available for future development. However, of this, 53 hectares is in a single site and is reserved for a single or 'stand-alone' development. Therefore, a total of 126 ha are available for general business development.

1.1.9. In the current economic climate it is difficult to estimate the future rate at which the remaining supply of land will be developed. The Blarney Electoral Area and Little Island in particular, was one of the fastest growing employment areas in the County in recent years and could be one of the areas where early signs of economic recovery would be expected to manifest themselves in demands for new development. At the rate of development experienced in recent years the existing supply of zoned land (excluding the 53 ha 'stand-alone' site) could be exhausted in as little as 5-6 years. The review of the Local Area Plan will need to strengthen the supply of land suitable for employment development so that this does not hold back the economic potential of the Electoral Area.

1.2 Pressure/ Challenges for the future

1.2.1 Because of its proximity to Cork City and its existing and planned road and rail networks, achieving the strategic objectives for the Blarney Electoral Area that are set out in the updated Cork Area Strategic Plan and the County Development Plan 2009 will play a critical role in delivering the overall objectives for the Cork Gateway established by the Government in the National Spatial Strategy.

Housing

1.2.2 To achieve the population targets set for the Electoral Area in the County Development Plan 2009 the plan it will be necessary to deliver the following key residential development projects;

- The development at Stoneview to the north of Blarney, proposed in the Blarney- Kilbarry Special Local Area Plan in 2005 has the potential to accommodate an additional 2500 units and a new rail

station. Planning permission has been granted for the first phase but major infrastructure investment is necessary before subsequent phases can proceed.

- The new town at Monard – the Blarney - Kilbarry Special Local Area Plan has identified a site (X-01), which will accommodate up to 5000 units. An application for designation as an SDZ has been made and major infrastructure investment is necessary before development can proceed.
- The identification of a development and infrastructure framework to accommodate the planned population for the Cork City North Environs, near Ballyvolane.

Employment

1.2.3 CASP update has a new economic development strategy for the CASP area that will deliver a major uplift in economic growth and employment. Almost 6,500 of the new jobs envisaged will be located in the Blarney Electoral Area. The Local Area Plan must ensure that sufficient land is identified to enable the electoral area to fully achieve its economic potential, giving priority, where appropriate, to the re-use of land that has already been developed and the redesignation to employment uses of land zoned for other forms of development in previous plans where that development may no longer be required. The area also has an important role to play in providing alternative locations for business development that may be displaced from the City Docklands area as a consequence of regeneration initiatives.

Transportation

1.2.4 An important principle of the Cork County Development Plan 2009 is to adopt an integrated approach to transport throughout the county with an increased emphasis on the use of public transport. Notwithstanding this, it is important to acknowledge the importance of both the national and the local road network in catering for the economic and social well being of the County. There are a number of issues, relating to the national road network, that will need to be addressed in the Blarney Electoral Area Local Area Plan including,

- Securing the construction of the Cork Northern relief road.
- Securing the construction of the M20 Cork-Limerick Motorway and facilitating an appropriate vehicular access to the Stoneview Development,
- Improving access to Little Island from the N25 to facilitate further employment development.

1.2.5 In relation to improving public transport options in the electoral area, the Local Area Plan will specifically address the need;

- To secure new park and ride rail stations at Blarney & Dunkettle,
- To secure a new rail station as part of the development of the Monard new town,
- To improve public transport permeability within Little Island and
- To improve public transport accessibility to Cork City North Environs.

Section 2 Baseline Environment

2.1 Introduction

2.1.1. This section of the report gives an indication of the possible significant environmental effects which will need to be taken into consideration when preparing the local area plan. While the Environmental Report, which will accompany the publication of the local area plan, will give more specific detail on the agreed environmental receptors, the purpose of this section is to briefly highlight the environmental issues which will have the greatest effect on the planning and implementation of the local area plan. It is important to note that while this section deals with the effects on the Blarney Electoral Area, the environmental effects often have trans-boundary effects, to other electoral areas and even other counties and this should be noted at the outset.

2.1.2. The Local Area Plan Review is also set against a growing number of national and international environment legislative commitments, from water quality regulations to commitments to promote public transport as an alternative to the private car.. This has a critical impact on policy formulation and planning decisions at regional and local levels. The most significant issue emerging in the Blarney Electoral Area is the provision of appropriate water and wastewater infrastructure to serve the future development at Stoneview, Monard and Cork City North Environs.

2.2 Water Supply

2.2.1. The Blarney Electoral Area falls within the South Western River Basin District. Phase 1 of the Blarney Water Supply Scheme is currently under construction, with a further scheme serving Dripsey also at the construction phase. (Additional information required)

2.3 Waste Water Treatment

Blarney - Tower

2.3.1 At present, the Wastewater treatment plant serving Blarney and Tower is operating within its design capacity of 13,000 pe. However, the Draft Lower Owenboy Water Management Unit Action Plan states that the Blarney WWTP is causing risk. This is likely to be due to the discharge of effluent from the plant to a Drinking Water Protection area.

2.3.2 The outline strategy has targeted additional population growth of 5,691 between Blarney and Tower. Currently the WWTP is operating to a 8,355 pe. As a result, there is insufficient capacity at the WWTP to accommodate an estimated PE of 14,046. In addition, Cork County Council has only applied for a PE Licence for 13,000 at this treatment Plant. (further comment from SEA team required)

2.3.3 According to the Water Services Infrastructure Programme, 2010-2012, the Blarney Tower Sewerage Scheme is scheduled to commence in 2010. While this might address the deficiencies in the capacity of the treatment plant, it is recommended that further discussions are held with the Environmental Section of Cork County Council to address this issue.

Carrignavar

2.3.4 It is envisaged that Carrignavar, as a Key Village, would be in a position to accommodate some level of population growth over the lifetime of the next LAP. However, the Draft Water Management Unit Action Plan states that this WWTP has an insufficient future capacity and insufficient future assimilative capacity to accommodate future population growth.

2.4 River Catchments and Water Quality

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

2.4.2 Within the South West River Basin Management Plan, which covers Cork and Kerry, most of the main settlements in the Bandon Electoral Area including the two main towns and key village are covered by the Draft **Lower Owenboy** water management unit action plan. It is through this action plan that the water quality of a particular river catchment is reviewed and monitored.

2.5 Waste Management

2.5.1 The Waste Management Plan for Cork County 2004 included an action to provide a Civic Amenity site in Blarney/Tower, and Glanmire/Cobh however, to date neither have been provided. The Kinsale Road Civic Amenity Site in Cork City is the nearest CAS to the Blarney EA. Recycling facilities (17 in total) have been provided close to centres of population in Blarney (2 bring sites), Glanmire (3 bring sites) and Glounthaune. Additional facilities have also been provided in a number of the smaller settlements including; Berrings, Cloghroe, Courtbrack, Donoughmore, Firmount Grenagh, Glenville, Inniscarra and Whitechurch. The provision of similar facilities in Cork City North Environs, Little Island and Carrignavar, the only major centres of population not currently served, and the provision of a Civic Amenity Site within the Blarney Electoral Area should be considered as part of the preparation of the Draft Local Area Plan.

2.6 Nature Conservation & Habitat

2.6.1 The Blarney Electoral Area contains a number of sites designated at an international or national scale as being of importance for nature conservation. Two Special Areas of Conservation (Great Island Channel and Blackwater River), one Special Protection Area (Cork Harbour) and ten proposed National Heritage Areas are all at least partially located within the area. The protection of these areas is of paramount importance and it is recommended that the findings of the strategic environmental assessment, in relation to proposed developments in close proximity to areas of nature conservation, be incorporated into the Draft Plan.

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

2.7 Other Environmental Considerations

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

Section 3 Principal Issues Raised in Submissions

3.1 Electoral Area Wide Issues

3.1.1. A number of recurring issues have been identified in relation to settlements. These include the following:

- There is a need to focus on securing the delivery of key infrastructure to facilitate large scale, strategic developments such as Monard, Stoneview, Dunkettle.
- There is a need to optimise the use of sustainable transport infrastructure including public transport, pedestrian/cycle linkages and generally improve traffic management in the area.
- There is a need to determine that the range of uses specified in commercial or industrial zonings is appropriate and consideration should be given to redefining those zonings.
- Reference to flooding highlights the importance of undertaking flood risk assessment of any proposed new zonings.

In addition, a submission from the NRA raises countywide issues and as such is contained in a separate document of countywide submissions. However, the submission makes reference specifically to the Blarney Electoral Area in the context of access to national road infrastructure. The submission indicates a need for consultation with the NRA to ensure compatibility between NRA and Local Area Plan objectives.

3.2 Principal Issues Raised in Relation to Settlements

3.2.1. The following paragraphs list the issues raised in the submissions in relation to settlements:

MAIN SETTLEMENTS:

Blarney: A Total of 20 submissions were received for Blarney town - the main issues are as follows:

Infrastructure:

- Unlocking constraints to development must be a priority of the LAP – submissions refer specifically to Stoneview.

Traffic and Transport:

- Improved pedestrian linkages between residential estates and services and community facilities are needed.
- The M20 and traffic implications for Blarney were raised in several submissions.

Population and Housing:

- Blarney R-04 – there were numerous submissions on this site requesting inter alia, clarification of the zoning objective, modification of the zoning objective and the dezoning of the site.
- As indicated in the Outline Strategy, lands already zoned in Blarney are sufficient to accommodate the future growth target.

Education:

- A site for the Gaelscoil was requested. This raises the issue of the need for consultation with the Department of Education and Skills.

Scale and type of Development:

- Submissions request that the character of Blarney be protected.

Economy and employment:

- Development of Blarney Park Hotel site needs to be achieved – a submission requests greater flexibility in the zoning objective of the site.
- Blarney Business Park – a submission requests greater flexibility in the range of uses considered appropriate.

Cork City - North Environs: A Total of 22 submissions were received for Cork City North Environs - the main issues are as follows:

Population and Housing and Community Facilities:

- There are a number of requests to zone land for residential development with open space within the development boundary and greenbelt sites being proposed. The identification of the most appropriate site at Ballyvolane for future residential development is a key issue for the North Environs. There is a need to provide additional land to accommodate approximately 2,043 additional units in the North Environs.
- The delivery of lands already zoned for recreational use including pitches, playgrounds and amenity walks needs to be addressed.
- There will be a requirement for the provision of new schools.

Economy and Employment:

- Submissions request that additional land is zoned for commercial development. Open Space within development boundary and greenbelt sites are proposed.
- Kilbarry is identified by the IDA as an important location for major employment development serving the north of the city – accordingly the need for public transport and non-national road links to facilitate commuter traffic must be addressed.

Transport:

- There is an issue regarding achieving improved access to public transport and developing a road network for local traffic to support the development of a high quality public transport corridor to the city centre and airport, anchored by Ballyvolane area, as identified in CASP update.

Flooding:

- Requests to zone floodplains raises the issue of flood risk assessment.

Glanmire: A Total of 20 submissions were received for Glanmire town - the main issues are as follows:*Economy and Employment:*

- Neighbourhood centre: The issue of how best to expand the provision of retail in Glanmire is raised by submissions. The Local Area Plan will need to identify the most appropriate location for future retail development with regard to the Retail Planning Guidelines. Consideration will need to be given to the options of the redevelopment of Hazelwood or strengthening the existing centres.

Traffic and Transport:

- Improvement of road infrastructure is crucial to facilitate development at Dunkettle and Ballinglanna.
- Better traffic management is needed to improve quality of life in Glanmire.
- Walking and cycling needs to be better facilitated – there is a need for improved pedestrian and cycle linkages.

Population and Housing:

- As indicated in the Outline Strategy, it is considered that lands already zoned can accommodate the future growth target.

Education:

- A submission from the Gaelscoil seeks identification of a site to accommodate relocation of the Gaelscoil raising the issue of the need to consult with the Department of Education and Skills and consider how best to respond to identified educational deficits.

Little Island: A Total of 16 submissions were received for Little Island the main issues are as follows:*Economy and Employment:*

- Little island was designated as a “Strategic Employment Location” in the 2009 Cork County Development Plan.
- A request for zoning of Harbour Point golf course raises the issue of the need to assess the ability of other non industrial lands to accommodate some level of business development.
- Consideration needs to be given to the merits of retaining the stand alone industry objective on I-03 in consultation with the IDA.
- Is it appropriate for a disused hotel site to remain in the greenbelt?
- The LAP needs to consider the potential for redevelopment of Brownfield sites on Little Island.

Transport:

- The need to improve access to the National Road network especially for road freight vehicles and also access to Little Island by pedestrian/cyclists is an important issue.

- Accessibility by energy efficient and public transport modes, in order to reduce reliance on car dominated commuting in the area is needed. A pedestrian access to the Lower Glanmire road is also required. Preparation of a comprehensive traffic study would assist the LAP preparation.
- Improved public transport connectivity between the railway station and Little Island.

Housing and Community Facilities:

- The LAP needs to protect and enhance existing residential amenities.
- The Local Area Plan review should protect the existing amenity of the established residential communities within Little Island.

Environment:

- The Local Area Plan will need to protect designated European Sites from development and land use proposals with the potential to cause significant adverse impacts.

Tower: A Total of 7 submissions were received for Tower - the main issues are as follows:

- Several submissions request zoning of greenbelt land – consideration needs to be given to either zoning additional land for development or accommodating future development on existing zoned land.
- Is the objective in the current plan to restore the Hydro reasonable?
- An extension to the water distribution network is required in Tower and a major upgrade of the existing treatment plant is required also.
- a total of 722 residential units will need to be provided in Tower. There is capacity on the current zoned land to accommodate 360 units.
- Flooding is an issue on the western side of the Tower development boundary.

Monard: A Total of 5 submissions were received for Monard - the main issues are as follows:

- Is the concept of the development of Monard appropriate for that location?
- What is an appropriate scale of development for Monard?
- How best can the delivery of Monard be secured?

KEY VILLAGES:

Carrignavar: (3 submissions):

- Is there sufficient land available in Carrignavar for amenity and leisure use?
- Should the X-01 site be rezoned for medium density residential development?

Glenville: (2 Submissions)

- Is there a sufficient supply of residentially zoned land in Glenville? Should certain parcels of land be de zoned?

Grenagh: (4 Submissions)

- What provision will the CDP make for the zoning of open space in Grenagh?
- How will LAP address infrastructural deficiencies in Grenagh?
- What steps will the LAP take to improve pedestrian and cycling linkages in Grenagh?

VILLAGES:

Dripsey Model Village: (1 Submission)

- Is there a sufficient supply of residentially zoned land in Dripsey?

Glounthaune: (7 Submissions)

- What quantum of residential land is required in Glounthaune?
- Glounthaune should not be designated as a key village.
- Pedestrian and cycling infrastructure should be improved in Glounthaune.
- Additional water and wastewater infrastructure is required in the area.
- What role do the O-01 and O-02 site have in providing for future residential development?

Killeens: (2 Submissions)

- Is there sufficient land zoned for residential development in Killeens?

Upper Glanmire: (2 Submissions)

- Is additional land required to accommodate future population growth in Upper Glanmire?

Whitechurch: (3 Submissions)

- Is additional residential land required in Whitechurch?

No submissions received for Stuake-Donoughmore or Upper Dripsey

VILLAGE NUCLEI:

Berrings: (2 submissions):

- Is there a need for additional residential land in Berrings?

Courtbrack: (20 Submissions)

- What is the appropriate scale of development in Courtbrack?

Dublin Pike: (1 Submission)

- Should the development boundary of Dublin Pike be extended?

Firmount: (1 Submission)

- There should be more flexibility when considering the redevelopment of Brownfield land to accommodate the needs of the agri farming community.

Matehy: (2 Submissions)

- Is there sufficient land zoned for residential development in Matehy?

Rathduff: (2 Submissions)

- How can the LAP facilitate the redevelopment of existing Dairygold properties in the area?
- How can pedestrian and cycling facilities be improved in the area?

No submissions received for Cloghroe, Fornaght, Lower Dripsey and New Tipperary

OTHER LOCATIONS:**Clogheen: (1 Submission)**

- Should lands be rezoned from A2 to A3 adjacent to Clogheen?

Templemichael: (1 Submissions)

- Should Templemichael be reclassified as a village Nucleus?

Whitescross: (1 Submission)

- Should additional land be rezoned for residential development in Whitescross?

RURAL AREAS:**Caherlag:**

- Should Caherlag be reclassified as a village Nucleus?

Leemount Cross:

- Should there be a development boundary around Leemount Cross?

3.3 Issues Relating to the County Development Plan

- Amendments to the Greenbelt

3.3.1. A number of submissions requested that alternations be made to the Metropolitan Green Belt.

- Changes to the Settlement Hierarchy

3.3.2. A number of submissions asked for amendments to the settlement hierarchy within the Blarney Electoral Area. While one submission asked for Glounthaune to be reclassified as a Key Village, a number asked for it to remain as a village. Other submissions asked for rural areas such as Leemount Cross and Caherlag to be classified as settlements on the hierarchy.

Section 4 Overall Approach to the Draft Local Area Plan

Ministerial Guidance

Sustainable Development in Urban Areas

4.1.1. Published by the Department of Environment, Heritage and Local Government in May 2009, these guidelines update and revise the Guidelines for Planning Authorities on Residential Densities (1999), and provide further guidance on the appropriate scale of development in cities, large towns, smaller towns and villages. In this electoral area, only Glanmire can be classified as a large town, for the purposes of the planning guidelines on Sustainable Residential Development in Urban Area. Cork City North Environs, Blarney and Tower are classified as small towns.

4.1.2. The guidelines advocate population increases within cities or large town centres such as Blarney, Monard, Cork City North Environs and Monard given their range of employment, recreation, educational, commercial and retail uses which can help curtail travel demand and achieve sustainable patterns of development. Equally, increasing populations at these locations can assist in regeneration, make more intensive use of existing infrastructure, support local services and employment, encourage affordable housing provision and sustain alternative transport modes such as walking, cycling and public transport. In order to maximise growth, in principle, no upper limit of dwellings should be provided on any town or city centre site, subject to meeting residential amenity and design standards. By 2020, given the targeted population growth anticipated, all the main settlements in the electoral area, excluding Tower, will be classified as cities or large towns.

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

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

and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.

- Local authorities have a vital role to play in encouraging development through the provision of essential services.

Flood Risk and the Planning System

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

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

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

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

4.1.7. Flood risk assessments should (be):

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

4.2 County Development Plan 2009

Population Targets and Requirement for Zoned Land

4.2.1. The Outline Strategy for this electoral area sets out the 2006-2020 population target at **64,934** persons. Using appropriate average household size figures, this would equate to about **26,127** households in the electoral area to 2020 or an increase of **12,626** households over the plan period. Allow for a proportion of vacancies, and frictional losses in the market, the overall housing

requirement in the electoral area is **16,412** new houses. Taking into account the units permitted, committed and constructed during the 2006-2010 period, it is estimated that the new 2010-2020 growth in new houses for the electoral area is **13,425** houses.

4.2.2. To make the best use of public investment in infrastructure and to maintain a good standard of environment; 92 % of this growth will be concentrated in the main urban areas, reflecting the strategic aim of both the CASP Update and the Cork County Development Plan 2009 to accelerate the rate of growth in the main towns while still maintaining growth in the rural areas.

