

Report to Members

Kanturk Electoral Area Local Area Plan Public Consultation Draft

Interim Report on Proposed Amendments
following the Electoral Area Committee
Meeting of 04 March 2011.

18 March 2011

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Kanturk Electoral Area Committee Meeting on the 4th of March 2011.

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

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

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

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

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

Item	Issue	Response	Action.
	Charleville:		
1	Principle of T-02 / X-01 town centre zoning in Charleville. Members previously refused the material contravention of the plan for a supermarket development on this site. Opposition to such a development remains. Elected Members suggest retail uses on the site of B-05 as an alternative and suggest that such use would help contribute to the cost of delivering the	T-02 / X-01 considered the best available site for the long term expansion of convenience retail uses within the town. It is close to the existing town core and pedestrian connectivity between T-02 and the existing town centre can easily be achieved. B-05 in contrast is well removed from the core of the town with the GAA grounds and the cemetery separating it from the town centre and	No change proposed to the Manager's Recommendation.

Item	Issue	Response	Action.
	access road proposed by U-04.	<p>would not support such pedestrian connectivity. Retail uses on B-05 are more likely to compete with the established town centre than augment it.</p> <p>Only one letter of objection received from a private resident to T-02 suggesting that residents of the area are no longer strongly opposed to the principle of retail use on the site.</p> <p>The draft Plan makes provision for retail warehousing uses on B-05.</p> <p>The revised T-02 objective is called X-01 (KK03.01.01) and identifies the site as a <i>“long term opportunity site for the expansion of retail facilities in the form of a supermarket.....”</i> .</p> <p>Supporting text in the body of the plan states that the development of the site shall be linked to a significant increase in population and acknowledges that the M20 will also contribute to the growth of the town.</p> <p>Development of the site is not directly contingent on the commencement or completion of work on the M20 as this may be delivered before there is significant population growth in the town.</p>	
Kanturk			
2	Submission 916 relates to lands to the north of C-01 and seeks their inclusion within the boundary and zoning for a mix of town centre type uses). Members indicated that lands may be suitable for	Already a strong land supply provided for town centre uses including the strategic brownfield areas of Keating’s Bakery and the Mart. Large areas also zoned for business use to the south east of the town where there is good	No change proposed to the Manager’s Recommendation

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	the provision of a primary health care facility.	connectivity with roads infrastructure and to proposed river crossing. No additional lands required.	
3	Submission 1023 – seeks rezoning of 2ha of greenbelt land for mixed density residential development comprising 25 houses. An Elected Member indicated that these were local builders who were in a position to deliver a few houses to the market every year and that a lot of the other land in Kanturk was tied up by bigger developers and would not be coming to the market.	This site is within the small area of green belt separating Kanturk from the <i>Other Location</i> of Sally’s Cross, an area of very low density residential development / serviced sites. Ample land for residential development, including 15ha for low and very low density development has already been provided within the town boundary and there are active development proposals on part of these lands already so houses are likely to be coming to the market. Opportunities are also available within Sally’s Cross itself. Rezoning further greenbelt land for housing is not warranted.	No change proposed to the Manager’s Recommendation.
Millstreet			
4	– Submission 846 – O Regan’s Mills lands in centre of town. Submission seeks rezoning for commercial development.	In the draft plan the lands are partially zoned for town centre uses and balance is within the established built up area. Retail strategy has not identified any need for town centre expansion in Millstreet. Councillors have also previously expressed concerns about the negative impact the relocation of the Supervalu has had on the town. Any development proposals on the O’Regan lands can be assessed in their merits within the zonings outlined in the Draft Plan.	No change proposed to the Manager’s Recommendation

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

Item	Issue	Response	Action.
	Kanturk		
1	At the Electoral Area Committee Meeting Members attention was drawn to an omission from the Managers Report which requires correction. An area of GB1-2 land to the north of the Kanturk town is being omitted as it is within the Blackwater River SAC.	N/a.	Details of area involved will be circulated.