

Report to Members

Kanturk Electoral Area Local Area Plan
Public Consultation Draft

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

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			Prepared by	Drawn by	Checked by	Approved by
	22/02/11	Name	JK	AF	PG	AH

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

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

Section 1 Introduction

1.1 Where we are in the process

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

1.1.2. Although not required under the Act, public exhibitions/information day was held during the display period to encourage people to take part in the plan process. This was held in Kanturk Trade Union Hall on December 2nd 2010, where the public and interested parties had an opportunity to speak directly to staff from the Planning Policy Unit regarding the draft LAP.

1.1.3. A number of individuals and groups availed of the opportunity to meet with staff from the Planning Policy Unit during the public consultation period and all such requests for meetings during this period were accommodated.

1.2 Submissions

1.2.1. A total of 45 submissions were received concerning both the Electoral Area and countywide issues. 33 of the submissions were location specific - 15 referred to Charleville, 7 to Kanturk, 6 to Millstreet and 2 to Newmarket. The other areas to attract submissions were Currarigue, Ballydaly and Castlemagner. Submissions from the Department of Education, NRA and EPA referred to issues directly related to the Kanturk Electoral Area whilst the remaining submissions focused more on policy issues relevant to the county as a whole.

1.2.2. Requests for the zoning of additional land for development comprised the majority of submissions and the greatest concentration of these occurred in Millstreet in relation to the zoning of additional lands outside the town. The inclusion in the Draft Plan of additional lands (T-02) for the expansion of the town centre in Charleville was also the subject of many submissions, with all but one submission expressing the view that the zoning would have a

negative impact on the town. Issues associated with the Flood Risk Assessment and its impact on zonings contained in the 2005 Plan also attracted a number of submissions with many landowners disagreeing with the findings of the Assessment. The designation of areas as being within the “existing built up area” and the perceived impact of this on the development potential of the land was also raised in a number of submissions. Two submissions were received in relation to retail policy and the needs of discount retailers.

1.2.3. In terms of general submissions the NRA stated that the route and operation of the M20 and N20 should be protected and a submission from the Dept of Education outlined that educational provision should be adequate, subject to some consolidation in Kanturk and extra primary school provision in Charleville.

1.2.4. There was one submission received in relation to the Environmental Report of the Kanturk EA Draft Local Area Plan. This submission was received from the EPA (**KKENV11/559**) and raised a number of issues which will be addressed as part of the Strategic Environmental Assessment process. Particular issues included the need for additional treatment capacity in Boherbue as well as the need to protect freshwater pearl mussel populations and associated habitats.

1.3 Appropriate Assessment

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

1.4 How to use this report

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

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

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

1.4.4. Appendix B sets out the list of the proposed material amendments recommended by the Manager. This list is set out by settlement.

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

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

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

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

1.5 Next Steps

1.5.1. Following the issuing of this report to Members for the 23rd of February 2011, the Planning and Development Acts make the following provisions for any amendments to the draft plan:

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

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

- A special meeting of the Kanturk Electoral Area Committee has been arranged for Friday 4th March 2011 at 2.00pm in Annabella. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Manager's recommended amendments to the Draft Plan. It is important that Elected Members, who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Wednesday 30th March 2011 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans. In line with the County Council's Standing Orders, Elected Members wishing to propose resolutions for consideration at that meeting should give notice of their motion to Mr Maurice Manning (Meetings Administrator-Corporate Affairs) by Tuesday 22nd March 2011 at the latest. Provision has also been made for an additional meeting, should one be required, on Thursday 31st March 2011 at 11 am.

1.5.3. The Planning and Development Acts require that any material amendments to the plan must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the end of April

2011. (A definite date for the commencement of consultation cannot be given at this stage until the amendments have been assessed to determine the need for any supplementary Environmental Report or Appropriate Assessment report.)

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

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

Section 2 Principal Issues Raised

2.1 Introduction

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

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

2.2 General Issues

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

Flood Risk Management and the Local Area Plans

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

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

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

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

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

out a detailed site-specific flood risk assessment before permission could be granted for development.

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

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

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

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

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

to be made in the Local Area Plans and that the general approach (other than in the Cork Harbour Area where new data has been issued by Lee CFRAMS/OPW) will be to leave the maps unchanged.