4.2.3. The following table gives a more accurate reflection as to the proposed future growth in the main towns, key villages and villages and rural area in the electoral area in line with the plan period 2010-2020. The local area plan will be based on these growth targets.

| Table 5: Blarney Electoral Area – Population Growth | | | |
|--|--------------------------|--------------------------|--------------------|
| Settlement Hierarchy Blarney EA | Population Growth | | |
| | 2006 | Growth 2006 -2020 | 2020 Target |
| Cork North Environs | 4,732 | 4,299 | 9,031 |
| Blarney | 2,400 | 5,133 | 7,533 |
| Glanmire | 8,385 | 2,403 | 10,788 |
| Monard | 0 | 7,788 | 7,788 |
| Tower | 3,102 | 558 | 3,660 |
| Villages and Rural | 24,387 | 1,747 | 26,134 |
| Total Population | 43,006 | 21,928 | 64,934 |

4.2.4. Derived from a dwelling unit target for the County, the Outline Strategy sets out the dwelling unit growth 2006-2020 for each of the main settlements and for the key villages collectively. Some of these dwelling units have already been constructed since 2006, while some of these units already have valid permissions but have not yet been constructed. When these figures are subtracted from the 2006-2020 growth figure the balance represents the additional growth that must take place to achieve the 2006-2020 growth target. The calculations were progressed using data from the geodirectory and from a Housing Land Availability Study. The figures are set out in the table below:

| Settlement | Dwelling Unit Growth 2006-2020 | Already Built 2006-2010¹ | 2010-2020 (Gross) Housing Requirement ² | Outstanding planning permissions | New Development to 2020³ |
|---------------------------------------|---------------------------------------|--|---|---|--|
| Blarney | 3090 | 16 | 3,074 | 0 | 3,062 |
| Cork City - North Environs | 2882 | 410 | 2,472 | 0 | 2,337 |
| Glanmire | 2241 | 227 | 2,014 | 103 | 1,786 |
| Monard | 4263 | 0 | 4,263 | | 4,263 |
| Tower | 722 | 39 | 683 | 141 | 534 |
| Little Island | 0 | 0 | 0 | 0 | 0 |
| Total Main Settlements | 13198 | 692 | 12,506 | 244 | 11,982 |
| Carrignavar | | | | | |
| Glenville | | | | | |
| Grenagh | | | | | |
| Total Key Villages | 983 | 181 | 802 | 422 | 367 |
| Total Villages and Rural Areas | 2231 | 353 | 1,878 | 788 | 1,076 |
| Electoral Area Total | 16412 | 1,226 | 15,186 | 1454 | 13,425 |

Economy and Employment

4.2.5. The Census 2006 indicates that there were 13,887 jobs in the City North Environs, the Main Towns and the Strategic Employment Areas of the Blarney Electoral Area in that year.

4.2.6. The principle centre of employment within the Electoral Area is Little Island which, based around a long standing residential community, has developed as a key location for a variety of employment, accommodating 5378 jobs in 2006. A number of issues relative to Little Island's Strategic Employment Area status arose during public consultation. These are addressed under the recommended approach for Little Island below.

4.2.7. It is envisaged that the economic development strategy for the CASP area will result in an additional 6,500 jobs in the Blarney Electoral Area. In order to deliver the uplifted employment targets in the CASP Area and address the possibility of accommodating relocating businesses, the Cork

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

² 2010-2020 (Gross) Housing Requirement: this is the 2020 target from Outline Strategy minus what is already built ('06-'10)

³ New development 2010: this is the 2020 Housing Requirement minus [vacant units counted in 2010 HLAS (not included in geodirectory count), and units under construction].

County Development Plan has designated a number of strategic and integrated employment centres within the Blarney Electoral Area including;

1. Little Island – Strategic Employment Centre
2. Kilbarry – Strategic Employment Centre
3. Blarney/Monard – Integrated Employment Centre.

4.2.8. Realising the employment potential envisaged in CASP is strongly dependant on the delivery of necessary infrastructure including high quality public transport, as well as the availability of land. Notwithstanding the difficulties in estimating the future rate at which business land supply will be developed it is nevertheless considered that the Local Area Plan will need to strengthen the supply of business land in the electoral area to accommodate both future jobs and relocation of existing business. Use of brownfield land and re-designation to employment uses of lands zoned for other uses will play a significant role in strengthening the supply of business land.

Environment

4.2.9. The main thrust of this electoral area is the continued growth of existing settlements. In order for this to take place within the parameters of maintaining a quality environment, it is essential that the discharge of waste water treatment plants and the extensions to them are consistent with the requirements of the Lower Owenboy Water Management Unit Action Plan, so that there is no danger to human health and areas on bio-diversity. Particular emphasis needs to be placed on the wastewater treatment plant in Blarney and its potential effect on Drinking Water Protection areas.

Transport

4.2.10. A countywide submission from the NRA, referring specifically to the Blarney Electoral Area in the context of access to national road infrastructure, is of particular relevance to the Main Towns. It highlights that it is important to avoid conflict between the Local Area Plan objectives and NRA's plans particularly, as raised in the submission, in relation to the Dunkettle Interchange and the M20. The NRA's views that it will not be appropriate to have development junctions along the N22/N20/N8 Cork Northern Ring road raise concern regarding Stoneview and Monard. It points to a need for further engagement with the NRA during the plan preparation process to achieve consensus so that these developments may proceed.

4.3 Recommended Approach in the Main Towns

Blarney

Population and Housing

4.3.1. In 2006, the population of Blarney was 2,400. The number of dwellings in Blarney in 2010 was 881. It is worth noting that there have been 295 houses constructed in Blarney over the past 10 years, representing a 50% increase on the number of dwellings recorded in 2001, compared to the estimated 3062 units that are targeted over the next 10 years. The majority of these units are to be accommodated within the development at Stoneview. There are currently no units under construction and 12 vacant units were identified in Blarney Town. There are no outstanding planning permissions.

| Settlement | Dwellings 2001 | Dwellings 2005 | Dwellings 2010 | Under Construction 2010 | Vacant Units 2010 | Outstanding planning permissions | Potential Housing stock 2020 |
|------------|----------------|----------------|----------------|-------------------------|-------------------|----------------------------------|------------------------------|
| Blarney | 586 | 861 | 881 | 0 | 12 | 0 | 893 |

4.3.2. It is considered that lands already zoned in Blarney, including the whole of the Stoneview site are sufficient to accommodate the future growth target. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 3090 units in the period 2006-2020. Taking account of the number of units built between 2006-2010 (including vacant), it is clear that there is an outstanding requirement for 3062 units to 2020 (See table below). While there is capacity available in the WWTP to cater for the scale of development proposed, the Draft Lower Owenboy Water Management Unit Action Plan states that the Blarney WWTP is causing risk.

| Settlement | New House Construction Target to 2020 | Already Built 2006-2010 plus units which are vacant & under construction | Outstanding planning permissions | Additional New Development Required to 2020 |
|------------|---------------------------------------|--|----------------------------------|---|
| Blarney | 3,090 | 28 | 0 | 3,062 |

Specific Issues to be addressed

4.3.3. The submissions have raised a number of issues that will need to be addressed in the preparation of the draft plan. One of the primary concerns is facilitating the delivery of the development at Stoneview.

4.3.4. In relation to the development on the R-04 site in Blarney, where there are calls to clarify the existing Special Local Area Plan, there are a number of approaches open to the County Council. At this stage, the recommended approach would be to revert to the zoning objective that existed in 2003 without including any reference in the Draft Plan to the number of units that can be accommodated on the site.

4.3.5. The Draft Local Area Plan will also need to address the Blarney Park Hotel Site. Here the existing Special Local Area Plan sets out an objective to secure mixed-use development. The case for major changes to this objective will need to be assessed.

4.3.6. Another significant issue raised in relation to Blarney is the need for improved pedestrian links. As outlined in the County Development Plan, the Local Area Plan will seek to implement and promote the series of aims outlined in the DoEHLG Guidelines on Sustainable Residential Development in Urban Areas. These aims include prioritising walking, cycling and public transport. Where appropriate the plans will identify potential links and zoning objectives may need to outline specific requirements to ensure that new developments are adequately linked to the wider area, facilities, and public transport nodes.

4.3.7. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Science.

Cork City North Environs

Population and Housing

4.3.8. In 2006, the population of Cork City North Environs was 4,732. The number of dwellings in the area in 2010 was 2,074, an increase of 93% on the number of dwellings recorded in 2001. There is a further 87 units under construction with 48 vacant units identified. There are no outstanding planning permissions in the North Environs.

| Settlement | Dwellings 2001 | Dwellings 2005 | Dwellings 2010 | Under Construction 2010 | Vacant Units 2010 | Outstanding planning permissions | Potential Housing stock 2010 |
|----------------------------|----------------|----------------|----------------|-------------------------|-------------------|----------------------------------|------------------------------|
| Cork City - North Environs | 1,072 | 1,561 | 2,074 | 87 | 48 | 0 | 2,209 |

4.3.9. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 2,882 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement for 2,337 units to 2020 (See table below). There is a shortfall in the capacity of the existing supply of residential zoned land to accommodate this level of growth. Additional lands are required to accommodate approximately 2000 units in the Ballyvolane area of the North Environs.

| Settlement | New House Construction Target to 2020 | Already Built 2006-2010 plus units which are vacant & under construction | Outstanding planning permissions | Additional New Development Required to 2020 |
|----------------------------|---------------------------------------|--|----------------------------------|---|
| Cork City – North Environs | 2,882 | 545 | 0 | 2,337 |

Specific Issues to be addressed

4.3.10. CASP update targets a significant increase in population at Ballyvolane and envisages the existing neighbourhood centre emerging as a district retail centre. The identification of a site for the future development of approximately 2000 dwelling units at Ballyvolane is a key issue facing the North Environs. The draft plan will attempt to identify and map an appropriate site however; a water

infrastructure study and a transport study will need to be completed to determine that the detail of the zoning and mapping is appropriate. It is likely that the specific zoning objective for the site will require the agreement of a masterplan prior to development of the site.

4.3.11. The future development of Ballyvolane is predicated on the potential to deliver a high quality public transport corridor connecting the North of the city to the city centre and the airport. Transport is a key issue which the Local Area Plan will need to address in relation to both Ballyvolane and the also the Kilbarry Strategic Employment Centre. In addition to there being a need for quality public transport there is a need for the road network to support local and commuter traffic.

4.3.12. There were several submissions requesting zoning of open space that is identified by LeeCFRAMS as floodplain. In preparation of the draft plan flood risk assessment may be undertaken as outlined above under 'Flood Risk and the Planning System'.

4.3.13. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Science.

4.3.14. The Outline Strategy highlighted that land that has been zoned for various recreational uses has yet to be developed to facilitate those uses. A common approach will need to be developed in conjunction with the City Council to ensure the provision of adequate recreational facilities for the existing population and targeted growth. This will need to be cognisant of the substantial new growth envisaged for Ballyvolane.

Glanmire

Population and Housing

4.3.15. In 2006, the population of Glanmire was 8,385 (an increase of 22% on 2002 population figures), making it the largest town within the electoral area. Since 2001, over 1,350 new dwellings have been completed (a 68% increase). There is currently an estimated 3,366 units occupied within the town and a further 27 units under construction. 98 vacant units were identified. Planning permission exists for the construction of a further 103 units.

| Settlement | Dwellings 2001 | Dwellings 2005 | Dwellings 2010 | Under Construction 2010 | Vacant Units 2010 | Outstanding planning permissions | Potential Housing stock 2010 |
|------------|----------------|----------------|----------------|-------------------------|-------------------|----------------------------------|------------------------------|
| Glanmire | 2,001 | 3,082 | 3,366 | 27 | 98 | 103 | 3,594 |

4.3.16. It is considered that lands already zoned can accommodate future growth in Glanmire. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 2,241 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement for 1,786 units to 2020 (See table below), which can be accommodated by maximising the output on the current supply of residentially zoned land.

| Settlement | New House Construction Target to 2020 | Already Built 2006-2010 plus units which are vacant & under construction | Outstanding planning permissions | Additional New Development Required to 2020 |
|------------|---------------------------------------|---|----------------------------------|---|
| Glanmire | 2,241 | 352 | 103 | 1,786 |

Specific Issues to be addressed

4.3.17. The submissions relating to Glanmire gave rise to two key issues. One of these is the issue of how best to expand the provision of retail in Glanmire. Rather than facilitate further piecemeal retail development or develop a new neighbourhood centre on the periphery of Glanmire, it is considered that perhaps the most appropriate approach for the Draft Local Area Plan may be to identify a site close to the existing Hazelwood centre. In addition, the draft plan may promote the redevelopment of Hazelwood centre.

4.3.18. The other key area of concern is road infrastructure, traffic and transport. Improvement of the road infrastructure is crucial to the facilitation of development at Dunkettle and Ballinglanna.

4.3.19. Submissions raised the issue of pedestrian links in Glanmire. As outlined in the County Development Plan the Local Area Plan will seek to implement and promote the series of aims outlined in the DoEHLG Guidelines on Sustainable Residential Development in Urban Areas. These aims include prioritising walking, cycling and public transport. Where appropriate the plans will identify potential links and zoning objectives may need to outline specific requirements to ensure that new developments are adequately linked to the wider area, facilities, and public transport nodes.

4.3.20. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Skills.

Tower

Population and Housing

4.3.21. In 2006, the population of Tower was 3,102. According to the geodirectory, the number of dwellings in the area in 2010 was 1,142, an increase of 82% on the number of dwellings recorded in 2001. There were no units under construction in 2010 with a further 48 vacant units identified. Currently in Tower, there are outstanding planning permissions for 141 units.

| Settlement | Dwellings 2001 | Dwellings 2005 | Dwellings 2010 | Under Construction 2010 | Vacant Units 2010 | Outstanding planning permissions | Potential Housing stock 2010 |
|------------|----------------|----------------|----------------|-------------------------|-------------------|----------------------------------|------------------------------|
| Tower | 627 | 1,093 | 1,142 | 0 | 8 | 141 | 1,291 |

4.3.22. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 722 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement for 534 units to 2020 (See table below). There is a shortfall in the capacity of the existing supply of residential zoned land to accommodate this level of growth. Taking into consideration the DoEHLG Guidelines on Sustainable Residential Development in Urban Areas and the need to maximise the capacity of zoned land it is estimated that additional lands are required to accommodate approximately 150 units in Tower.

| Table 14 Tower Housing requirement to 2020 | | | | |
|--|---------------------------------------|--|----------------------------------|---|
| Settlement | New House Construction Target to 2020 | Already Built 2006-2010 plus units which are vacant & under construction | Outstanding planning permissions | Additional New Development Required to 2020 |
| Tower | 722 | 47 | 141 | 534 |

Specific Issues to be addressed

4.3.23. Population targets in both the CASP Update and the Cork County Development Plan 2009 predict modest population growth in Tower up to 2020 (+558 people), bringing the 2020 population to 3,660. In order to accommodate the level of population growth anticipated, a total of 722 units will need to be provided in Tower. The current supply of zoned land can accommodate approximately 396 of these units. A number of submissions received identified a number of locations where the anticipated shortfall could be located. During the preparation of the Draft Local Area Plan, these potential locations will be given detailed consideration, paying particular attention to infrastructural constraints and flooding issues.

4.3.24. In relation to the upgrading of pedestrian and cycling facilities within Tower, it is recommended that consideration is given, when preparing the Plan, to identifying potential pedestrian and cycling links both within Tower and potentially, in the longer term linking Tower with Blarney through a network of such facilities.

Monard

4.3.25. The proposals for a new settlement at Monard have been made the subject of an application to the Minister for the Environment, Heritage and Local Government for a Strategic Development Zone designation. A decision is expected in the near future. In the event that an SDZ designation is granted, the planning issues in relation to the project will be addressed through the SDZ procedures.

Little Island

Specific Issues to be addressed

4.3.26. While it is the Councils intention to develop Little Island as a Strategic Employment Centre within Metropolitan Cork, numerous submissions highlighted the need to protect the amenity afforded to the existing community of Little Island (approximately 2000 people). Balancing these two requirements will be a challenge for the Draft Plan. It is recommended that while, the Local Area Plan

will continue to promote the employment role of Little Island, and greater recognition is given to the needs of the established resident community. Consideration will have to be given to determining how this can be best achieved. (Should a development boundary be drawn around those established residential areas to be protected?)

4.3.27. Identifying an appropriate framework for the future development of the Harbour Point Golf Course will be a primary concern of the Draft Local Area Plan. There are a number of options available to the Council in dealing with Harbour Point:

- The site could remain designated as open space, thus affording to residents of Clash Road some extra measure of amenity.
- The site could be zoned for small to medium sized industry in its entirety, given Little Islands Role as a strategic employment centre.
- The most appropriate approach however would be to designate the site as a special use area. The Draft Plan would then specify an appropriate range of uses that can be accommodated on site. It should be stressed in the specific objective that, maintaining a significant proportion of the site as a public amenity is an essential element of any development framework for the wider site.

4.3.28. As highlighted in the submissions, the issue of access to Little Island and permeability within the Island will need to be addressed in the Draft Plan. A meeting will be arranged with the National Roads Authority and the County Engineer to examine the most appropriate approach to take to overcoming the problems associated with the current access arrangements.

4.3.29. The future of the I-03 site, which is currently zoned for stand-alone industry, will need to be outlined in the Draft Plan. While the initial intention was to examine the possibility of amending the specific objective currently on the site and allowing for more general industrial or business park type developments, the pending Cork Harbour Study, has suggested that the site remain as a possible location for future large scale, stand alone activities.

4.4 Villages & Smaller Settlements

Introduction

4.4.1. Within the Blarney Electoral Area, below the level of Main Towns, there are 29 other smaller settlements. These comprise 3 Key Villages, 9 Villages and 9 Village Nuclei and 8 Other Locations. Outside of these settlements is a large rural hinterland. The population of the villages and rural area stood at 24,387 in 2006, an increase of 5.8% over the 2002 level. The future growth strategy for the villages and rural areas of the Blarney electoral area, as set out in the Outline Strategy, envisages growth in the order of 1,747 persons to 2020, equating to a population of 26,134 across the villages and rural areas by 2020.

Key Villages

4.4.2. In the period to 2010, the Key Villages within the Electoral Area experienced rapid growth, with the total number of new dwellings increasing by approximately 290% (from 140 in 2001 to 547 in 2010). The table below outlines the current housing stock figures within the key village network of the Electoral Area and illustrates the growth in the housing stock between 2001 and 2010 (table 6 and paragraph 4.2.4 detail how the Housing Stock and Housing Requirement figures are determined). There is currently an estimated 534 units occupied within the three key villages. Planning permission exists for the construction of a further 422 units.

| Settlement | Dwellings 2001 | Dwellings 2005 | Dwellings 2010 | Under Construction 2010 | Vacant Units 2010 | Outstanding planning permissions | Potential Housing stock 2010 |
|--------------|----------------|----------------|----------------|-------------------------|-------------------|----------------------------------|------------------------------|
| Carrignavar | 67 | 116 | 178 | 0 | 0 | 402 | 580 |
| Glenville | 52 | 53 | 162 | 0 | 3 | 20 | 185 |
| Grenagh | 21 | 152 | 207 | 0 | 10 | 0 | 217 |
| Total | 140 | 321 | 547 | 0 | 13 | 422 | 982 |

Strategy for Key Villages

4.4.3. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 983 units in the period 2006-2020. Between 2006 and 2010, 181 units were constructed, leaving a requirement for 802 units in the key villages. If outstanding planning permissions are implemented and vacant units occupied, there is a requirement for the construction of 367 new units in the key villages. According to the Outline Strategy, there is currently 23 hectares of land zoned to accommodate residential development in the Key Villages and this is considered broadly sufficient to meet their requirements over the lifetime of the new Local Area Plan.

| Table 16 Key Villages Housing requirement to 2020 | | | | |
|---|---------------------------------------|--|----------------------------------|---|
| Settlement | New House Construction Target to 2020 | Already Built 2006-2010 plus units which are vacant & under construction | Outstanding planning permissions | Additional New Development Required to 2020 |
| Key Villages | 983 | 194 | 422 | 367 |

4.4.4. One of the key aspects of the Guidelines on Sustainable Residential Development in Urban Areas is that development in smaller towns and villages must be plan-led and that the plan should ensure that the scale of new residential development is in proportion to the pattern and grain of existing development. To this end, it is the function of a LAP to *"make recommendations on the appropriate overall scale of development, and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary"*. With this in mind it is proposed to include objectives for each key village which reflect the provisions of the guidelines outlining the overall scale of development envisaged (i.e an upper development limit) for each key village together with and a maximum size for individual housing estates.

Villages & Village Nuclei

4.4.5. The settlements in the lower order ranking nodes of the Electoral Area (i.e. 9 villages, and 9 village nuclei) range in size from large settlement such as Glounthaune to smaller settlements such as Firmount and Courtbrack. Significant developments have been granted planning permissions in some of the villages, such as Glounthaune and Whitechurch, relative to the scale of the receiving environment. A number of these permissions have yet to be implemented. Given the scale of committed development in the villages and village nuclei, it is estimated that there is a requirement for approximately 1076 units in these settlements. According to the Outline Strategy, there is currently 120 hectares of land zoned to accommodate residential development (plus an additional 22 hectares of "White Land") in the Key Villages. Further land is unlikely to be required.

Strategy for Villages

4.4.6. It is therefore recommended that the villages of the Electoral Area are best placed to act as alternatives to one-off housing by promoting the development of serviced sites or small scale schemes of an appropriate scale to the morphology and service availability of the settlement. As with the strategy outlined above for the Key Villages it would be desirable in the case of these smaller settlements to move away from zoning land for residential use within the development boundary. In addition, it would be appropriate, in keeping with the guidelines, to define an overall scale of development for each of the smaller villages / village nuclei and maximum size for individual developments.

4.4.7. The village nuclei network has remained almost static over the past five years given their relative remoteness and lack of infrastructure. It is not envisaged that any significant growth will be allocated here for the future save for some housing to meet the indigenous demand.

Other Locations

4.4.8. In relation to the eight "Other Locations" within the electoral area, it is recommended that there be no changes or additions to the list. To include areas such as Caherlag and Leemount Cross as Other Locations (or as village nuclei) would contravene both the Cork County Development Plan 2009 and the CASP Update 2008, in that these plans do not recognise such locations as settlements in the settlement hierarchy.

Appendix A

List of Submissions

| Sub. No. | Name of Interested Party | Settlement Name | Summary of Submission | Response |
|----------|---------------------------------|-----------------|---|---|
| 5,053 | O'Mahony, Michael | Berrings | This submission requests the development boundary of Berrings be extended. This extension could accommodate rural generated housing and avoid speculative one off housing in the countryside. This extension would link Berrings to the adjoining village nuclei of Ballyshoneen. | There is sufficient land within the development boundary of Berrings to accommodate the anticipated population growth in this village nuclei over the life time of the next Local Area Plan. There is therefore likely to be no need to extend the development boundary beyond its current limit. |
| 5,203 | Moynihan, Michael | Berrings | This submission proposes that land at Berrings be zoned for very low density residential development. The submission states that the site ideally situated and abuts the development boundary for the village. The submission also states that the site is well screened and would be suitable for local people who can not get planning permission in the surrounding rural area. | There is sufficient land within the development boundary of Berrings to accommodate the anticipated population growth in this village nuclei over the life time of the next Local Area Plan. There is therefore likely to be no need to extend the development boundary beyond its current limit. |
| 5,031 | Castleown Residents Association | Blarney | This submission requests that the site zoned R-04 in the Blarney-Kilbarry Special Local Area Plan be "down zoned". The submission identifies a number of reasons for this request including; 1) An Bord Pleanala have refused permission for residential development on the site because it was incompatible with the County Development Plan Objective to preserve the visual amenity of this designated scenic landscape area. 2) There is capacity on the zoned land in Blarney to accommodate over 3000 so there is no need for additional zonings. 3) The character of Blarney town and its role as a tourist centre would be adversely affected by development on this elevated site. 4) The Blarney relief road cannot accommodate the traffic that would be generated by development on this site. 5) The junction between the proposed relief road and the development would, according to An Bord Pleanala, endanger public safety by being a traffic hazard. 6) Minister Gormley has recommended that down zonings take place where there is a key over supply of residential development. | Consideration will be given to issues raised in this submission. |

| Sub. No. | Name of Interested Party | Settlement Name | Summary of Submission | Response |
|----------|--------------------------------|-----------------|--|--|
| | | | The submission is accompanied by a copy of a recent Bord Pleanala decisions on the lands in question. | |
| 5,032 | Tubridy, Maria | Blarney | Lands designated X-03 in Blarney to remain as currently zoned in the plan. | The submission raises issues in relation to current zoning designation on the X-03 site in Blarney, which have been recognised in the Outline Strategy and will be examined in detail in preparing the Draft Plan. |
| 5,090 | Coleman Brothers Developments | Blarney | This submission requests that density on the R-02 site in Blarney be changed from low density to medium density to reflect the character of developments on adjacent lands and the close proximity of the proposed train station. The site is also serviced by water, wastewater, energy and telecommunications infrastructure. | Consideration will be given to the issues raised in this submission. |
| 5,247 | Blarney Group and Zalaal Ltd., | Blarney | This submission relates to Blarney and the Blarney Group involvement in tourism in the town. The submission requests that the following comments be taken into consideration; the emphasis on development in Stoneview taking place and development being restrained in the old town of Blarney needs to be adjusted as Stoneview is likely to be delayed due to the adverse economic climate and the lack of resources to fund infrastructural investment required for its railway station, the interchange with the N20 and the augmentation of the public water supply. The submission also states that commercial development in Blarney's old town is necessary to correct evident dereliction in the area and to ensure a vibrant self contained settlement with an attractive public realm. The submission therefore outlines that the Council's overriding objective should be to strengthen and consolidate the western edge of the urban area in order to improve the town's functionality and image and to be flexible in its written objectives for the redevelopment of the former Blarney Park Hotel. The submission states that the current zoning objective is correct however the reference to a hotel should be omitted on the grounds that it is unlikely to be a viable land use within the forthcoming plan period. | With regard to development in Blarney a focus of the LAP will be on addressing the implementation of Stoneview and achieving growth in Blarney town centre. Appropriate use for the hotel site will be considered in the Draft plan. |

| Sub. No. | Name of Interested Party | Settlement Name | Summary of Submission | Response |
|----------|-----------------------------------|-----------------|--|---|
| 5,352 | Quill, John & Michael | Blarney | <p>This submission requests that the lands identified in the submission are considered in terms of their potential to facilitate or supplement the development of Monard or Stoneview, through the facilitation of their expansion, the provision of supporting infrastructure and the provision of recreational amenities. The subject lands currently lie outside the development boundary of both Monard and Stoneview and Monard and are currently zoned A1 greenbelt. The submission outlines a number of reasons for the rezoning, a) the lands lie directly between Monard and Stoneview, b) the development of Blarney and Monard are fundamental tenets in the spatial strategy for metropolitan Cork, c) the development of Blarney and Monard play a critical role in delivering the national objectives of the Cork Gateway and d) these lands can accommodate the offsite infrastructure required to facilitate the development of Monard.</p> | <p>The draft Local Area Plan will consider how best to accommodate future residential growth on land already identified in the Blarney Special Local Area Plan for development.</p> |
| 5,382 | Coleman Brothers and John Fleming | Blarney | <p>This submission requests that a) policies are put in place in the Blarney LAP to ensure the timely delivery of the necessary infrastructure to facilitate the development of the Stoneview Masterplan. This should include a realistic programme for the delivery of the necessary infrastructure. The servicing of these lands should be prioritised over the development of greenbelt lands at Monard and in the North Environs. The burden for providing this infrastructure should be shared equitably between those who will benefit, with the development contributions scheme revised to avoid the need for a supplementary contribution. Consultant should be appointed to provide the necessary design service so as to minimise delays in the delivery of the infrastructure. b) The LAP Should state that the Stoneview development will need to accommodate more than the 2,500 dwellings currently anticipated. The LAP should also acknowledge the pivotal role the development of Stoneview will be to the overall development of the surrounding area. c) The Council engages with Iarnrod Eireann to progress the delivery of the rail infrastructure required by CASP. The following text should be included in the plan, " The Council is in a unique position</p> | <p>As the development of Stoneview is a priority of the Local Area Plan a key thrust of the plan will be addressing the implementation of its development.</p> |

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| | | | to act as a facilitator and will do so to work with Iarnród Éireann and developers to progress the delivery of the rail infrastructure required by CASP, thereby meeting targets for further growth to reach the rail corridors critical mass". d) The Council consider designating Stoneview a Strategic Development Zone. The following text should be included in the Plan; "The County Council will explore the potential to designate the development lands at Stoneview as a Strategic Development Zone in order to help facilitate its effective delivery". e) The Council consider allowing the first phase of development to be carried out prior to the wider road infrastructural upgrades. To this end, the submission request that the following text be included in the LAP, "In the Light of the decisions of An Bord Pleanála on the Stoneview Development, The County Council will, subject to normal planning considerations, consider favourably revised proposals for a first phase of development at Stoneview in advance of the provision of the approved N20 Interchange provided that it is limited to 200 houses". | |
| 5,433 | Morh Enterprises Ltd. | Blarney | This Submission requests that a) Blarney business park is recognised as an important location for business, commercial, and enterprise uses in the LAP, b) the LAP provide an overall zoning objective for the site that allows for the appropriate development of the remaining lands and will allow for greater flexibility in terms of the provision of different uses on site, c) remove the roads layout identified within the Business Park, which are overly specific and should be instead be more indicative. | Consideration is being given to amending the existing zoning definitions and this will be reflected in the draft Local Area Plan. |
| 5,480 | O'Connor, Ted & Dunne, Donal | Blarney | This submission seeks that zoning objective R-04 in Blarney is amended to clarify the area of site to be reserved for open space and the developable area of the site as per the 'development framework diagram' accompanying the submission. | Consideration will be given to the issue raised in this submission. |
| 5,503 | Colthurst, Charles of Blarney Castle Estate | Blarney | This submission submits that the Local Area Plan should include a specific section dealing with Blarney Castle Estate within the Blarney Settlement section. The submission proposes that | The issues raised in this submission will be given consideration in preparing the Draft Local Area Plan. |

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| | | | <p>this section should include the following:</p> <p>recognition of the importance of Blarney Castle Estate to the tourism industry;</p> <p>recognition of the potential to expand the tourist offering at the estate,</p> <p>improve tourist infrastructure throughout the estate and integrate more effectively with the village centre;</p> <p>emphasis of the need to protect the landscape and heritage character of the estate as a whole; and</p> <p>emphasis of the need to protect the estate from negative visual impact arising out of development proposals in its vicinity and;</p> <p>change the present zoning O-03 from active open space with provision for playing fields to green belt designation.</p> | |
| 5,523 | JOR Investments | Blarney | <p>This submission proposes an objective to provide for a re-alignment of the R617 and an objective to provide for a roads connection between the lands subject of the submission and the lands of the former Blarney Park Hotel.</p> <p>This submission proposes that a 5.1 HA portion of a 6.1HA site, part of which is currently established open space and established commercial in Blarney and part of which is in the Cork Metropolitan Greenbelt, be zoned for medium density residential development and that the Blarney Development boundary be extended. It proposes that the residual 0.98HA of this site to the north of the proposed relief road alignment, which already includes a portion of an existing commercial use, retain a commercial use.</p> <p>The submission proposes that the amenity walk on the site's southern boundary be retained in the new plan.</p> | Consideration will be given to the issues raised in this submission. |
| 5,603 | Cunnane Stratton Reynolds | Blarney | <p>This submission requests that the Council take a proactive approach in zoning and promoting retail provision in all the settlements of North Cork, Blarney, Monard and the North City Environs. This, the submission claims, will help rebalance the distribution of retail provision in Cork City. The LAP should allow for the expansion of district centres at Ballyvolane and recognise the importance of Blarney, Stoneview and Monard as retail locations. The submission requests that the Council include a zoning matrix in the LAP's, that recognises the specific local issues that exist in all towns. The Council will also</p> | The issues raised in this submission have been noted and will be addressed in the preparation of the Draft Local Area Plan. |

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| | | | <p>need to address the impact of flooding on town centre developments, given recent decisions by An Bord Pleanala to refuse permissions for retail development because of flood risk. The submission claims that special use zonings are the most appropriate designations to ensuring development objectives identified by the Council are achieved. The LAP's should prevent the fragment retail provision that has taken place in other areas such as Glanmire. The submission requests that the following text be included in the LAP, "The Council will seek to promote district and town centre development that expand on existing provisions and allow for the provision of amenity spaces and the creation of greater linkages to existing, expanding and future residential areas."</p> | |
| 5,615 | Castleower/Mo nacnappa/Sunb erry/Blarney Concerned Residents Group | Blarney | <p>This submission requests that R-04 site in Blarney be dezoned during the review of the Local Area Plan. The submission claims that a) the proposed change was not included in the draft 2003 County Development Plan and was not available for public inspection, b) the population projections for the Blarney area no longer stand up given the current demand for housing that exists and the prevailing trend in both in and out migration from the County (Statistics from the CSO are attached to confirm these trends), c) there is no requirement for the extra capacity that R-04 may have to offer. The submission raises a number of issues that would restrict development of the R-04 site. These include 1) the steep gradient on the entrance into the site, 2) traffic congestion on the Blarney relief road, 3) the poor sight lines on the Blarney Relief Road, 4) poor pedestrian accessibility and cycling facilities, 5) the flooding at St Annes junction would be exacerbated by further development, 6) there is limited capacity at the existing treatment works, 7) Increased traffic will endanger public safety and B) the development would be to the detriment of the tourist industry. The submission is accompanied by supplementary information including; detailed photos of the proposed site, a copy of a recent decision by An Bord Pleanala to refuse permission for residential development on the R-04 site, detailed correspondence between</p> | Consideration will be given to issues raised in this submission. |

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| | | | the residents association and the Local Elected members, a letter of support from Cllr John Gilroy, a letter of support from Kathleen Lynch TD, a letter of support from Noel O'Flynn TD, a petition signed by 431 people supporting the request to dezone the R-04 and a detailed contour survey of the site. | |
| 5,619 | Burton, Cllr. Pat | Blarney | This submission seeks that the appropriateness of the R-04 zoning in Blarney be reviewed. | Consideration will be given to the issue raised in this submission. |
| 5,620 | Residents of 5 Sunberry Heights. | Blarney | This submission seeks to have lands currently zoned R-04 in Blarney dezoned due to inadequate access to the site. | Consideration will be given to the issue raised in this submission. |
| 5,667 | Curragnalaght/ Ardamadane Residents Group | Blarney | The submission requests that a) a special local area plan should be developed for Blarney village, b) any development on the outskirts of Blarney be restricted to recreational and amenity development, c) sites with development zonings should be developed as soon as possible for local convenience and tourism related uses only, d) Blarney village retains its character as a small country village, e) Station road be re surfaced and entrances into Blarney be upgraded, f) all amenity walks be upgraded and maintained to the highest standard, g) no further planning permissions should be granted in the Blarney or Tower area until the new trunk main to Little Island treatment plant has been installed, h) no further planning permission should be granted in the area until Blarney is connected to the mains water system in Cork City, i) lands at Stoneview should be released to appropriate organisations in Blarney in order to provide recreational and amenity facilities, j) the planning permission for the entire Stoneview project should be revisited given the problems associated with the delivery of the roads infrastructure, k) Public lighting and footpaths should be installed on Station road, l) the schools planned for in the Stoneview development should be provided for in tandem with the wider development, m) cctv be installed in area where illegal dumping persists and n) a new garda station is provided for in Blarney. | The issues raised in this submission will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009, infrastructural capacity and the principle of safeguarding residential amenity. Securing the implementation of the development of Stoneview will be a key priority of the plan. Some of the specific proposals of this submission are beyond the scope of the LAP. |
| 5,719 | Gaelscoil Mhuscraí Board of Management | Blarney | This submission suggests that a) there is an increased demand for Irish speaking schools in the Blarney area, b) the current temporary accommodation is | Consideration will be given to the issues raised in this submission in preparing the Draft Local Area Plan. |

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| | | | unsuitable, c) enrolment in Gaelscoil Mhuscraí is expected to increase from 86 to 106 by 2010. The submission requests that a) a 3 acre site be provided in the vicinity of Blarney Village (in close proximity to Station Road) for a Gaelscoil initially followed by Gaelcolaiste, b) the site should be in close proximity to the library, church, GAA pitch and other sports facilities, c) the site should be capable of accommodating 8 classrooms, a resource room, general purpose hall, computer room, Library, principals office and associated staff facilities, an outdoor recreation area, parking facilities for staff visitors and parents. Cycles paths and safe walk ways should be provided in association with appropriate public transport facilities. | Preparation of the plan will include undertaking consultation with the Department of Education and Skills. |
| 5,743 | Foley, Sean | Blarney | The submission highlights a number of issues that will need to be considered as part of the Local area plan review. These include; a) There should be reference to the proposed M20 in the plan as it has implications for traffic flow in Blarney, b) a site should be identified for the provision of a community centre, c) Additional lands need to be zoned for open space and amenity use in Blarney, d) the Clogheenmilcon Walk should be extended to encircle the lake and lighting and maintenance on the route should be improved, e) the Waterloo Road walk should be completed. Lighting and maintenance along the route should be improved, f) land should be set aside for a retirement village close to the nucleus of the village, g) traffic problems along station road need to be addressed, h) the temporary Garda Station negatively affects visual amenity in the village and is a traffic hazard, i) a partnership committee should be established to represent all parties interested in the development of Blarney. | The concerns regarding the traffic implications of the M20 on Blarney town are noted. Issues raised in this submission have been noted. |
| 5,744 | Foley, Sean | Blarney | This submission a) supports the findings of a recent decision by An Bord Pleanála in relation to development on the R-04 site in Blarney, b) claims that the proposed access road has inadequate sightlines and is unsuitable to accommodate additional traffic and c) claims that the safety of traffic on the Blarney Inner Relief Road would be compromised by additional traffic at the Sunberry junction. | Consideration will be given to issues raised in this submission in drafting the plan. |

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| 5,761 | An Taisce - The National Trust for Ireland | Blarney | This submission requests that a) the R-04 zoning in Blarney be de-zoned, b) an Taisce be advised on the findings of the Strategic Environmental Assessment carried out on this site. The submissions claims that a) the development of this site will negatively impact upon the setting of Blarney Castle, b) given the extent of zoned land in County Cork, there is no grounds for the R-04 zoning. The Submissions supports a) the findings of a recent decision by An Bord Pleanala on the R-04 site, b) the wishes of the local residents who wish to have the site de-zoned. | Consideration will be given to the issues raised in this submission in preparing the Draft Local Area Plan. |
| 5,799 | Hickey, Pat | Blarney | This submission makes a number of observations on and recommendations for the future development of Blarney town balancing the needs of the community and the tourist industry. Specific suggestions to enhance the quality of life for residents and visitors are made and illustrated by photomontage. The submission raises a number of issues including the lack of key community infrastructure in the centre of the town and poor pedestrian linkages. | The issues raised by this submission are noted. The submission includes practical suggestions for improving the quality of life in Blarney town some of which may be beyond the scope of the LAP but may be capable of being taken up by other initiatives. |
| 5,325 | Dairygold | Carrignavar | This submission requests that additional operations be given consideration on current Dairygold properties in the county, to allow for greater flexibility in offering and services to the Agri/ Farming and wider communities, in order to adapt to changing farming and economic trends. It is submitted that the properties, by virtue of their unique site specific and locational characteristics can assist in achieving the strategic economic objectives set out in the current plan. The merits of the sites are listed as: a) the established employment use of the sites, b) the proximity of the sites to settlements and employment bases, c) the opportunity for rejuvenation, d) compliance with CDP objectives, e) potential to reduce commuting, f) contribution to local economic development, and g) opportunity to maintain and secure, and diversify, existing enterprise. The submission requests that the enterprise/commercial and retail use of lands outside Carrignavar, that currently lie within the rural housing control zone, are recognised in the Local Area Plan. | The issues raised in this submission are noted. |