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

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

Managers Recommendation: Amend the Draft Kanturk Electoral Area Plan as follows:

- 1. Introduce additional text and objectives (primarily in section 1 of the plan) so that the site specific flood risk assessment is a staged procedure with stage 1 consisting of a verification of the local indicative flood hazard map.**

2. Amend the Draft Local Area Plan to reinstate any zoning from previous plans or development boundaries that were discontinued solely on grounds of conflict with the indicative flood hazard maps. The relevant settlements are detailed below.

Settlement	Amendment No
Charleville	KK.03.01.04, KK.03.01.06, KK.03.01.08, KK.03.01.09, KK.03.01.10
Kanturk	KK.03.02.01, KK.03.02.02
Millstreet	KK.03.03.01, KK.03.03.03, KK.03.03.04, KK.03.03.09, KK.03.03.11
Newmarket	KK.03.04.03
Ballydesmond	KK.03.05.04
Banteer	KK.03.06.01
Milford	KK.03.10.01, KK.03.10.02
Freemount	KK.03.17.01
Meelin	KK.03.22.02, KK.03.22.03

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

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

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

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

work may have already commenced for a larger scale development than is now envisaged in the draft plan.

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

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

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

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

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

2.3 Issues Raised by Government Ministers, Government Bodies and other Local Authorities

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

Department of the Environment, Heritage and Local Government

Department of Education and Skills

Department of Communications, Energy and Natural Resources

Department of Transport

Office of Public Works (Issues addressed in Para 2.2.2 to 2.2.10 above)

Environmental Protection Agency

National Roads Authority

Bus Éireann

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

Department of the Environment, Heritage and Local Government

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

2.3.4. The submission sought improvements to integration of the local area plan with some of the existing objectives of the County Development Plan 2009 particularly through the inclusion of existing built and natural heritage designations on the maps used in the Draft Local Area Plan. As this request relates only to existing objectives and designations it is not considered to be a material amendment to the plan and these details will be included on the maps of the final plan when published later in the year.

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

2.3.6. The submission also makes a number of points regarding the archaeological heritage of the county. In particular it is suggested that the maps used in the Draft Local Area Plan could usefully show 'zones of archaeological potential' that the Department identified in 1995. However no such areas have been identified in the Kanturk Electoral Area.

Managers Recommendation: *No changes are required for the Kanturk Electoral Area.*

Department of Education and Skills

2.3.7. In its submission the Department of Education and Skills outlines the requirement for future educational facilities in the main towns in the Kanturk Electoral Area and highlights

the need for additional facilities in Charleville, while acknowledging plans for an amalgamation of two existing schools on a new site in Kanturk. In relation to village areas it is considered that the existing infrastructure should be able to accommodate pupil numbers subject to extension where necessary. In general it is sought to increase school capacity by expansion of existing facilities and in this regard it is indicated that lands adjacent to existing schools should be protected where possible for future educational use.

Managers Recommendation: *The Draft Plan has made provision for expansion of educational facilities as outlined in this submission. No change proposed.*

Department Of Transport

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

Managers Recommendation: *No amendment to the Kanturk Local Area Plan proposed.*

Environmental Protection Agency

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

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

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

2.3.12. In the Kanturk Electoral Area the EPA have raised specific concerns about the need to protect water quality in the River Deel given the presence of protected species such as the Fresh Water Pearl Mussel and recommend the inclusion of additional objectives for Dromina and Milford.

Manager's Recommendation: *In line with the EPA's request amend the following paragraphs of the draft local area plan – Dromina –KK.03.08.01 and Milford-KK.03.10.03*

National Roads Authority

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

2.3.14. The County Development Plan 2009 already addresses the issues raised concerning general traffic implications for national routes and non-national roads. Location-specific

issues arising from this submission are addressed under the appropriate settlement heading. No amendment to the plan is considered necessary.

2.3.15. With particular reference to the Kanturk Electoral Area it is considered that LAP policies should reflect and safeguard the strategic role of the N20 and N72 and that a similar objective should be applied to the M20 route corridor. It is noted that no such objective currently applies in the Local Area Plans. Submission seeks to protect the capacity of the N20 though charleville and rasies issues about the R-02, B-05 and U-04 objectives. The Council are requested to ensure that no access to the N20 outside the 50kph speed limit is permitted. These issues are discussed in detail in section 2.5.

Manager's Recommendation: *Amend the Plan to include an objective to protect the route corridor of the M20. See amendment no KK 02.02.07*

2.4 Other Issues raised in General Submissions

Construction Industry Federation

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

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

2.4.3. The observations made on the approach to flood risk management have been addressed in paragraphs 2.2.2 – 2.2.9 of this report.