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| 5,357 | Carrignavar Community Council Ltd. | Carrignavar | This submission requests that additional lands be provided for Community, leisure and amenity use in Carrignavar. This land should be located as close as practical to the existing facilities. The Local Area Plan should also facilitate the extension of the existing walkway (U-01) along the river and towards the Sacred Heart College. | The issues raised in this submission have been noted. |
| 5,448 | Rosshire Properties Ltd. & Carrignavar Community Council | Carrignavar | This submission proposes that a 9.1 HA portion of Carrignavar X-01 be zoned for medium density residential development to include a crèche and community facilities. | Consideration will be given to the issues raised in this submission. |
| 5,055 | McCarthy, Patrick | Cork City - North Environs | The submission requests that additional lands be zoned in Cork City North Environs for residential development. Two separate sites are identified, Lot 1 and Lot 2, totaling 76 acres. The Submission claims that; 1) the lands identified are fully serviceable with all utilities. 2) Their development would be consistent with established planning strategy. 3) Any development proposal could include a comprehensive package of social and physical infrastructure. 4) The lands are capable of being served by good quality public transport. 5) these lands are strategic and will satisfy the main issues identified in the outline strategy ie. Population, employment, Infrastructure and Quality of Life Issues. | Consideration will be given to the issues raised in this submission in preparing the Draft Local Area Plan. |
| 5,056 | Horgan, Tony | Cork City - North Environs | The submission requests that additional lands be zoned in Cork City North Environs for residential development. One site is identified, totaling 94 acres. The Submission claims that; 1) the lands identified are fully serviceable with all utilities. 2) Their development would be consistent with established planning strategy. 3) Any development proposal could include a comprehensive package of social and physical infrastructure. 4) The lands are capable of being served by good quality public transport. 5) these lands are strategic and will satisfy the main issues identified in the outline strategy ie. Population, employment, Infrastructure and Quality of Life Issues. | Consideration will be given to the need for additional residential development in this area. |
| 5,136 | Buckley, Mr. & Mrs. | Cork City - North Environs | Zoning of land (2 sites) for residential development in Rathpeacon between Whitescross and Killeens. The lands currently lie within the greenbelt and are zoned A1 greenbelt and A3. | This site is located outside any designated settlement in an area of greenbelt. |

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| 5,254 | O'Connor, Ted & Dunne, Donal | Cork City - North Environs | This submission requests that lands currently zoned established residential in Cork City north environs be rezoned for commercial use. The specific objective should make reference to use as a funeral home. | Consideration will be given to the issue raised in this submission in preparing the Draft Local Area Plan. |
| 5,292 | O'Connell, Patrick and martin | Cork City - North Environs | This submission requests that 2.4 acres of land are zoned for industrial use. The lands currently lie within the metropolitan greenbelt and are zoned A1 Agriculture. | This site is located outside any designated settlement in an area of greenbelt. |
| 5,309 | Tonnerre Properties | Cork City - North Environs | This submission requests that additional lands be zoned for residential development in Cork City North Environs. A site is identified and is currently zoned for active open space (O-05). | Consideration will be given to the need for additional residential development in this area. |
| 5,371 | Neville, Julia | Cork City - North Environs | This submission requests that about 40 acres of land at Knocknacullen East be zoned for medium density housing. | This site forms part of a significant open space in the North Environs. The site is currently zoned for active open space (O-01) in Cork City North Environs. |
| 5,411 | O'Flynn Construction | Cork City - North Environs | This submission requests that additional lands be zoned in the Cork City North Environs to for future development. Part of the lands are currently zoned for active open space, while the remainder lie within the metropolitan greenbelt and are zoned A1 Agriculture. The submission claims that a) the site is ideally located in a road frontage location on a public transport route and in close proximity to many existing services and facilities; b) the development of these lands fully accords with the Council's strategic planning policy and would help deliver the overall housing and employment strategy described in the outline strategy. | Part of this site forms part of a significant open space in the North Environs and part of it is within the Metropolitan Greenbelt. However consideration will be given to the need for additional residential development in this area. |
| 5,431 | Horgan, Peter, Jim and Tony. | Cork City - North Environs | This submission requests that additional lands are zoned for residential and industrial/enterprise development in Ballyvolane to help meet the Council's long and short term employment and population targets for the area. 3 sites have been identified, which currently lie within the metropolitan greenbelt and are zoned A1 agriculture. The Submission claims that a) given the central location of the subject lands, there is potential to play a central role in the provision of a masterplan for the | Consideration will be given to the need for additional residential development in this area. |

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| | | | Ballyvolane area. b) up to 800 residential units could be fast tracked for development on the subject lands, c) this development could help redress the existing imbalance in terms of the provision of social housing by providing additional multi tenure housing, d) the development will provide additional healthcare, educational, recreational and retail facilities in the area, e) help deliver road improvements in the area, including a link to the northern ring road and f) improve public transport links in the area. | |
| 5,461 | O'Brien & O'Flynn | Cork City - North Environs | This submission seeks to extend R-07, North Environs, to include an additional 4.5 Ha of land for medium density residential development. | Consideration will be given to the need for additional residential development in this area. |
| 5,467 | Rossdale Enterprises Ltd | Cork City - North Environs | This submission requests that additional lands be zoned in Cork City North Environs for Retail Development. The submission claims that this additional zoning is required if the Ballyvolane neighbourhood centre is to function as a district centre and help rebalance the retail offer between the north and south sides of the city. The lands are currently zoned for active open space (O-04). | This site is identified by the draft LeeCFRAMS as being at risk of flooding. |
| 5,473 | Rossdale Enterprises Ltd | Cork City - North Environs | This submission requests that additional land (approx 1500 acres) be zoned for medium density residential development in Cork City North Environs. The lands are currently within the Metropolitan greenbelt and are zoned A1 agriculture. The submission claims that a) this development will act as gateway location to the city, b) the site is in close proximity to the city centre and provides an opportunity to meet a significant housing demand, c) a water tower will be constructed to receive and store portable water for the immediate and extended area of the development. | Consideration will be given to the need for additional residential development in this area. |
| 5,487 | O'Flynn Construction | Cork City - North Environs | This submission seeks that a 12.3 HA site within the Cork Metropolitan Greenbelt is zoned for medium density residential development and is included within the Cork City North Environs development boundary. | This site is located outside any designated settlement in an area of greenbelt. |
| 5,529 | Na Piarsaigh Hurling & Football Club | Cork City - North Environs | This submission requests that the lands identified be zoned for low to medium density residential development. The site is currently zoned for Open space | This site forms part of a significant open space in the North Environs. |

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| | | | and recreational uses (O-01). | |
| 5,530 | McCarthy, Andrew and Dermot | Cork City - North Environs | This submission requests that the lands identified be zoned for low to medium density residential development. The site is currently zoned for Open space and recreational uses (O-01 and O-02). | This site forms part of a significant open space in the North Environs. |
| 5,573 | O'Sullivan, Paul | Cork City - North Environs | This submission requests that lands be zoned for industrial use in Cork City North Environs. The lands are currently zoned for Active open space. The submission claims that there was an industrial activity previously on site. | This site forms part of a significant open space in the North Environs. |
| 5,590 | Murnane & O'Shea Ltd. & McCarthy, Paddy | Cork City - North Environs | This submission seeks that a 7.5HA site in the Cork Metropolitan Greenbelt is included within the Cork City North Environs Development Boundary and zoned for low density residential development. | Consideration will be given to the need for additional residential development in this area. |
| 5,612 | Ryan, Dave | Cork City - North Environs | This submission requests that additional land is provided in Cork City North Environs for all forms of development as there is limited potential for further growth within the City Council administrative area. This would ensure that future retail, residential, commercial and industrial development can benefit from the projected future population growth in the area. The submission has identified lands that are suitable for a mixed use development including a district centre and a park. The submission also contains a traffic assessment and a flood risk assessment of the proposed site. | This site is identified by Draft LeeCFRAMS as being at risk of flooding. |
| 5,617 | Cork County GAA Board | Cork City - North Environs | This submission seeks that unused Cork County GAA Board land be zoned for residential development. The submission outlines that monies realised from the sale of land at Kilbarry will facilitate investment at Pairc Úi Chaoimh. | This is an area of land that is relatively isolated from other residential development and supporting community infrastructure. |
| 5,632 | O'Donovan, Mrs | Cork City - North Environs | This submission requests that additional lands be zoned in Cork City North Environs for residential development. The submission identifies a 4.12 hectare site that could accommodate this development. The submission claims that a) the development of these lands will allow for the natural and organic growth of the north environs, b) the lands are capable of being fully serviced and c) the site is accessible by a number | Consideration will be given to the need for additional residential development in this area. |

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| | | | of different modes of public transport. The site currently lies within the metropolitan greenbelt and is zoned A1 agriculture. | |
| 5,674 | Cork City Council | Cork City - North Environs | <p>This submission requests that the County Council ensure that the Local Area Plan is developed in line with CASP update 2008 as updated by the Draft Cork Public Transport Study 2010; that the plan seeks to minimise the zoning of Greenfield sites; that the LAP reserves the national road capacity for strategic use as far as possible. The submission also makes a number of settlement specific points.</p> <p>In relation to the North Environs it submits that the City Council recognises the growth potential of Ballyvolane and raises the issue of disparity between the population target for the North Environs contained in the Outline Strategy documents and the higher population target for Ballyvolane contained in CASP update. The submission raises an issue of preparing a Special Local Area Plan for Ballyvolane. It also raises issues regarding recreation and sporting facilities.</p> | Noted. |
| 6,000 | Port of Cork Company | Cork City - North Environs | This submission seeks that the County Council have regard to the development potential of the Tivoli Container Terminal when considering the zoning and specific objectives which will apply in the adjacent development areas of Glanmire/Riverstown and the North City Environs. | The issues raised in this submission are noted. |
| 5,073 | O'Leary & O'Sullivan Developments Ltd. | Courtbrack | The submission requests that lands within the development boundary are zoned for residential development. The submission requests that the R-01 zoning remains the same in the new LAP. The R-02 zoning should be amended to include additional lands both within and outside the development boundary for residential and village centre zoning. The requirement to provide a playing pitch should be replaced with a requirement to provide amenity provision of a different character. These amendments will help address issues that were raised by An Bord Pleanála in a recent appeal to an application on the subject lands. The appeal decision | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |

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| | | | decided that the proposal was a) premature pending the availability of a public water and wastewater supply and b) excessive in scale. The Submission also requests that Courtbrack be re classified as a village and not a village nucleus. | |
| 5,133 | Courtbrack Community Development Committee | Courtbrack | This submission addresses a number of issues related to the development of Courtbrack. It acknowledged a recent decision by An Bord Pleanala on lands in Courtbrack, where permission was refused for a proposal because it was excessive in terms of scale and the lack of appropriate water and waste water infrastructure. The submission suggests that a) the lands within the development boundary of Courtbrack should not have been zoned, b) the land should be de-zoned, c) the local infrastructure cannot absorb any development, d) future development would exacerbate the problems already experienced as a result of recent flooding, e) if an estate is developed in Courtbrack, it risks becoming another Ghost estate and f) there should be no further zoning in Courtbrack. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,297 | Cahill, Denis and Majella | Courtbrack | This submission requests that the housing needs of the area be properly assessed and that some if not all of the current zoned land be de-zoned (R-01 and R-02). The submission claims that Courtbrack lacks sufficient infrastructure to accommodate the level of growth projected for the area. The concerns over the level of development and the lack of infrastructure were acknowledged in a recent decision by An Bord Pleanala, to refuse permission on zoned lands in Courtbrack. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,298 | Dorney, Vincent and Mags. | Courtbrack | This submission requests that the currently zoned lands in Courtbrack be de-zoned on foot of recommendations made by An Bord Pleanala to refuse permission for residential development on zoned lands as it was disproportionate to the existing pattern of development in the settlement and it lacked sufficient infrastructure. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,299 | Jones, Liam and Annemarie | Courtbrack | This submission requests that the currently zoned lands in Courtbrack be de-zoned on foot of recommendations made by An Bord Pleanala to refuse | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to |

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| | | | permission for residential development on zoned lands as it was disproportionate to the existing pattern of development in the settlement and it lacked sufficient infrastructure. The submission claims that there is sufficient land for residential development in the towns of Blarney and Tower and the villages of Grenagh, Bweeng and Whitechurch. | the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,322 | Jones, Michael and Catherine | Courtbrack | This submission requests that the currently zoned lands in Courtbrack be de-zoned on foot of recommendations made by An Bord Pleanala to refuse permission for residential development on zoned lands as it was disproportionate to the existing pattern of development in the settlement and it lacked sufficient infrastructure. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,558 | Duane, David | Courtbrack | This submission submits that a development at Courtbrack should not proceed and seeks to have unspecified lands at Courtbrack de-zoned and suggests that the land is designated A3 instead. The submission highlights infrastructure deficiencies at Courtbrack. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,559 | Duane, William | Courtbrack | This submission submits that a development at Courtbrack should not proceed, it seeks restrictions on future development at Courtbrack, and it raises an issue of inadequate road access to and egress from Courtbrack. It also submits that Courtbrack should be A3 greenbelt. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,560 | W. & M. Kiely Ltd. | Courtbrack | This submission requests that future development in Courtbrack is limited to 20 dwellings. The submission claims that a) the road infrastructure serving the area is inadequate, b) the Fiddlers Brook and Shournagh Rivers are prone to flooding and further development would further exacerbate this problem, c) future discharges into these rivers would have a serious impact on fresh water pearl mussels in the area and d) all lands currently zoned in Courtbrack be de-zoned and zoned A3 Agriculture. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |

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| 5,561 | W. & M. Kiely Ltd. | Courtbrack | This submission requests that zoned land in Courtbrack is de-zoned to A3 Agriculture on foot of recommendations made by An Bord Pleanála to refuse permission for residential development on zoned lands as it was disproportionate to the existing pattern of development in the settlement and it lacked sufficient infrastructure. The submission claims that a) future development should be limited to 20 dwellings, b) road access to Courtbrack is poor, c) the Fiddlers Brook River and Shournagh river flood and any further developed would exacerbate this situation, d) current wastewater discharges are affecting the local fresh water pearl mussel rivers. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,562 | O'Connor, Jerry | Courtbrack | This submission requests that a) public engagement with the planning process is improved, b) road infrastructure serving Courtbrack is improved, c) no additional land be zoned for residential development as no need currently exists, d) employment generating activities are required in the area as current employers are facing greater difficulties maintaining their operations and e) further information be made available to the public identifying who requested previous zoning amendments. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,563 | Kiely, Bill | Courtbrack | This submission requests that a) road infrastructure serving Courtbrack is improved; b) future development in the Courtbrack area is restricted to locals. The submission claims that large scale development would generate anti social behaviour. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,564 | Sheehan, Adrian and Susan | Courtbrack | This submission requests that future development in Courtbrack is limited to single houses, with their own water supply and sewage treatment systems. The submission claims that a) the road infrastructure serving Courtbrack is inadequate, b) there is an inadequate water supply in the area, c) the local primary schools are at capacity and d) the current over supply of houses in the country can accommodate the anticipated growth and e) Courtbrack does not need additional large scale developments. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |

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| 5,565 | Dorney, Edmond | Courtbrack | According to this submission, a) there is no infrastructure in Courtbrack to accommodate large scale developments, b) the road infrastructure is inadequate, c) the Fiddlers Brook River and Shournagh river flood and any further development would exacerbate this situation, d) there are no social amenities in the area and e) there are too many houses proposed for the area. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,566 | Kiely, Bridget | Courtbrack | This submission states that the road infrastructure serving Courtbrack is inadequate and that the main access road to Courtbrack has flooded in the past. The submission raises the issue of vacant houses in villages and requests that land in Courtbrack is de-zoned and designated as A3. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,568 | Beakey, John and Margaret | Courtbrack | This submission claims that a) Courtbrack lacks the appropriate infrastructure to accommodate the anticipated level of development, b) the area is susceptible to flooding, c) no additional land is zoned for residential development and the land already zoned is de-zoned and d) Courtbrack should be allowed develop slowly. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,569 | Walsh, Dan and Rose | Courtbrack | This submission claims that a) future development in Courtbrack would make it impossible to farm adjacent lands as more people and dogs would be walking on the lands, b) the nearby stream, Fiddlers Brook, is prone to flooding, c) the scale of the village means it cannot accommodate large scale development, d) the road infrastructure is inadequate and e) the treatment of wastewater is a concern. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,572 | Daly, Mary | Courtbrack | This submission requests that, following a recent decision by An Bord Pleanala to refuse permission for a development on zoned lands in Courtbrack because it was not in proportion to the existing pattern of development and was prejudicial to public health (pl 04 231877), all currently zoned land in Courtbrack be de-zoned and other lands should not be zoned within the development boundary. There are also issues with inadequate road access and flooding that would be exacerbated by further development in | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |

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| | | | the area. | |
| 5,657 | O'Flynn, Jackie and Noreen and Murphy, Matt and Anne | Courtbrack | This submission raises issues concerning inadequate infrastructure and community facility provision at Courtbrack. It proposes that the land currently zoned in Courtbrack be rezoned and that there would be no further zoning in Courtbrack. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,742 | Sheehan, Denis and Trina | Courtbrack | This submission requests that the accepted density on zoned lands in Courtbrack be reduced to one residence per 0.3 -0.41 hectares, in line with existing residences. The submission claims that a) the road infrastructure in the area can just about cope with present day traffic, b) the local primary school is at capacity and c) no public water or wastewater supply is available. this would have an effect on river wildlife as wastewater discharges would not be sufficiently diluted. d) there is an issue with flooding in the area. | The issues raised in relation to the future development of Courtbrack are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009. |
| 5,477 | Murphy, John | Dripsey Model Village | This submission proposes that a 2.9 HA portion of land at the southern end of the site currently zoned R-04 in Dripsey (Model Village) is rezoned as Active Open Space. | Consideration will be given to the issues raised in this submission. |
| 5,052 | Cronin, Gretta | Dublin Pike | This submission requests that the development boundary of Dublin Pike should be extended. This extension could accommodate rural generated housing and avoid speculative one off housing in the countryside. | It is considered that there is likely to be sufficient land available within the development boundary of this village nucleus, and across the settlement network as a whole, to cater for future growth. |
| 6,014 | Dairygold | Firmount | This submission requests that additional operations be given consideration on current Dairygold properties in the county, to allow for greater flexibility in offering and services to the Agri/ Farming and wider communities, in order to adapt to changing farming and economic trends. It is submitted that the properties, by virtue of their unique site specific and locational characteristics can assist in achieving the strategic economic objectives set out in the current plan. The merits of the sites are listed as: a) the established employment use of the sites, b) the proximity of the | Consideration will be given to the issues raised in this submission. |

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| | | | <p>sites to settlements and employment bases, c) the opportunity for rejuvenation, d) compliance with CDP objectives, e) potential to reduce commuting, f) contribution to local economic development, and g) opportunity to maintain and secure, and diversify, existing enterprise.</p> <p>The submission requests that Dairygold properties within the development boundary of Firmount are retained within the development boundary and consideration is given to allowing other uses on site.</p> | |
| 5,061 | Murphy, Barry | Glanmire | Glanmire can not be called a Main Town. A date for the upgrading of the Dunkettle Road needs to be identified. The road should be signposted from both ends as people in the area are not familiar with the road. | The issues raised in this submission are noted. |
| 5,144 | Brady, Josephine | Glanmire | The submission requests that a) there should be improved safety at St Michaels school for pedestrians, b) recreational walking facilities should be provided at Ballinvriskig Forest, c) sight lines need to be improved at Buck Leary's Cross, d) additional land is provided for a graveyard, e) road markings should be improved at dangerous junctions, f) a pedestrian crossing should be provided for the residents of the Hermitage Area, g) Road side drains need to be maintained, h) need to address problems with flooding of Glashaboy River and i) remove road sign that states Sarsfield Court Road and Old Dublin Road are equal. | This submission includes practical suggestions for improving facilities in Glanmire which will be considered as part of the review of the LAP. Some of the specific proposals are beyond the scope of the LAP but may be capable of being taken up by other initiatives. |
| 5,208 | O'Connell Warehousing Ireland Ltd | Glanmire | This submission relates to land in Glanmire. The land is within the Glanmire Development Boundary and is currently zoned primarily open space/sports/recreation and amenity. The submission states that access to the land is not safe and therefore planning can not be granted for sport/recreational and amenity uses. O'Connell warehousing can achieve safe access to the site from their own existing premises and the submission therefore states that it is logical to expand the existing established adjoining use into this field. O'Connell Warehousing have no other option to expand their premises and request that the subject lands are zoned | Consideration is currently being given to the issues raised. |

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| | | | <p>for industrial use to accommodate an expansion to the business.</p> <p>The submission also refers to 'discrepancy' in the Cork County Development Plan 2009 (Cork Metropolitan Greenbelt Map 2). The submission states that there is an existing waste recycling centre in the greenbelt which they have shown on a map and they request that this site be incorporated within the development boundary of Glanmire due to the existing use which was permitted by An Bord Pleanala PL04.209493. The site is adjacent to an established industrial use and the submission requests that the site is zoned for industrial development.</p> | |
| 5,240 | Aldi Stores (Ireland) Ltd | Glanmire | <p>This submission requests that Cork County Council provide for and promote the accommodation of discount retailing uses in the most appropriate and sustainable locations within the Local Area Plan area, particularly the settlement of Glanmire. Sites should be provided on edge of town or neighbourhood centres on prominent key access routes. The submission claims that a) the LAP should designate a new neighbourhood centre for Glanmire in order to meet the policy objectives of the County Development Plan. b) the proposed allocation of convenience floorspace in the Cork Strategic Retail Study indicates a clear opportunity for Glanmire. c) Additional retail facilities are required in Glanmire to meet the needs of the projected population. d) the LAP should differentiate between discount retail foodstores and mainstream convenience foodstores, so as to reflect national retail policy. e) Current retail policy in the Cork Strategic Retail Study supports the provision of an Aldi Store in Glanmire. f) there is little prospect of redeveloping the Hazelwood district centre.</p> | <p>Retail planning policy is set out in the County Development Plan 2009 and is guided by the Retail Planning Guidelines. These seek to ensure that new retail development supports the primacy of the town centre / core retail area.</p> |
| 5,266 | Sallybrook Village Tidy Towns Group | Glanmire | <p>This submission requests a) the provision of traffic calming measures in Glanmire, b) an extension of the village footpath to St Josephs Church, c) a footpath from Barrymore Estate to the GAA club and d) a pedestrian crossing at a suitable location in the village.</p> | <p>Submission raises issues in relation to road safety and improved pedestrian facilities and these are noted.</p> |
| 5,273 | Glanmire Area | Glanmire | <p>The submission highlights that the</p> | <p>Submission includes practical</p> |

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| | Community Association Ltd. | | playing pitches to the east of the town centre are not dedicated soccer facilities but can be used by other associations. It claims that there are only 3 primary schools, 2 secondary schools and no third level institutions in Glanmire. The submission requests that a) the LAP address the access problems at St Josephs Primary School, b) public transport facilities are urgently provided, c) additional health care and non sporting recreational facilities be provided in the area, d) footpaths linking the Marwood Estate to the Primary and secondary school be provided, e) additional street lighting be provided on approaches to St Josephs Church and f) a cycle path be provided linking Glanmire and the city. | suggestions for improving facilities and the quality of life experienced by residents in Glanmire which will be considered as part of the review of the LAP. |
| 5,331 | Gaelscoil Uí Drisceoil | Glanmire | This submission requests that a suitable site is zoned in the Glanmire area to accommodate the relocation of the Gaelscoil from its current location at Old Christians Rugby Club, Rathcooney. The school anticipates that they will have approximately 220 students by 2011. | Noted. |
| 5,374 | Kenneally, John | Glanmire | This submission requests that lands currently zoned O-05 in Glanmire be rezoned for medium density residential development. The submission outlines a number of reasons why this site should be rezoned: a) the lands are located within the development boundary of Glanmire, b) it is in close proximity to a public transport corridor and c) development on the site would have a minimum impact on visual amenity because of the extensive screening already in place. | It is likely that there is already sufficient land to accommodate future growth in Glanmire. |
| 5,385 | Greenstar | Glanmire | This Submission claims that Greenstar are considering developing an Anaerobic Digestion/Composting Plant which will treat the non-hazardous organic fraction of household commercial wastes processed at the Sarsfieldcourt Industrial Estate. The energy produced will be transferred to the national electricity or gas grid. The submission requests that Section 5.4.3 of the current LAP be amended and establish locational criteria for waste management facilities. It requests that site selection criteria include; site size requirements, need for proximity to national and regional routes, a low population density given | Consideration will be given to the issues raised in this submission. |

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| | | | the potential impact on adjoining uses and assimilative capacity of the area. The LAP should acknowledge that the most appropriate location maybe outside the development boundary of the established settlement. The submission included additional text that should be included in the LAP. | |
| 5,400 | O'Flynn Construction | Glanmire | This submission requests that, a) an objective is established to prioritise the provision of the necessary local road infrastructure to facilitate the delivery of the residential zonings in Ballinglanna and Dunkettle. There is a danger that the development of these lands will be frustrated if the issues surrounding the delivery of the local road infrastructure and the park and ride facility at Dunkettle are not addressed. b) an objective is established for the council to work with the necessary stakeholders to ensure the delivery of the park and ride in Dunkettle, c) clarity on the whether a greenfield site for a new primary school is required in the Glanmire area. | Consideration will be given to issues raised in the submission. |
| 5,432 | Casey, Peter | Glanmire | This submission requests that lands currently zoned for industrial use in Glanmire are zoned as an opportunity site to include a mix of commercial and retail uses for the following reasons: a) these lands are available for immediate development, b) it would help address the significant loss of retail expenditure from the town, c) the site is fully serviced and served by a frequent bus service and d) the redevelopment of this site for higher density commercial and employment uses would result in a more sustainable use of zoned land in Glanmire. The submission requests that the lands area zoned as an opportunity site to include a mix of retail and commercial uses. | Retail planning policy is set out in the County Development Plan 2009 and is guided by the Retail Planning Guidelines. These seek to ensure that new retail development supports the primacy of the town centre / core retail area. |
| 5,498 | Port of Cork Company | Glanmire | This submission seeks that the County Council have regard to the development potential of the Tivoli Container Terminal when considering the zoning and specific objectives which will apply in the adjacent development areas of Glanmire/Riverstown and the North City Environs. | The issues raised in this submission are noted. |
| 5,506 | Forest Brook Developments | Glanmire | This submission seeks to have 10.5Ha of land currently zoned O-01 in Glanmire rezoned for medium density residential development. | It is likely that there is already sufficient land to accommodate future growth in Glanmire. |

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| 5,527 | Moynihan, Tom | Glanmire | This submission requests that the LAP makes provision for additional retail development in Glanmire. The submission identifies a site (0.46 ha's), currently zoned established commercial, that should be zoned for town centre uses. The specific objective for the site should allow for the provision of 1500 sqm of gross convenience retail floorspace. The submission claims that a) there is no alternative landbanks zoned for town centre use that can accommodate further retail provision, b) there is a need for a greater range of retail facilities in Glanmire to accommodate the needs of the target population, c) there is no defined local centre for Riverstown, d) amending the zoning to town centre will facilitate the regeneration of the area, which is currently unused. | Retail planning policy is set out in the County Development Plan 2009 and is guided by the Retail Planning Guidelines. These seek to ensure that new retail development supports the primacy of the town centre / core retail area. |
| 5,551 | Landowner | Glanmire | This submission requests that additional land is zoned for industry and enterprise use in Glanmire to accommodate the long term development of the area. A site (7.1 hectares) is identified as a potential location for further development. It is located to the east of Glanmire and adjacent to lands currently zoned for industry enterprise use. the site currently lies within the metropolitan greenbelt and is zoned A3 agriculture. | It is likely that there is already sufficient land to accommodate future growth in Glanmire. |
| 5,552 | Landowner | Glanmire | This submission requests that additional lands are zoned for residential development in Glanmire. The lands are currently zoned primarily open space. | It is likely that there is already sufficient land to accommodate future growth in Glanmire. |
| 5,591 | Murnane & O'Shea | Glanmire | This submission seeks that the Glanmire R-13 zoning objective be amended to include provision for low density residential development with a net density not exceeding 15 dwellings per hectare. | The issues raised in this submission are noted. |
| 5,626 | Firestone Developments Ltd | Glanmire | This submission requests that lands, (0.466 hectares) currently within the development boundary of Glanmire and zoned established residential, are zoned for low density residential development. The submission claims that the designation of this site would facilitate integrated and controlled development in the Glanmire area and would assist in the procurement of national policy. Planning permission was refused on site | It is likely that there is already sufficient land to accommodate future growth in Glanmire. |

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| | | | for 18 no dwellings in 2006 on density and infrastructure grounds and for 3 no serviced sites in 2009 because of the lack of appropriate infrastructure. | |
| 6,020 | Cork City Council | Glanmire | <p>This submission requests that the County Council ensure that the Local Area Plan is developed in line with CASP update 2008 as updated by the Draft Cork Public Transport Study 2010; that the plan seeks to minimise the zoning of Greenfield sites; that the LAP reserved the national road capacity for strategic use as far as possible. The submission also makes a number of settlement specific points.</p> <p>In relation to Glanmire it is submitted that the City Council supports the outline strategy proposal to enhance pedestrian and cycle links to City Docklands, City centre and Little Island and raises an issue of the utilisation of the greenbelt between Glanmire and Mayfield for recreational activities.</p> | The issues raised in this submission are noted. |
| 5,359 | Glenville Community Council | Glenville | <p>This submission requests that the R-04 zoning be removed as the remainder of the residentially zoned land will accommodate the growth anticipated in the village. The O-01 and O-02 should be maintained as passive open spaces. The submission also requests that a) the sewage system be upgraded, b) the water supply be improved and c) the roads are upgraded. The Community Council would also like support developing play grounds and country walks in the area.</p> | <p>The submission includes practical suggestions for improving pedestrian facilities in Glenville which will be considered as part of the review of the LAP. Consideration will also be given to the de-zoning of the R-04 and addressing the problems associated with infrastructural deficiencies, outlined in the submission, during the review process.</p> |
| 5,454 | O'Brien, Jeremiah | Glenville | <p>This submission seeks that additional land be included within the development boundary of Glenville and be zoned for low density residential development.</p> | <p>There is likely to be a sufficient supply of residentially zoned land within the development boundary in Glenville to accommodate future growth.</p> |
| 5,360 | Glounthaune Community Association | Glounthaune | <p>This submission sets out a strategic vision for Glounthaune that sets out "to further develop Glounthaune, emphasising the uniqueness of the semi rural area with its picturesque village and rural hinterland, offering a rich heritage, a pleasant and important natural environment and charm while supporting a caring community and an excellent quality of life for all. The submission requests that a) the rural ambiance of Glounthaune is maintained,</p> | <p>Submission raises issues in relation to the future development of Glounthaune which have been recognised in the Outline Strategy and will be examined in detail in preparing the Draft Plan. Some of the specific proposals, such as the provision of heritage trails, are beyond the scope of the LAP but may be capable of being taken up by</p> |

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| | | | b) its village status is retained and not upgraded to key village, c) there are no high density residential or commercial developments permitted, d) the intertidal habitats of Cork Harbour are protected, e) the woodlands and trees on public and private lands are maintained, f) the existing rural road infrastructure be retained but improved, g) walking and cycling routes should be provided on the old N25 between little Island and Glounthaune, h) establish a heritage trail between Harpers island and Glounthaune Station, i) retain and upgrade the Ashbourne walkway, j) reduce the impact of noise pollution along the N25, k) there should be an embargo on future development in zoned areas until existing development are completed, l) the increased population in Caherlag has resulted in increased pressure on existing infrastructure, m) the development of brownfield sites should be prioritised over the development of Greenfield sites, n) an extension to the local primary school is required, o) road safety is addressed in the areas and the community rejects the idea of upgrading Glounthaune to Key Village status. | other initiatives. |
| 5,375 | Maher, Tommy | Glounthaune | This submission requests that additional lands, totalling 36 hectares, be zoned for medium density residential development in Glounthaune. The lands currently lie outside the development boundary of Glounthaune and are zoned A1 Greenbelt. The submission claims that given its close proximity to the rail station in Glounthaune and the village centre, this site can accommodate the anticipated future residential development envisaged for Glounthaune in CASP. This site could also cater for the strong demand for one-off housing in the area. | It is likely that there is already sufficient land to accommodate future population growth in Glounthaune. |
| 5,418 | Cashman, William and Michelle. | Glounthaune | This submission highlights the problems associated with the over development of Glounthaune. It claims there is a concerted effort to urbanise the area, which lacks sufficient infrastructure, without having regard to the concerns of local residents. Such development will traffic congestion in the area. The submission requests that all development proposals be agreed with the public prior to their approval. | It is likely that there is already sufficient land to accommodate future population growth in Glounthaune. |

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| 5,472 | Rossdale Enterprises Ltd | Glounthaune | This submission requests that lands zoned O-01 and O-02 in Glounthaune (open space with limited potential for individual dwellings) be rezoned for medium density residential development. The submission claims that a) the current open space zoning does not accurately reflect the actual character of the land, b) there are limited views of the site from the surrounding area, c) the zoning of these lands would facilitate more sustainable development along the rail corridor, as they are located within 500 metres of the station, d) the zoning of these lands is in line with the Council's intention to elevate Glounthaune to a Key village, e) the proposed zoning is in line with CASP objectives for higher densities along rail corridors | It is likely that there is already sufficient land to accommodate future population growth in Glounthaune. |
| 5,514 | Mason, James | Glounthaune | The submission claims that in relation to the O-01 site a) the road infrastructure serving the site is substandard and cannot accommodate further development, b) there is no room for pedestrian facilities, c) Forge Cross has restricted visibility, d) permission for development on the site was refused by An Bord Pleanála. The submission requests that the reference to limited potential for individual dwellings should be removed from the specific objective as there is adequate provision for low, medium and high density developments in the area. | Submission raises valid issues in relation to the future development of Glounthaune which have been recognised in the Outline Strategy and will be examined in detail in preparing the Draft Plan. |
| 5,622 | GlenPatrick Developments | Glounthaune | This submission seeks that a 3.34 HA site currently within A1 Metropolitan Greenbelt be included within the development boundary of Glounthaune. | It is likely that there is already sufficient land to accommodate future population growth in Glounthaune. |
| 5,781 | Lackenroe & Annmount Residents Group | Glounthaune | This submission requests that the reference to limited low density residential development be removed from the specific objective to the O-01 and O-02 in Glounthaune. The submission sets out the reasons for this position. They include a) given the slackening in demand for housing and the proliferation of ghost estate across the county, the primary focus of future development in Glounthaune should be in the immediate vicinity of the railway station and not the O-01 or O-02. b) development on the O-01, O-02 and the white lands adjacent to these sites would compromise the rural character and | Submission raises valid issues in relation to the future development of Glounthaune which have been recognised in the Outline Strategy and will be examined in detail in preparing the Draft Plan. |

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| | | | <p>prevailing pattern of development in the area, c) the development of these lands would have a negative impact on the visual amenity and character of the adjacent scenic routes (A42 and A43), d) An recent decision by An Bord Pleanala (O8/10104) in relation to a planning application on white lands adjacent to the O-01 and O-02 sites, highlighted the problems with the existing road network and its inability to cope with further traffic. Further development would result in a increased traffic hazzard, e) there is inadequate storm water drainage in the area that would pose additional flooding risks, f) there is no coherent strategy for the overall development of these lands. The applications that have been submitted (07/9457 and 08/10104) have no respect for the original zoning, which should be strengthened. g) there is a shortage of facilities for young people in the area that should be addressed prior to further residential development. The local national school is severely overburdened with more that half the students accommodated in prefabs. The local residents oppose the re designation of Glounthaune as a key village as it is not sufficiently developed to sustain further development. The Lackenroe and Annmount residents group wish that Glounthaune retain its village status.</p> <p>A copy of the decision by An Bord Pleanala, in which permission was refused for a residential development on white lands in Glounthaune, is attached to the submission.</p> | |
| 5,430 | Forde, Michael. | Grenagh | <p>This submission requests that the general objectives of the County Development Plan in relation to rural industry and diversification are strengthen in the Local Area Plan so as to encourage and support alternative and innovative rural development schemes. The submission has identified land on which an integrated agricultural development can be accommodated. The site currently lies within the Rural Housing Control Zone.</p> | The issues raised in this submission are noted. |
| 5,583 | Grenagh Courtbrack Community | Grenagh | <p>This comprehensive submission from the Community Council raises a number of issues regarding Grenagh and Rathduff</p> | The submission raises issues in relation to future developments in Grenagh and |

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| | Council | | <p>communities including the following:</p> <ol style="list-style-type: none"> 1.A need for parking facilities 2.A need for safe pedestrian and cycle links 3.A need for community facilities, particularly zoned open space 4. A need for a forum to include Cork County Council to discuss the M20 5.Miscellaneous other infrastructure issues 6.Employment issues <p>The Community Council have provided comments on the Outline Strategy document and made suggestions for inclusion in the draft LAP as well as requested a meeting with PPU officials to discuss these matters. The submission also included their 2007 submission for the CDP as well.</p> | Rathduff, which will be examined in detail in preparing the Draft Plan. |
| 5,670 | Corbett, Michael | Grenagh | This submission requests that infrastructure deficiencies which were set out in a Bord Pleanala refusal on a zoned site in Grenagh be addressed by the local authority (07/12641). | The Draft Local Area Plan will consider the issues raise in the submission. |
| 6,016 | Grenagh Courtbrack Community Council | Grenagh | <p>This submission raises a number of issues regarding Courtbrack, Grenagh and Rathduff communities including the following:</p> <ol style="list-style-type: none"> 1.A need for parking facilities 2.A need for safe pedestrian and cycle links 3.A need for community facilities, particularly zoned open space 4. A need for a forum to include Cork County Council to discuss the M20 5.Miscellaneous other infrastructure issues 6.Employment | The submission raises issues in relation to future developments in Grenagh and Rathduff, which will be examined in detail in preparing the Draft Plan. |
| 5,040 | D & J Builders (Cork) Ltd | Killeens | This submission requests that the development boundary for Killeens be extended and the additional lands be zoned for medium density residential development. The site, measuring 3 acres, is adjacent to the Seanabothair and Lois Cara estates. The submission claims that the site is already serviced. The lands in question are currently a problem as there is an issue with antisocial behaviour. The submission also claims that the creche in the adjacent estate needs more children if it is to stay open. | The issues raised in relation to zoning of additional lands in Killeens for residential development are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009 |
| 5,570 | McCarthy, John | Killeens | This submission proposes including an additional c.2HA of land within the development boundary of Killeens and | The issues raised in relation to zoning of additional lands in Killeens for residential |

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| | | | zoning the additional land for low density residential development. | development are noted and will be considered having regard to the provisions of "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)", DoEHLG, May 2009 |
| 5,059 | Flynn, Michael & Barbara | Little Island | Harbour Point Golf Course to remain as is or sports amenity area in its entirety. The site should not be rezoned. | The submission raises issues in relation to the protection of open space in Little Island, which have been recognised in the Outline Strategy and will be considered in detail in preparing the Draft Plan. |
| 5,060 | Carson, Jack | Little Island | This submission requests that 1) the bus service in Little Island needs to be improved to adequately serve both the elderly and the handicapped. 2) Traffic calming and improved pedestrian facilities are required on the road from roundabout to Islands Cross in order to ensure the safety of parents and children walking to the primary school. | Submission includes practical suggestions for improving accessibility and road safety in Little Island which will be considered as part of the review of the LAP. Some of the specific proposal, such as improving the public bus service which is the responsibility of Bus Eireann, are beyond the scope of the LAP but may be capable of being taken up by other initiatives. |
| 5,064 | Murphy, Anne | Little Island | This submission requests that Harbour Point golf course be retained for sports, recreational and amenity uses as opposed to industrial development. The submission also raises the issue of unpleasant odours coming from the treatment plant at Carrigrennan. | The submission raises issues in relation to the protection of open space in Little Island, which have been recognised in the Outline Strategy and will be considered in detail in preparing the Draft Plan. |
| 5,067 | Hanley, Denis | Little Island | The submission requests that residents of Little Island are given more consideration in the plan making process. The submission claims that 1) industrial development and the treatment plant on the Clash Road have been pushed on the locals. 2) Houses on the Clash Road should be connected to the treatment plant. 3) Roads and the footpaths in the area need to be improved. 4) A proper plan needs to be prepared for Little Island than includes provision for additional houses. 5) Providing additional jobs on Little Island only creates traffic problems for the residents of Little Island. | The issues raised in this submission are noted and will be considered as part of the review process. |
| 5,107 | Hegarty, William | Little Island | This submission requests that, a) no | The submission raises issues in |