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

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

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

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

Managers Recommendations: *No amendment to the Kanturk Local Area Plan proposed.*

Irish Farmers Association

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

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

Managers Recommendations: *No amendment to the Kanturk Local Area Plan proposed.*

2.5 Settlement Specific Issues

Charleville

Retail Uses / Town Centre Expansion

2.3.4 The potential impact of the proposed T-02 town centre expansion site on the existing town centre was the main issue raised in relation to Charleville. 6 submissions were put forward stating that a significant retail development on that site is not needed and would have a detrimental impact on the health of the town's existing retail sector especially considering the overhang of vacant retail property and the current recession. The ambitious population target for the town, which forms the basis for the perceived need for retail expansion, is questioned. One of the submissions correctly highlighted an error in the Draft Plan in terms of the amount of convenience floor space already available within the town. A submission supporting T-02 was made by Tesco Ireland and Aldi also made a submission requesting greater locational flexibility for discount retailers. Separate submissions were also made concerning additions to the town centre on the site of a previous Petrol Station on the Limerick road, the ESB site on the Main Street and requesting retail and motorway services type uses use on lands zoned B-05 in the Draft Plan at the southern end of the town.

2.3.5 Having considered the issues raised in the submissions and ascertained that there is already approx 4,850m² of retail floor space available within the town, and not the 1,910m² as indicated in Draft Plan, it considered that the issues raised in the submissions regarding the adequacy of existing retail provision in the town have merit. However, in the long term it is considered that Charleville may still need additional convenience floor space and that the T-02 lands are the best available given their central position proximate to the core of the town, although not all of the lands will be needed for this purpose. In this context it is considered necessary to safeguard the lands at this location for the long term convenience needs of the town.

Manager's Recommendations:

- a) Amend the Plan to replace the 3.1ha T-02 site with a smaller site of 1.4ha designated as X-01 and to reserve this site as a long term opportunity site with special objective for the expansion of convenience retailing in Charleville. Such long term needs will arise when there is a significant increase in population of the town and its hinterland and the construction of the M20 Motorway is completed. See exact wording of proposed Amendment **KK.03.01.01 and KK 03.01.02** in Appendix B.
- b) Amend the Plan so that the northern portion of the T-02 site as identified in the Draft Plan will revert to residential use. See exact wording of proposed Amendment **KK.03.01.03** in Appendix B.

2.3.6 In relation to the request for changes to the text of the plan to allow specific locational flexibility for discount retailers and to identify additional lands for town centre uses, it is considered that such an approach is not warranted having regard to the extent of the area already identified for town centre uses and would undermine the primacy of the town centre. Proposals for development on edge of centre sites, particularly those with an established retail use, can be considered on their merits through the development management process.

Manager's Recommendations: No change proposed on this issue.

Zoning of land

2.3.7 A number of submissions sought the zoning of new lands for development or specific zoning objectives on lands already within the development boundary. One submission sought the rezoning of a large site within the greenbelt to the west of the town for residential and employment uses while another seeks the rezoning of lands at Ardnageehy Cross, near the Lidl Logistics centre/Charleville Show grounds for industrial/distribution use. A further submission seeks rezoning for a range of uses including retail, motorway services, retail warehousing, discount retailing, medical and nursing home uses within an enlarged B-05 site to the south of town.

Manager's Recommendations: *It is considered that adequate land has already been identified within the development boundary to cater for the other uses proposed and additional lands are not required. This is with the exception of the proposal to recognise the site east of B-05 where permission has been granted for a nursing home (see amendment **KK.03.01.07** in Appendix B).*

Flooding

2.3.8 A number of submissions expressed concern regarding the findings of the Flood Risk Assessment and the impact of this on the zonings proposed for specific sites (ESB site, employment lands east of the town near the Kilmallock Road and Bakers Road). In all cases it is stated that the lands are not at risk of flooding or do not flood to the extent shown and rezoning of the affected lands is requested.