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| | | | <p>more industrial development is permitted in Little Island as the area is currently overloaded and there is no infrastructure for local residents, b) there should be more green areas and playing pitches for the local community, c) There are problems with noise and odours emanating from the wastewater treatment plant, d) Local residents on the Clash Road, Well Road should be connected to the main sewer, e) Road improvements are required. Traffic Lights or a roundabout should be provided near the centra supermarket.</p> | <p>relation to protecting the amenity of local residents and improving accessibility to and permeability within Little Island, which have been recognised in the Outline Strategy and will be examined in detail in preparing the Draft Plan.</p> |
| 5,120 | Little Island Community Association Ltd. | Little Island | <p>This submission raises a number of issues relating to the overall development of Little Island. a) The Submission highlights a potential conflict between the separate aims of the Outline strategy in relation to amenities and employment. The residents of Little Island are concerned that the provision of additional lands for employment will be given greater priority than the protection of residential amenity. b) The submission highlights the inadequacy of the Little Island Strategic Diagram. The residential areas identified on the map do not reflect the residential areas on Little Island: Harbour Point Golf Course is far more firmly lodged in a pattern of residential development than the diagram suggests. c) The re-designation of Harbour Point Golf Course for employment generating uses would have adverse consequences for the amenity of existing residents. d) Extensive additional recreational and amenity space should be provided to service permanent residents (2000) and those who work in the area (9,800). Harbour Point Golf Club is particularly suited for both active and passive amenity purposes. If redeveloped, a minimum of 50 acres comprising the lands closest to the residents of the Clash Road, the Well Road and the Courtstown Road, should be preserved for amenity and recreational purposes. The open space designation to the North East of Little Island (0-03), will not fulfil a passive/active amenity role as it is not located in close proximity to the residents of the area. e) Without Extensive investment in transport infrastructure, little Island is not the most obvious location for further industrial or commercial development.</p> | <p>The issues raised in this submission are noted and will be considered as part of the review process.</p> |

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| | | | Carrigtwohill, Midleton and Tivoli are more appropriate locations. The recommendations of the RPS study on the road network in Little Island are welcomed. f) The LAP will need to address the issue of ghost Industrial estates that exist in Harbour Point, Courtstown, Sitecast, Euro and Eastgate Business parks. g) There are concerns over anti social behaviour in unsupervised area of Little Island, such as Carrigrennan Park. This area also suffers because there is no security management in place. The LAP should include details of an agreement between the City Council and the County Council regarding the status of and the administrative responsibility for Carrigrennan Park. | |
| 5,198 | Geaney, Seamus | Little Island | This submission requests that, following a recent decision by An Bord Pleanala to refuse permission for a Park and Ride facility in an adjacent site, additional land be zoned to accommodate a new station, with park and ride facilities and associated mixed use transport orientated developments in Dunkettle. The lands identified currently lie within the A1 Greenbelt. The submission claims that a) building a station in Dunkettle without providing for some form of development is a wasted opportunity, b) the current greenbelt designation does not reflect current status of the subject lands (a disused Hotel). | Consideration will be given to the issues raised in the submission during the LAP preparation process. |
| 5,412 | Wexport Limited | Little Island | The submission requests that lands owned by Wexport Ltd in Little Island be zoned for general industrial use to accommodate their expansion plans. The site is currently zoned established open space. The submission however claims that in both the 1986 and 1996 County Development Plans the land was zoned existing development. The current open space designation only appeared in the 2003 development plan. The submission seeks to a) amend the 2003 zoning and revert back to 1996 zoning and b) omit the U-03 requirement which seeks the provision of a pedestrian walkway along the shoreline. This proposed line runs through Wexports property and will not be delivered. | Consideration will be given to the issues raised in this submission. |
| 5,423 | Cogan, Maurice. | Little Island | This submission requests that a) lands currently zoned I-03, Large stand alone | Consideration will be given to the issues raised in this |

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| | | | industry, in Little Island are rezoned for a mix of business and enterprise activities, b) a portion of the lands currently zoned O-03, passive open space, are rezoned for business and enterprise use. The submission claims that the current I-03 zoning is no longer relevant to the economic strategy for Little Island. Changes to the national economic context require greater flexibility in employment land and the I-03 can provide for a more diverse range of employment opportunities. The Submission also claims that the western portion of the O-03 are not adding value in terms of contributing to the setting or providing a buffer and should be rezoned to accommodate additional employment development. The lands to the north of the site are zoned for industrial development and a high quality well landscaped development would provide a more effective buffer than a vulnerable scenic landscape. | submission. |
| 5,440 | Rosshire Properties Limited | Little Island | This submission requests that a) the LAP acknowledges the existing potential and strengths of Little Island as a strategic location for business and enterprise development within Metropolitan Cork, b) that lands identified in the submission are zoned as an opportunity site for industry and enterprise uses at Little Island. The site currently lies within the metropolitan Greenbelt and is zoned A3 Agriculture. | The site lies within the metropolitan Greenbelt and is zoned A3 Agriculture. It is likely that future development will be accommodated within the development boundary of Little Island |
| 5,449 | Heineken Ireland | Little Island | This submission proposes that the lands zoned I-03 at Little Island be zoned for a mix of business and enterprise activities. The submission submits that this would be more appropriate than reserving the site for a large stand alone industry. | Consideration will be given to the issues raised in this submission. |
| 5,483 | O'Flynn Construction | Little Island | This submission seeks that the Blarney Electoral Area Local Area Plan will acknowledge Eastgate as a strategic location for business and retail development within Metropolitan Cork and that Eastgate be zoned X-01 Strategic Opportunity Site with an objective to provide commercial, retail and employment uses. | While the Council does recognise the strategic role of Little Island as an employment centre, the retail strategy in the current Cork County Development Plan does not envisage Little Island performing a strategic retail function. |
| 5,519 | Harbour Cat Ferries | Little Island | This submission requests that the LAP for Blarney includes a reference to the proposed ferry service as part of the transport infrastructure provision for the area. | Consideration will be given to the issues raised in this submission. |

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| 5,544 | Sally, Joe, Margaret and Mark | Little Island | <p>This submission requests that the zoning of the former Harbour Point Golf Course (45.01 hectares) is changed from primarily open space/sports/recreation and amenity to primarily general business use, with a specific objective for the provision of employment generating uses, a public park, leisure amenities, improved vehicular access, public transport service and limited residential development. The submission claims that a) the potential for further employment generating development in the east of Little Island is recognised in the CASP Update 2008 and the Cork County Development Plan 2009. b) Harbour Point Golf Course did not function as a public amenity, and closed as a private course in 2009. c) The public open space that will be provided as part of its proposal will significantly enhance public amenity in the area. d) any development will provide a high quality open space, will deliver leisure, recreational and local services and will enhance public transport accessibility in the area. e) A Masterplan, including a phasing and implementation programme, has been prepared for the site and shows a number of proposed uses including; Office based industry and light industry uses, Hotel and Local Services (neighbourhood centre), limited residential development and a public park. The development of the site, the submission claims, will be linked to the improved public transport accessibility. The Masterplan incorporates a new bus route that will serve the area. The owners have stated that they will consider improving local access roads and footpaths in the area and will make a contribution to the delivery of a new access from the N 25 or the upgrade of the existing access.</p> | The issues raised in this submission are noted and will be considered as part of the review process |
| 6,021 | Cork City Council | Little Island | <p>This submission requests that the County Council ensure that the Local Area Plan is developed in line with CASP update 2008 as updated by the Draft Cork Public Transport Study 2010; that the plan seeks to minimise the zoning of Greenfield sites; that the LAP reserved the national road capacity for strategic use as far as possible. The submission also makes a number of settlement specific points.</p> <p>In relation to Little Island the submission recognises the importance of Little Island</p> | The issues raised in this submission are noted. |

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| | | | as an employment location and raises an issue of restricting higher density office uses to sites within 800 metres of the rail station and limiting the relocation of established business from the City to Little Island to lower density manufacturing, storage and distribution/logistics uses. It is submitted that the City Council supports the provision of a Park and Ride at Dunkettle. | |
| 6,037 | Fota Business Park Partnership | Little Island | This submission requests that the specific objective for lands at Fota Business and Retail Park be amended so as to provide for a mixed use commercial development based around the new Carrigtwohill West railway station and including offices, commercial development, retailing (to include a convenience store as part of a new neighbourhood scale development), leisure uses, specialist retailing and other employment activities. The submission notes that the entire lands are located within 500m walking distance of the permitted railway station. It is submitted that the status of the stand alone sites in Little Island should remain as they are as these sites, being removed from public transport are not suitable for small scale employment uses. It is proposed that the subject site and adjoining lands in Carrigtwohill have the potential for a high number of jobs that will give rise to demand for a broad range of land uses. | Consideration will be given to the issues raised in this submission |
| 5,190 | Murphy, Eileen | Matehy | This submission requests that additional lands be zoned in Matehy for development. The Lands currently lie outside the development boundary of Matehy and within the Rural Housing Control Zone. | There is unlikely to be a requirement for further residential land in this location. |
| 5,532 | O'Flynn, Mary | Matehy | This submission requests that additional lands be zoned for residential development in Matehy. The Lands currently lie outside the development boundary of Matehy and within the Rural Housing Control Zone. | There is unlikely to be a requirement for further residential land in this location. |
| 5,389 | Murphy, Timothy & John, & Walsh Barry | Monard | This submission requests that additional lands be included within the Monard development boundary. The submission claims that these lands are required to reflect the changes to population targets and household size that affect the overall capacity of these lands in terms | There is sufficient land zoned to accommodate the current population target for Monard. |

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| | | | of serving the future population. The lands currently lie within the Metropolitan greenbelt and are zoned A1 agriculture. | |
| 5,394 | O'Flynn Construction | Monard | This submission requests that a) the current SLAP zoning objective be retained and b) the Council create a sense of commitment and an urgency to secure the delivery of Monard, which is a fundamental pillar of CASP, the Cork County Development Plan and the Blarney Kilbarry SLAP, c) a master plan be prepared for the Monard area in lieu of the formal SDZ designation being issued by the Government. The submission suggests that the Council is not meeting the timescales envisaged for the delivery of Monard. | Noted. An application has been made to the DoEHLG to have Monard designated as a Strategic Development Zone. |
| 5,466 | Rossdale Enterprises Ltd | Monard | This submission requests that additional lands, to the south of the rail line at Monard, be zoned for a mix of residential, community and employment uses. The submission claims that the location of the site and its proximity to the new train station makes it a suitable location for development. The lands currently lie within the metropolitan greenbelt and are zoned A1 and A2 greenbelt. | There is sufficient land zoned to accommodate the current population target for Monard. |
| 5,678 | Rowley, John | Monard | This submission claims that a) the proposed population growth for Monard is excessive in the extreme, b) such a development would lead to anti social behaviour and hap hazard development, c) the development plan is flawed when one looks at the unsightly and unsuccessful development in Tallaght on which this project was modelled, d) there is a need to sit down with the people of Monard and listen to them, 99% of the locals are against the proposed development, if it is to succeed on a small scale e) a development of this scale would be catastrophic for the area, f) development should be slow and properly planned, g) there is an existing resident population in Monard, h) the difference between households and dwelling would suggest a considerable amount of vacancy in the area that will lead to problems such as anti social behaviour, h) more details on the type of enterprise activity envisaged for Monard should be outlined, i) plans for schools should be included, j) if Iarnrod | The issues raised in this submission have been noted. An application has been made to the DoEHLG to have Monard designated as a Strategic Development Zone. |

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| | | | Eireann have pulled out of the park and ride and the station at Monard, how is the development feasible in its current location, k) | |
| 5,693 | Sheehan, PJ and Anne | Monard | This submission claims that a) the proposed population growth in Monard is too high for such a small rural area, b) the view of locals are not been taken into account as 99% of locals are against the development at Monard, c) such a large development would be catastrophic for the area and d) the locals should be kept informed of what is happening at every stage of the development process. | The issues raised in this submission have been noted. An application has been made to the DoEHLG to have Monard designated as a Strategic Development Zone. |
| 6,015 | Dairygold | Rathduff | <p>This submission requests that additional operations be given consideration on current Dairygold properties in the county, to allow for greater flexibility in offering and services to the Agri/ Farming and wider communities, in order to adapt to changing farming and economic trends. It is submitted that the properties, by virtue of their unique site specific and locational characteristics can assist in achieving the strategic economic objectives set out in the current plan. The merits of the sites are listed as: a) the established employment use of the sites, b) the proximity of the sites to settlements and employment bases, c) the opportunity for rejuvenation, d) compliance with CDP objectives, e) potential to reduce commuting, f) contribution to local economic development, and g) opportunity to maintain and secure, and diversify, existing enterprise.</p> <p>The submission requests that dairygold owned lands near Rathduff, that currently lie within the Rural Housing Control Zone, be identified within a development boundary for economic and appropriate development uses. Alternatively a special development objective to facilitate alternative uses on site could be considered if the area is to remain outside the development boundary.</p> | The issues raised in this submission are noted. |
| 6,017 | Grenagh Courtbrack Community Council | Rathduff | <p>This submission raises a number of issues regarding Courtbrack, Grenagh and Rathduff communities including the following:</p> <ol style="list-style-type: none"> 1.A need for parking facilities 2.A need for safe pedestrian and cycle | The submission raises issues in relation to future developments in Grenagh and Rathduff, which will be examined in detail in preparing the Draft Plan |

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| | | | links 3.A need for community facilities, particularly zoned open space 4. A need for a forum to include Cork County Council to discuss the M20 5.Miscellaneous other infrastructure issues 6.Employment | |
| 5,084 | Fitzgearld, John | Templemichael | The submission requests that Templemichael be reclassified as a village nucleus rather than an other location and the parcel of land currently lying within the development boundary be maintained. This re classification would more appropriately reflect a) the employment role of Templemichael, b) the fact that Templemichael is serviced with a public water supply, an adequate road network and a public bus supply. The submission also claims that there is a high demand for housing in the area because of the employment opportunities located nearby, which can be accommodated within the existing development boundary. If left uncontrolled this could lead to excessive one off housing development. | Templemichael is located within the Rural Housing Control Zone. Given the population projections for the villages, as set out in the Outline Strategy, it is unlikely that there will be a need to identify Templemichael as a village nucleus in the settlement hierarchy. |
| 5,051 | Whitebon Developments | Tower | The submission requests that additional lands be zoned in Tower to accommodate the anticipated increase in housing as outlined in the Blarney Outline Strategy. | The submission will be taken into consideration in preparing the Draft Local Area Plan. However this site is remote from the development boundary of Tower. |
| 5,091 | Coleman Brothers Developments | Tower | This submission requests that an additional 10 acres of land, adjacent to the R-07 in Tower, be zoned for residential development. The submission claims that the site offers a number of advantages; a) it is fully owned by the developer, b) full access to all services is available, c) spare capacity was designed into the R-07 planning permission to allow for this property to be developed, d) a pedestrian link to Tower Village is available. | The submission will be taken into consideration in preparing the Draft Local Area Plan. |
| 5,092 | Coleman Brothers Developments | Tower | This submission request that additional lands (16.5 hectares) be zoned in Tower for residential development. The site includes the current R-03 zoning. The old Hydro complex, which is now derelict, is also located within the proposed site. The submission outlines a number of reasons why this land should | The submission will be taken into consideration in preparing the Draft Local Area Plan. Part of this site is visually prominent. |

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| | | | <p>be zoned; a) it is fully within the control of the developer, b) all services are available, c) it should be possible to provide a bus stop within the site. Currently the bus stops on the main road and causes problems with traffic congestion, d) the setting and associated infrastructure creates an environment suitable for residential retirement homes, e) there is a need for detached family dwellings in the area to accommodate the need of those wishing to trade up without changing location, f) there is no need for additional tourist accommodation given the capacity of the existing Blarney Golf resort complex and g) the Irish Hotels federation claims that there is an excess of approximately 15,000 hotel rooms in the Country.</p> | |
| 5,226 | Senandale Estate Residents Association | Tower | <p>The submission highlights the problems associated with increased Flooding in the Senandale Estate in Tower, a result of increased run-off to the catchment stream and Sheep River from developments to the north of the estate. The submission requests that no further development be allowed within the Senandale catchment and that flood alleviation works be provided in the catchment of the Sheep River.</p> | <p>Noted. A flood risk assessment will be undertaken of all existing and proposed zonings in accordance with recent DoEHLG guidelines.</p> |
| 5,227 | Daly, Michael | Tower | <p>This submission requests that additional lands be zoned for commercial and residential development in Tower.</p> | <p>The submission will be taken into consideration in preparing the Draft Local Area Plan. The site does however lies outside the development boundary of Tower and is zoned A2 Greenbelt.</p> |
| 5,307 | Osbourne, Tomas, J. | Tower | <p>This submission requests that 13 acres of land to the east of Tower be zoned for medium density residential development. the submission claims that such a zoning would a) be easily serviceable and b) it would alleviate pressure for one off housing in the area, c) accommodate an appropriate amount of growth for the village.</p> | <p>This site is elevated and not contiguous with the development boundary of Tower.</p> |
| 5,428 | Cunningham, Tommy | Tower | <p>This submission requests that the development boundary of Tower is extended to the north of the settlement to include a 2.25 ha site. The site currently lies within the Metropolitan Greenbelt and is zoned A1 agriculture. Planning permission has already been granted on the site for 5 dwellings (06/8264). The extension to the</p> | <p>The submission will be taken into consideration in preparing the Draft Local Area Plan. However this site is visually prominent.</p> |

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| | | | development boundary should reflect the planning history on the site, the fact that the site is fully serviced and is adjacent to lands zoned for low density housing. | |
| 5,497 | Murphy, Barry | Upper Glanmire | This submission seeks that the R-03 zoning at Upper Glanmire be extended to include an additional lands between the development boundary and the proposed alignment of the Northern Ring Road. | There is unlikely to be a requirement for further residential land in this location. |
| 5,575 | McInerney Homes | Upper Glanmire | This submission requests that additional lands (12 hectares) be zoned for low density residential development in Upper Glanmire. the submission claims that a) the tightly drawn development boundary and limited availability of zoned land in Upper Glanmire is contrary to the sustainable development of the village. b) the construction of the Northern Ring road will alter significantly the context of the village. c) the site is suitable for residential development as the slope is comparable to existing zoned lands and access can be provided through existing zoned land in the village. | There is unlikely to be a requirement for further residential land in this location. |
| 5,368 | O'Sullivan, John P. | Whitechurch | This submission requests that land be zoned in Whitechurch for development. | There is unlikely to be a requirement for further residential development at this location. The land currently lies outside the development boundary and within the zoned A2 agriculture. |
| 5,778 | Buckley, Dan | Whitechurch | This submission requests that an additional 8.9 hectares of land are zoned in Whitechurch for medium density residential development. The lands identified currently lie outside the development boundary and are zoned A2 Greenbelt. The submission claims that these lands are the only lands in close proximity that have not been zoned for development. A detailed masterplan has been prepared setting out a development strategy for the landholding and is included with the submission. | There is unlikely to be a requirement for further residential development at this location. The land currently lies outside the development boundary and within the zoned A2 agriculture. |
| 5,793 | Whitechurch & Waterloo Community Association Ltd. | Whitechurch | This submission requests that the LAP; a) maximise the opportunity to create employment opportunities in small retail units in Whitechurch, b) provide for the extension to the cemetery, c) provide | Submission raises issues in relation to the development of Whitechurch which have been recognised in the Outline Strategy and will be examined |

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| | | | adequate car parking in residential developments, d) established density patterns are adhered to in residential developments, e) provides for improved pedestrian facilities, f) sets out an orderly development framework for the village centre. The submission acknowledges the benefits of improved pedestrian and cycles facilities linking Stoneview and Blarney. It also suggests that there is community consultation at all stages of the Monard SDZ process. | in detail in preparing the Draft Plan. |
| 5,291 | Forde, James | Whites Cross | This submission requests that additional lands be zoned for residential development at Coole East, Whites Cross. | There is unlikely to be a requirement for further residential development at this location. The land currently lies outside the development boundary and within the zoned A1 agriculture. |
| Other Location Specific Submissions | | | | |
| 5,072 | Twomey, Finbarr | | This submission requests additional land (6 acres) be zoned in Caherlag for future development. The lands have frontage onto two roads. The main water line runs adjacent to the site. The local school, church and sewer outlet are located in Glounthaune. | There is unlikely to be a requirement for further residential development at this location. The land currently lies outside the development boundary and within the zoned A1 agriculture. |
| 5,225 | Barrett, Eddie | | This submission requests that a) the Village of Caherlag is recognised in the Blarney Local Area Plan. b) A development boundary should be provided to accurately reflect the village status and its historical character. c) the LAP should facilitate the development of Caherlag in a proportionate manner and cease the displacement of its population to other villages. The village was recognised as a village in the 1996 County Development Plan and should be allowed redevelop itself to its former eminence. | Given the population targets for the villages as set out in the Outline Strategy, it is unlikely that there is a need to identify a new village to accommodate this growth. Caherlag is currently zoned A2 agriculture. |
| 5,362 | Aherne, Paddy | | This submission requests that a development boundary is designated around the settlement of Leemount Cross to cater for the housing needs of the population. The area currently lies within the metropolitan greenbelt and is designated A3 agriculture. | Given the population targets for the villages as set out in the Outline Strategy, it is unlikely that there is a need to identify a new village to accommodate this growth. The area is currently zoned A2 agriculture. |
| General Submissions | | | | |
| 5,347 | Murphy, Gerard | | This submission requests that 22.35 hectares of land, to the north of | This site is located outside any designated settlement in an |

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| | | | Glanmire be zoned for residential development. The lands currently lie within the metropolitan greenbelt and are zoned A1/A3 greenbelt. | area of greenbelt. |
| 5,395 | O'Flynn Construction | | <p>The submission provides an overview of the potential for O'Flynn Construction's lands to help achieve the strategic growth and development objectives of the Blarney Electoral Area. The submission claims that a) O'Flynn Construction can make a significant contribution to the economic recovery in the county, and b) their landholdings are consistent with the overall strategic planning objectives for the County as they are located on the Atlantic Corridor, within metropolitan areas, along the north eastern commuter rail line, along the north-south rapid transit route outlined in CASP and in Monard. The land holdings in the Blarney Electoral Area are:</p> <p>i. Monard: The individual submission for Monard has requested that O'Flynn's landholding retain their "X-01, Special Zoning Objective" and the Council commence the preparation of a Master Plan for Monard, as a priority,</p> <p>ii. Dunkettle / Ballinglanna: The individual submission for Dunkettle / Ballinglanna has requested that the Council sets objectives to prioritise the required improvements to the local road network; and to resolve the provision of the Park and Ride facility. The submission has also request that the need for a green-field primary school is clarified and a clear objective established in the LAP.</p> <p>iii. Eastgate, Little Island: The individual submission for Eastgate has requested that one overall strategic zoning objective is provided for Eastgate that will allow for the appropriate development of the remaining lands and will allow greater flexibility in relation to the provision of commercial and retail uses.</p> <p>iv. Ballyvolane: The individual submission for Ballyvolane has requested that the 13.5 ha owned by O'Flynn Construction are included as a fundamental and strategically placed land holding in the Master Plan Cork County Council proposes to prepare in this part of Ballyvolane and</p> <p>v. Carhoo; The individual submission for Carhoo has requested that 12 ha of land</p> | The issues raised in this submission are noted. Separate responses have been provided for site specific issues raised in additional submissions provided on the lands identified in this submission. |

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| | | | <p>located in the North Environs be zoned for low medium density residential development.</p> <p>The submission also raises a number of more strategic issues that need to be addressed in the Local Area Plan. These include A) Targeted Infrastructural investment – the submission requests that due regard is given to areas which have been constrained by lack of infrastructure for a significant period. This includes the Dunkettle /Ballinglanna lands. B) Policy on Crèche provision – the submission claims that in many locations there is not enough demand for crèche units that have been developed, and many units have been lying idle for a number of years. The submission argues that the Barcelona agreement standards of 33% provision for all 0-2 year olds and 90% provision for 3-5 year olds are more appropriate to national guidelines. The Local area Plans should be more flexible in terms of crèche provision by including a policy that states, “if it is clearly established that there is no demand for an existing crèche in a development, then favourable consideration will be given to its change of use”. C) Policy on planning gain – the submission requests that 1) given the changing housing market, the LAP should require a reduced part V contribution in area where there is low demand for social and affordable housing. 2) Where there is a specific objective for the provision of an amenity provision, clarity should be provided in the text that allowance for this will be given in under the Recreation and Amenity policy requirements. 3) Local Area Plans should establish clear objectives to ensure that residential amenity is enhanced by the provisions of the Recreation and Amenity Strategy and that this may mean a greater reliance on monetary contributions for the provision of off-site facilities and more emphasis on ‘casual play spaces’ with developments, 4) Cork County Council should call for a national review of policy on planning gain and 5) Cork County Council should review its own policies in relation to planning gain policies and its general and supplementary contributions schemes. D) Market considerations - the submission requests that in the planning process account is taken of the need to address the needs of the market by allowing for greater</p> | |

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| | | | flexibility in employment designations; recognising that in many areas throughout the county very high density developments will not be accepted by the market, therefore there is a need for more flexibility in the density provisions. In addition there is a need to identify opportunities for public private partnerships to fund infrastructure developments. | |
| 5,525 | O'Brien, Eugene | | This submission seeks to have lands at Clogheen that are currently designated A2 Metropolitan Greenbelt redesignated A3 Metropolitan Greenbelt. | The issue of rezoning land that currently lies within the metropolitan greenbelt from A2 agriculture to A3 agriculture is a County Development Plan issue and will not be considered as part of the Local Area Plan Review process. |
| 5,694 | Cork Chamber | | This submission requests that a) the Local Area Plan acknowledges the importance of upgrading the critical road infrastructure in the area including the N20, M8, N25 and the Dunkettle interchange, b) these road schemes provide adequate access to adjacent areas that may be significant employment and population centres over the lifetime of the plan, c) the plan provide for additional passenger facilities in the Dunkettle and Little Island areas. | Noted. |
| 5,708 | Cork City Council's Docklands Directorate | | <p>This submission outlines the need for development of Cork Docklands emphasising that it is a vital element in the need to accelerate growth of Cork Gateway. It highlights key weaknesses of Cork Gateway including lack of development to date in Docklands. The submission gives an overview of progress in regeneration of docklands to date and highlights the need for a joint city/county approach to the regeneration of Cork Docklands.</p> <p>Specifically regarding the Blarney Local Area Plan the submission indicates that the LAP review presents an opportunity to identify what is required to trigger accelerated development in the areas of port relocation, servicing of strategic industrial development sites, and provision of adequate zoned lands to accommodate relocated 'Seveso' and other port related uses. It is requested that the County Council is cognisant of the current site selection process being</p> | Noted. |

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| | | | <p>undertaken by Port of Cork. In addition the submission requests that the review process investigates the possibility of identifying sites capable of facilitating the relocation of the existing city-based 'Seveso' or other port related uses.</p> <p>The submission cautions that it is undesirable that alternative office and retail locations to the city should be promoted by Cork County Council and raises the issue of applying SEA to any policy in this area and applying locational sequential testing to such development.</p> | |
| Countywide Submissions | | | | |
| 5,015 | Flavin, Tony | | This submission questions why local authorities are outside the control of the county senior planner and despite having development plans and guidelines can do what they like. The submission proposes that local authorities and councillors should have no control what so ever as they are not qualified and they disregard the decisions of qualified people. | The contents of the submission are noted. |
| 5,024 | County Cork VEC | | This submission welcomes the emphasis on the need for educational, sports and recreational facilities and considers the zoning of lands for these purposes as essential. Submission makes reference to the recent success in securing sites for schools in Bantry and Skibbereen where the CCVEC, Cork County Council and the Department of Education & Science collaborated. The submission identifies the need to zone sites for post-primary education in Carrigaline and Carrigtwohill and welcomes the opportunity to discuss this further. | The review of the LAP will include consideration of and provision for the educational requirements of each EA. |
| 5,027 | Bus Eireann | | <p>This submission highlights the improvements to bus services in the county in recent years and the commitment to continue this with the assistance of the Councils. The submission highlights the need to encourage modal shift in line with Government and local strategies and the key role infrastructure improvements play in achieving a positive whole trip experience.</p> <p>Key elements in ensuring modal shift are listed as follows; competitive and reliable journey times; range and scope of destinations; attractive frequency;</p> | The LAP review will take into consideration bus services availability and how the use of such services can be maximised. |

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| | | | <p>and, convenience of use. Adequate bus priority measures and infrastructure (bus stops) as an integral part of the planning process are highlighted as essential.</p> <p>The submission welcomes the referral of planning applications of a certain scale to Bus Eireann for comment and highlights the following infrastructural items as being of importance to public transport provision - accessible, safe, comfortable, well lit, wheelchair accessible bus stops that can be accessed by people with disabilities; bus stops at schools should provide a safe environment to school children; maximise free-flow of traffic by adjusting parking and traffic systems; and consideration to allowing public transport use the hard shoulder when entering and existing towns.</p> <p>The submission also suggests that provision be made for overnight parking of buses for early morning departures in outlying towns. The submission is accompanied by recommended designs from the Quality Bus Network Project Office for Bus Stops suitable for Wheelchair Accessible Coaches.</p> | |
| 5,068 | Rossdale Enterprises Ltd | | <p>The submitter urges the Council to recognise the need for greater co-operation between the Council and Developing Companies. It acknowledges the clear vision of the strategy for development along the rail line and the investment made by developers to achieve this objective. The availability of infrastructure in Blackpool, Glounthaune, Carrigtwohill, Midleton and Cobh is referenced.</p> <p>The submission requests that the area plans recognise a) the need to maximise the use of land along the rail line and limit development / zoning elsewhere, b) that minor deficiencies in infrastructure are challenges and not obstacles to development or zoning, c) the reduction in cashflow / profit of developers in current market means they will no longer be able to carry cost of addressing these deficiencies and this should be considered when assessing zoning proposals, d) the prioritizing of Developing Areas like Carrigtwohill for investment by the DoEHLG, e) the need for the Council to identify infrastructure deficiencies and seek Departmental</p> | Further consideration will be given to the issues raised in preparing the draft plans. |

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| | | | <p>funding to address them and , f) the need to concentrate employment and residential development along the railway line in recognition of the investment already made in this area and to ensure optimal return on this investment.</p> | |
| 5,119 | National Roads Authority | | <p>Submission states that primary function of NRA is to secure the provision of a safe and efficient network of national roads. National roads account for 6% of road network but carry 40% of traffic and 98% of freight traffic.</p> <p>The submission welcomes consultation on the ten Outline Strategy papers and requests that the following be considered:</p> <p>1. Protection of Existing National Routes: The submission advises that local area policies should be adopted so as to avoid the undermining of the strategic transport function of existing national roads, by proposing measures intended to cater for the needs of local traffic which should more appropriately be addressed within the framework of providing an adequate local road infrastructure as advocated in the current Cork County Council Development Plan. The traffic generated from planned development should be quantified and addressed in the preparation of the local area plans, with appropriate planning strategies identified as to how such traffic/trip demand is to be catered for. All options in catering for trip demand should be addressed, including the appropriateness of enhancements to the local road network, walking, cycling and public transport modes, promoting good planning strategies and avoiding inappropriate development that negatively impacts on national roads. Council consider the impact (cumulative) that the development of the settlement plans could potentially have on the national road network. Strategic transport assessments are undertaken to inform land use and access proposals in preparing the plans and identifying development lands. The LAP should reflect and safeguard the strategic role of national roads and associated interchanges/junctions in catering for the safe and efficient movement of major inter urban and inter regional</p> | <p>The contents of the NRA submission will be taken into consideration when reviewing each of the Local Area Plans</p> |

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| | | | <p>traffic. When zoning land regard should be had to the preferences outlined in the Retail Planning Guidelines. The policies outlined in the Sustainable Rural Housing Guidelines should also be taken account of.</p> | |
| | | | <p>2. National Road Projects. A list of such projects is provided in a table with the Electoral Areas which each scheme affects also indicated. Objectives, policies or rezonings should not compromise the road planning and route selection, alter the function of these roads or increase the cost of land.</p> | |
| | | | <p>3. Metropolitan Cork Area. The NRA recognises the strategic national importance of the development of the MCA as a gateway and supports priorities identified in the NDP and NSS. LAP needs to protect the carrying capacity of the existing and proposed national roads network. Submissions states that a number of LAP's in particular Blarney, Blarney-Kilbarry SLAP, Carrigaline, Midleton and Midleton SLAP fail to meet CDP objectives INF 3-1, 3-3 and 3-6. Local traffic should be catered for on local roads.</p> | |
| | | | <p>4. Park and Ride/Green Bus Routes. Supports the provision of public transport but notes that funding of public transport infrastructure such as park and ride and bus priority lanes are outside their normal remit and costs of such should be borne by local authority.</p> | |
| | | | <p>5. Development Contribution Schemes. If road improvements required as part of a development then such costs of road upgrades should be borne by the developer.</p> | |
| | | | <p>6. Noise. Planning applications should identify and implement noise mitigation measures where additional traffic generated breaches noise design goals on national routes.</p> | |
| | | | <p>The submissions addresses issues within each of the 10 EA as follows; a) Blarney EA LAP. Need to ensure that policy objectives and planned development of the Atlantic Road Corridor are not undermined by inappropriate or premature development. Need to ensure that the planned upgrade of the Dunkettle Interchange is supported in the plan.</p> | |

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| | | | <p>Current Council proposals for accessibility mitigation measures do not constitute an adequate response to what is required to ensure the intended function of the interchange and more work is required. Also the councils current proposals to upgrade the interchange are incompatible the NRA's objectives for the junction. It will not be appropriate to have development junctions along the N22/N20/N8 Cork Northern Ring road as it is not intended as a distributor road. Does not support the inclusion of a junction to serve the proposed Monard development.</p> | |
| | | | <p>b) Midleton EA LAP. Supports the preparation of the Midleton and Carrigtwohill Traffic and Transportation Study. Does not support the proposed location of retail development in Carrigtwohill. Should reconsider objectives I-06 and I-07 in Carrigtwohill and Knockgriffin/Water Rock and Baneshane in Midleton, such employee intensive uses should be located close to the railway station. A single access should be provided to I-01 and I-02 in Killeagh and I-01 in Castlematyr. The N25 Carrigtwohill-Midleton scheme is at preliminary design stage and the N25 Midleton-Youghal is at constraints stage.</p> | |
| | | | <p>c) Carrigaline EA LAP. Appropriate local transportation infrastructure to service generated trip demands should be put in place for Ringaskiddy Port, Airport, Carrigaline, Cork City-South Environs and Curraheen. A fully integrated LUTS should be carried out for the Ringaskiddy port and industrial areas and the proposed Cork Science Park. It is noted that the Science Park has excellent potential accessibility to public transport/sustainable transport. The CIT link road to the national road network would only be considered if provided as a busway scheme. The proposed Cork Southern Ring Road interchange upgrades are dependent on the availability of funding. Consultants were appointed in 2006 to advance preparation of the N28.</p> | |
| | | | <p>d) Macroom EA LAP. The N22 road improvement scheme which includes the Macroom Bypass has been published and submitted to an Bord Pleanala.</p> | |

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| | | | <p>e) Mallow EA LAP. The N20 Mallow/Charleville/Croom road scheme, the N20 Blarney to Mallow is been progressed as a single scheme. Re-examine land use objective CO-1 and statement included 10.4.8 with respect to the Section 6.3 of the CDP, 2009.</p> <p>f) Fermoy EA LAP. Notes para. 3.1.13 and 3.1.43 of the Outline Strategy and request consultation with respect to any proposal in proximity to national roads and refers to section 6.3 of the CDP. Supports reference to NRA online service area under section 4.1.9.</p> <p>g) Kanturk EA LAP. The N20 Mallow/Charleville/Croom road scheme, the N20 Blarney to Mallow is been progressed as a single scheme.</p> <p>h) Bantry, Skibbereen and Bandon EA LAP. The Draft Clonakilty Transportation Plan should address the protection of capacity of the N71. Should re-examine landuse objective I-01 with respect to Section 6.3 of CDP. In Skibbereen land use objectives I-02, I-03 and R-03 should be re-examined with respect to Section 6.3 of CDP. In Bandon any additional employment and retail development lands referred to under sections 3.1.5 and 3.1.8 in the Outline strategy are tested stringently with respect to Section 6.3 of CDP.</p> <p>The protection of the safety, carrying capacity and efficiency of the existing and future national roads network is maintained and an integrated approach to land use and transportation solutions should be undertaken, such that local traffic generated by developments is catered for primarily within the framework of the local roads i.e. non national. Would welcome an opportunity to further discuss the issues raised in the submission.</p> | |
| 5,129 | Irish Farmers Association (Cork) | | The submission is made by Cork IFA and highlights the important role that agriculture and food production plays in Co Cork. The submission states that planning policy at national and local levels should support and reflect this important role. More specifically the submission states that: 1. Agriculture | The LAP review will continue to support the key role of the agricultural industry in rural Ireland and make provision where possible for its continued development. |

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| | | | <p>and food production is more progressive and efficient here in Cork than other counties, leading to job creation in food production and associated services, which is a major benefit to local people and the local economy. 2. The industry should be supported in every way by the authorities, particularly in terms of encouraging people into food production and agriculture generally. 3. REPs and other schemes have been beneficial for the community and economy. 4. Planning policy should support farm enterprise and the provision of the necessary farming facilities. 5. The provision of infrastructure and the maintenance of the network of rural roads will pay dividends to the rural economy</p> <p>Need to emphasise the importance of agriculture in the commercial and social life of County Cork. Need to maintain all existing services in rural areas such as post offices etc. Access and the transport of goods a key issue, the Bandon Bypass in its current form is too steep. Need to provide overtaking bays along main road where opportunities for overtaking are limited. Notes that last CDP dealt comprehensively with rural areas but this review should not ignore such areas.</p> | |
| 5,277 | Keane, Margaret C | | <p>This submission raises a number of issues relating to the County as a whole 1) the rivers should be dredged yearly to help reduce the risk of flooding 2) All housing in rural areas should be low density 3) The sewerage and waste from key villages should be directed to the nearest town and have one treatment plant for each area. 4) Waste should not be allowed to enter rivers 5) In order to finance the preceding points water rates and rates should be charged for five years. 6) Finally, where possible there should be a white or yellow line along the kerb side of all secondary roads.</p> | <p>The flooding and infrastructure issues raised will be dealt with further in the draft LAPs.</p> |
| 5,281 | Construction Industry Federation (Cork Branch) | | <p>(1) This submission stresses the increased imperative, in the current economic climate, of the Council working in partnership within the CIF in preparing the LAPs and for all parties to strive to promptly realise the plans once adopted. If the right plans, and all necessary infrastructure are put in place then a development upturn can be facilitated,</p> | <p>Noted. The issues raised will be given further consideration during the preparation of the draft LAPs</p> |

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| | | | <p>assisting local and national economic growth. The LAP review process provides the Council with the opportunity to: a) demonstrate leadership, innovation and a sense of urgency in resolving current challenges, b) commit to a programme of focussed and prioritised infrastructural investment and the equitably embrace solutions which can be delivered by, or in partnership with, the construction industry; and c) embrace measures which simplify the increased quantum of plans/ masterplans, regulations and assessments required. (2) Submission continues to state that Council should provide clear zoning objectives and pursue alternative approaches to securing objectives, such as working closely with the construction sector, to provide infrastructure. The LAPs should be reviewed after 2 years to ensure they reflect demand and market conditions. (3) CIF continues to have concerns about the spatial distribution of zoned development land while it is accepted that overall, there is enough land to meet a 6 year LAP timeframe. Clarity needs to be brought to the issue of the time span of these LAP – 6 or 10 years as this has significant implications for the land supply required. (4) A number of specific measures have been identified would could help hasten more favourable development conditions:</p> | |
| | | | <p>CASP & CASP UPDATE: The CIF is of the view that the dwelling output targets set for Cork City for the 2006-2020 period are unachievable and will constrain development within Metropolitan Cork. In addition the Departments Guidelines on Sustainable Residential Development in Urban Areas will serve to limit development in the smaller towns and villages thus limiting their ability to absorb additional development in the future. The County Metropolitan Area will need to accommodate additional growth and the County Development Plan should be amended to enable the LAPs to make adequate allowance for this. The disparity between CASP targets and estimated growth patterns are indicative of a number of issues which should be addressed by the LAPs: - a) the lack of zoned lands in preferred market locations, b) the lack of adequate road and service infrastructure, c) lack of</p> | |

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| | | | <p>emphasis on Market needs, d) lack of front loading of infrastructure provision and strong marketing campaigns for key target growth areas, and e) lack of effective implementation structure to drive forward the needs of the key target growth areas. CASP Update should be reviewed when 2011 census figures are available so that appropriate strategy adjustments can be pursued.</p> | |
| | | | <p>INFRASTRUCTURE: CIF supports the concept of targeted infrastructure investment, especially in areas where development of zoned land has been constrained for some time by lack of infrastructure e.g. Mallow and Blarney which both have significant water supply constraints. Council should adopt a more aggressive approach in seeking necessary funds, tax designations etc. to progress the CASP strategy. Approach to infrastructure delivery needs to be overhauled and time frame for delivery shortened and a number of suggestions are given in this regard. Opportunities for PPPs to fund infrastructure need to be identified. Unrealistic for the Council to require future infrastructure provision to be the primary responsibility of developers – there needs to be an equitable balance between public and private sector funding.</p> | |
| | | | <p>PLANNING GAIN: two major planning gain policies have been introduced in the last 10years - Part V requirements in relation to the provision of social and affordable housing and Councils Recreation and Amenity Policy requiring the provision of facilities within developments / payment of a contribution in lieu of provision. In addition development contributions have increased dramatically. The Planning Bill proposes further planning gain requirements in the form of schools, flood relief schemes and broadband provision. An 80% windfall tax is also proposed. Cumulative impact of all these measures is to stifle the recovery of the residential development market. Council should call for a national review of planning gain and undertake its own review and address issues within the LAPS where possible. Specifically the LAPS should acknowledge that many areas have limited or no demand for affordable housing and a reduced Part V</p> | |

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| | | | <p>obligation should apply in these areas – varying percentages to apply as appropriate to each area.</p> <p>In relation to the Council's Recreation & Amenity Policy it is suggested that where there is a specific objective on a site for the provision of a specific amenity such as a playing pitch or a walk, this should be capable of being off set against the facilities required under the Recreation and Amenity Policy. At present no allowance is made for such objectives in calculating requirements under the Policy. Furthermore, the CIF is concerned that the Council is progressing this policy in advance of its own ability to effectively manage the additional estate management burden. The Council's insistence on the provision of facilities with easy maintenance, tarmac surfaces surrounded by fencing and limited or no play equipment can lower the residential amenity of many developments and is a retrograde step. LAPs should establish clear objectives to ensure that residential amenity is enhanced by the provisions of the Recreation and Amenity Policy even if this means a greater reliance on monetary contributions for the provision of off site facilities or more emphasis on 'casual play spaces' in line with Departmental Guidelines on Sustainable Residential Development in Urban Areas.</p> | |
| | | | <p>CRÈCHES : While acknowledging national guidelines on crèche provision it is felt that these result in an over provision of facilities and the standards of the Barcelona Agreement are more appropriate. Local Area Plans should reinforce the flexibility offered by the County Development Plan policy on crèche provision (.. normally be provided) by noting that if it is clearly established that there is no demand for an existing crèche, favourable consideration will be given to changing its use.</p> | |
| | | | <p>MARKET CONSIDERATIONS : While development needs to be plan led, it is important that the planning process takes account of what the market requires and in many areas, for example, very high density developments will not be accepted by the market and density provisions need to be more flexible. In the majority of locations the market will not accept density greater than 10-12</p> | |

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| | | | <p>units per acre and favours detached, semi detached and terraced housing. Apartment schemes have been of limited success in the city and have little prospect of being successful in the Satellite / Ring Towns or smaller outline towns and villages. Higher densities only work in urban locations or on special sites with a combination of beneficial factors such as good public and private transport access and views of water. Development of units for which there is no market demand is not socially or economically sustainable and LAPs need to critically review density requirements for all settlements and consider market needs in each area.</p> <p>ZONING / WINDFALL TAX: concerns about lack of information on how windfall tax is to be applied on "any change in zoning" and potential impact of any changes to the current zoning objectives in terms of liability for this tax e.g. a change from stand alone industry to general industry. Council needs to have regard to the potential economic impact of amending zoning objectives and give consideration to maintaining the zoning provisions the 2005 LAPs as they are.</p> <p>SEA / HIA : concerned at impact of these Directives on the complexity of planning process and the status of long established zonings. Where environmental issues arise which result in the omission, part omission or amendment of existing zoned lands the CIF request that they are consulted in advance of the publication of the relevant draft plans. Clarification on timeframes for these processes is also sought.</p> <p>Document usability – Better linkages should be provided between the County Development Plan mapped objectives for the greenbelt, rural housing control zone and heritage objectives and the LAP documents. It should be evident from the LAP documents where controls / constraints apply without having to revert back to the County Development Plan documents.</p> | |
| 5,285 | Birdwatch Ireland | | Submission states that Cork harbour supports wetlands and wild bird species | The contents of the submission are noted and consideration |

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| | | | <p>of local, national and international importance. The wetlands and the bird species they support provide significant public benefits including amenity and recreation, flood protection, ecotourism as well as protection for priority wildlife habitats and species.</p> | <p>will be given to addressing the issues raised as part of the preparation of the draft LAPs</p> |
| | | | <p>The submission states that any proposal which adversely affects a site covered by the EU Habitats Directive and any decision making process must be subject to Appropriate Assessment. Concerned about impact of increased disturbance, loss of habitat or increased fragmentation of wetlands. Highlights the fact that the even small areas can be vital for the future of a species. Welcomes a strategic approach to all forms of development in coastal areas and the need for an ICZM approach. Need to consider regional and national port requirements. LAP process should be used to enhance and further protect the valuable wildlife assets of the harbour area so that the public benefits provided by this wildlife resource are protected for future generations and a truly sustainable approach to the future of Cork Harbour is adopted.</p> | |
| | | | <p>The submission includes a summary of national and international obligations to protect wild bird interests in particular the Habitats and Birds Directives.</p> | |
| | | | <p>The submission also includes a copy of "Protecting Irelands wild birds and their habitats- Why Birds Count- Policy and Advocacy Priorities" This document highlights the main areas of concern for wild bird conservation and provides a framework for developing policy relating to a wide range of areas of relevance to protecting wild bird species and their habitats. These include social and economic benefits, halting loss of biodiversity, network of protected areas, management and monitoring, sustainable management of land and sea, safeguarding our seas, protecting our wetlands, farming and wildlife, upgrading of uplands, providing wilder woods, dealing with climate change and delivering bird conservation.</p> | |
| | | | <p>A list of birds on the "Red" and "Amber" endangered lists is included in a separate document.</p> | |

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| 5,482 | O'Flynn Construction | | <p>Permission was granted for a crèche facility as part of the Brightwater and Drakes Point development, however the crèche has remained vacant for 4 years despite serious efforts to secure an operator. This submission highlights the difficulties of the blanket application of the "Childcare Facilities Guidelines for Planning Authorities, June 2001". The submission states the LAP guidelines on child care provision are taken as requiring a crèche for every 75 dwellings. The submission states that in fact this should be treated as only a guideline. In some cases there is little demand for such facilities and it therefore does not make sense to provide them.</p> <p>Request that Council adopt a more flexible policy in relation to the provision of childcare, community and commercial facilities so that the relevant facilities can be provided within a particular area.</p> <p>The submission also includes a detailed proposal for a change of usage for a crèche facility in the Brightwater development in Crosshaven. The proposal makes the case for a combined crèche and primary care centre on the existing vacant crèche site.</p> | <p>The contents are noted. The policy issues raised relating to childcare provision are more appropriately dealt with in the County Development Plan. The site specific issues raised are considered a matter best dealt with by Development Management.</p> |
| 5,605 | Crean, John | | <p>This submission suggests that the Council prepare a general zoning matrix in all Local Area Plans in order to offer greater clarity to the Development Control function of the Council and An Bord Pleanála. The submission states that at present there are areas in the County where the limited suite of development zonings applied in the Local Area Plans lead to situations where certain small scale developments may be interpreted as non conforming. The submission acknowledges that while there are certain provisions in the County Development Plan that seek to address this issue (Objective LAP 3-1) in some manner this is insufficient and vague. The submission states that the inclusion of a matrix in the Cork LAPs would allow for general and specific local issues to be taken into account and invite the Council to consider preparing a Zoning Matrix for the definition of uses "Permitted in Principle", "Open for Consideration" or "Not Permitted" in various zones.</p> | <p>Noted. The Council intend to review how zoning is applied and zoning definitions as part of the review process and further consideration will be given to the issues raised.</p> |
| 5,712 | Reynolds, Stan | | <p>This submission makes suggestions on</p> | <p>Noted. Further consideration</p> |

| Sub. No. | Name of Interested Party | Settlement Name | Summary of Submission | Response |
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| | | | <p>improving the public utility of Cork Harbour for residents and tourists. In order to avail of the potential recreational opportunities offered by the harbour the public need safe means of access in the form of public slipways, public piers and public pontoonage. Almost all of the current infrastructure dates from the Victorian era, with the exception of more recent public facilities (pier and pontoon) provided in Crosshaven. Public access to the River Lee within the city is limited to ladders along the quay walls. It is suggested that Cork harbour be viewed as a public "commons" and that public access be provided. The review of the LAPs should make provision for the provision of publicly owned and operated marinas at a number of strategic locations around the harbour including Cork city centre, Passage West, Cobh, Aghada etc. Pontoons could also be provided at smaller locations and have advantages from a safety perspective as well as facilitating older / less mobile members of society in physically accessing their boats. Such facilities would open up opportunities for city dwellers to use the river and harbour for recreation. Regulations and charges could be introduced to give preference to smaller boats with no engine /low horse power engines to encourage gently pottering on the river rather than high powered zooming of power boats and jet skis. It is important that the marina and pontoons are publicly owned to ensure access is available and affordable in the public interest. Facilities for launching trailered boats are also required. Within the City a marina would also facilitate the Fire Brigade to station a small rescue boat on a pontoon with which to rescue people who fall into the river - at present the fire men have enter the river as swimmers to rescue people. The provision of such facilities will improve access to the harbour and contribution to economic growth and job creation. It is further suggested that the number and density of boats moored upstream of Crosshaven could easily be quadrupled by switching to a mooring system based upon rows of timber piles, spaces 60m apart, as seen for example on the Hamble River in Hampshire. Submission continues to express concern that the Council continues to view</p> | <p>to the issues raised around Cork harbour will be given during the preparation of the draft LAPs.</p> |

| Sub. No. | Name of Interested Party | Settlement Name | Summary of Submission | Response |
|----------|--|-----------------|--|--|
| | | | <p>Ringaskiddy as a suitable location for the relocation of the Port of Cork having regard to the fact that An Bord Pleanála have outlined several reasons why it is logistically and strategically unsuitable for such development. Opportunity should be taken with the LAP to delete references to Ringaskiddy being a suitable location for the relocation of the Port of Cork.</p> <p>Finally submission includes some suggestions for developing tourism in the harbour - all the Napoleonic fortifications around the harbour should be restored and opened up to the public</p> | |
| 5,718 | The Campaign for Sustainable Rural Housing | | <p>This submission consists of a copy of STRIVE Report Series No.44 "Sustainable Rural Development: Managing Housing in the Countryside" prepared for the EPA.</p> <p>The report addresses the question of housing development in rural areas. central to this contentious debate is the concept of sustainability and its application to rural areas.</p> <p>Rural housing is a complex and multidimensional faceted public policy issue. A range of novel methodologies and the collection of significant new data in relation to rural change and housing in Ireland underpins the report.</p> <p>Key Findings</p> <ul style="list-style-type: none"> - Rural Ireland is not a homogeneous area with a single shared experience. Depending on geographical location and economic circumstances rural areas face contrasting experiences. - The buoyancy of the 1990's helped rural areas to absorb the decline in the primary sectors of agriculture and fisheries. - Case studies found that rural housing and settlement was underpinned by a fairly stable community (35.5% lived in their current dwelling for 20 years or more). Over half recent movers had moved from a more urban location. Over half that group were from a rural background. - Reasons for moving to rural area included social and physical characteristics of rural areas, good place to raise kids, sense of community, social networks, importance of dwelling type. -Marked growth in the numbers of | <p>The contents of this detailed report are noted. The main issues relating to rural housing policy raised in the report are more appropriately dealt with in the County Development Plan.</p> |

| Sub. No. | Name of Interested Party | Settlement Name | Summary of Submission | Response |
|----------|--------------------------|-----------------|--|----------|
| | | | <p>second homes concentrated in certain rural and coastal areas. Significant increase in the number of long term vacant dwellings in such areas.</p> <ul style="list-style-type: none"> - Effective environmental design can provide a valuable tool in mitigating some of the impacts of rural dwellings. - Scattered rural housing presents additional costs such as maintaining minor roads, supplying electricity, school transport and postal services. cost are generally passed on to the wider community. Economic costs must also be evaluated in terms of perceived social benefits. - Some evidence that in-migration can encourage investment, however this appears more complex and less inevitable than sometimes presumed. - Local elected members overwhelmingly proactive in relation to further rural housing. This view is framed in the context of sustainable communities, sustaining viable rural population levels and maintaining local services | |
| | | | <p>Report states that policy implications would include</p> <ul style="list-style-type: none"> - Planning policy that reflects the diversity of rural Ireland -Need to develop integrated, holistic and multidimensional approaches to rural sustainable development. -Need to understand residential behaviour -need to move beyond development control to a more positive planning response. -Good design plays a key role in mitigating some of the visual and environmental impacts of rural housing. -Need a more interactive deliberative communication between decision makers, technical experts, other stakeholders and the public. - Need to identify new instruments which encourage the delivery of sustainable rural development. - Need improved data in relation to numbers, distribution uses and impacts of second homes. - Report encourages further research in areas of rural housing affordability, implications of rural housing and an aging society, supplyside issues and technological innovation in relation to improving environmental performance. | |

Section 5 Appendix B

Stakeholders Meeting – Blarney Electoral Area Local Area Plan Review Process Issues Discussed

Stakeholders present :

| | |
|-------------------|--|
| Nicholas O' Brien | Glanmire Development Association |
| Michael Burns | Glanmire Development Association |
| Eileen Geaney | Whitechurch & Waterloo Community Association |
| Ken Kelleher | Little Island Community Association |
| Roisin Lennon | SECAD |
| Elmar Cronin | HSE |

Community Facilities

There is a lack of non sporting facilities in Glanmire which is contributing to anti social problems. The quantity of housing has greatly increased with insufficient facilities for teenagers or provision of medical services. The condition of the existing community centre in Glanmire is poor, a new centre is needed to integrate youth services.

The HSE are concerned with the roll out of the primary care strategy, which involves locating medical services close to people's work and home through a process of public private partnership. A primary care team is up and running in Glanmire. There is a need for one to be established in Blarney with the growth in population. The Blackpool, tower and Ballyvolane areas cater for medical needs for the catchment area.

A day care centre is needed in Glanmire, demand is presently catered for in Cobh. There is a requirement for mental health services also in Glanmire. Good social infrastructure and recreational facilities all combine to promote a healthier lifestyle. Recognition of the need for these services should be outlined in the plan to facilitate future provision. Future population forecasts should cater for ageing population. Blackpool has a multi use centre which caters for families, the elderly and single parents.

The OPW are presently looking for a site in Glanmire for a new garda station.

The early involvement of the Whitechurch local community was critical to the delivery of passive and active recreational facilities. The facilities were provided in tandem with the housing. These facilities include a rugby pitch, with tennis courts and a children's play ground coming on stream shortly. Land has also been acquired by the parish for a new school as a result of cooperation with developers.

The community facilities in Little Island consist of a soccer pitch and circular amenity walk around Carrigreannan waste water treatment plant. This is to facilitate a population of 2,100 residents. A survey conducted by the development association suggests 9,800 people work in Little Island. The mapping of Little Island did not outline the location of community facilities, it was intended to be diagrammatic and to illicit comment at this early outset.

Recreational facilities

The closure of golf courses is of concern in both Blarney and Little Island. The future use of harbour point golf club in Little Island is of concern to locals. The location is central to residents on adjacent roads, although privately owned it offers amenity value by way of relief within the industrial

landscape. Quality of life issues in Little Island, include lack of social facilities which need to accompany development, health care and recreational infrastructure.

Cycling and walking should be prioritised throughout the electoral area, facilities including cycle sheds lockers, signage etc should be provided with any available funding from the Department of Transport.

Infrastructure

The road infrastructure in Glanmire is limited due to the topography, road construction is expensive, the issue of connectivity needs to be addressed.

The location of school in Whitechurch is located 1km outside of the village nucleus, the roadway should provide for pathways and traffic calming.

The road infrastructure in Little Island is poor, with highly trafficked junctions. A report was done by RPS, the recommendations were not implemented. The road surface and alignment on the eastern side of the island is substandard particularly close to large scale proposals for industrial developments. The footpaths are inadequate with no provision for cycle ways.

The responsibility for waster water treatment plant at Carrigrennan is unclear. There are problems with odours depending on the wind direction.

The wide footpath from Glanmire to the city could be better utilised as shared surface for pedestrians and cyclists

Public transport

Park & Ride facility at Dunkettle does not appear to be progressing. The NRA are concerned about future road proposals, a resolution needs to be sought.

The approach to community infrastructure to support development needs to be focused and coordinated. Community transport should complement public transport. The provision of a shuttle bus around Little Island from the train station would provide access to and around Little Island. Public transport needs to be promoted to encourage people to use it.

Densities

The densities in Whitechurch appear to be at the higher end of the medium category. Parking problems should not exist in rural areas, parking is occurring on the main street as a result.

Other issues

A flyer circulated to community associations regarding public consultations would be a useful way to let locals know the details of public events.

The settlement hierarchy is based on a number of criteria, including the size of the catchment, population, extent of facilities etc. The hierarchy is up for review.

In relation to the proposed new settlement at Monard a request has been made to designate the site as a strategic development zone (SDZ). A detailed planning scheme will be drawn up for the site over a two year period following designation. This process will take place separate to the Local Area Plan review process. The process will involve public consultation with an opportunity to appeal the draft scheme to An Bord Pleanala. Adamstown in South County Dublin also located along the rail line is a model for Monard.