Manager's Recommendations: *In view of the revised policy on flood management and zoning (2.2.2-2.2.9) it is considered appropriate, in some instances, to rezone some of the lands for development, subject to objectives that highlight the fact that the lands have been identified by the FRA as being at risk of flooding and that a detailed flood risk assessment would need to be submitted with any development proposals. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on the land. Particular inclusions are as follows*

- *Lands Zoned as T-01 in the 2005 Local Area Plan were removed from the southern town centre zone in the Draft Plan. The town centre zoning is being reinstated on these lands, which are already partially developed. See proposed Amendment **KK.03.01.04**.*
- *Lands previously zoned as C-02 in the 2005 Local Area Plan, which were zoned as open space O-06 in the Draft Plan, are being zoned for business use. See Amendment **KK.03.01.05**.*
- *Lands zoned as established primarily educational/ institutional / civic (to the south of the lands zoned C-02) in the 2005 Local Area Plan, which were zoned as open space (O-06) in the Draft Plan, are being designated as part of the built up area as they are largely developed. See Amendment **KK.03.01.06**.*
- *Lands included within the I-01 industrial zoned in the 2005 Local Area Plan, which were zoned as open space O-011 in the Draft Plan, are being zoned for industrial use. See Amendment **KK.03.01.09**.*
- *Lands included within the I-01 industrial zoned in the 2005 Local Area Plan, which were zoned as open space O-05 in the Draft Plan, are being zoned for industrial/business use. See Amendment **KK.03.01.08**.*

- *Lands included within R-03 in the 2005 Local Area Plan, which were zoned as open space O-08 in the Draft Plan, are being returned to residential use as part of R-04. See Amendments **KK.03.01.10**.*

National Roads Infrastructure

2.3.9 In general terms the NRA reiterates national policy that protects the strategic role of the national road network and also states that the commencement date of the M20 is uncertain in the current economic climate. The NRA also voiced concern on the impact of development to the east and north of the town on the existing N20 and proposed M20. With relation to the KEA, protection of existing and proposed routes is important and this should have policy backing. Concerns are also raised with regard to the impact of B-05 and U-04 (Charleville) on the national route network. Clarity is also required in terms of access proposals for sites near the national speed limit. It is also considered that no access to the N20 outside the 50kph speed limit should be permitted with particular reference to R-01.

Manager's Recommendation: *In response to these issues it is considered that the proposal to provide for "express retail" on B-05 (See submission 914.) should be discouraged on the basis that it would attract users of the future M20 in particular and therefore impinge on the strategic role of this infrastructure. However it is considered that the U-04 route is necessary given the poor alignment of the existing Ballysallagh Cross roads at the south of the town and its limited ability to cope with heavy vehicular traffic likely required by development on the business/industrial zonings located off Station Road. It is also considered that the principle of an entrance within the 60kph area to the south of the Charleville Park Hotel has already been established.*

Kanturk

Retail Uses / Town Centre Expansion

2.3.10 Issues raised in relation to Kanturk Town Centre included the need for locational flexibility in terms of potential sites for discount retailers and the zoning of additional lands town centre uses including lands to the west of the Court House and at Earl Street.

Manager's Recommendations: *Having regard to the provisions of the Retail Planning Guidelines and the County Development Plan 2009, it is not considered appropriate to make specific exceptions to policy for discount retailers. Significant areas have already been identified for town centre uses, including significant brownfield lands in the core of the town (Mart and Keating's Bakery) and other opportunities will arise within the existing built up area and in this context it is not necessary to zone additional lands for town centre uses. Proposals for development on edge of centre sites, particularly those with an established retail use, can be considered on their merits through the development management process and no further changes to the plan are proposed in this regard.*

Zoning of land

2.3.11 In terms of residential development two suggested amendments were put forward with regard to lands at Puleen and Gurteenard to the west and south west of the town respectively. Changes to the plan were also sought for lands zoned under R-07 so as to provide for access onto the R579 Freemount-Kanturk Road.

Manager's Recommendation: *In response it is considered that the proposed residential lands at Puleen are too removed from the town centre and are not specifically required in terms of overall housing provision. The lands at Gurteenard (in proximity to the town treatment plant)*

were previously zoned as residential and it is now proposed, in line with the new approach to flood risk assessment, to redesignate these as part of B-03 – See Amendment **KK.03.02.01**. With relation to the proposed amendment to the R-07 zoning it is considered that access should only be on to the Curragh road given the poor sight distance pertaining to the relevant section of the neighbouring R579 (Freemount- Kanturk).

Community Uses

2.3.12 The VEC raised the issue of the proposed new National school with specific regard to what criteria the Planning Authority would use in assessment. Correspondence was also received from the Dept of Education and the VEC with regard to the matter of an amalgamated primary school although no specific location for same was put forward.

Manager’s Recommendations: *In response to these issues it is considered that specific provision is made for numerous options for educational provision and that general policy support also exists where these specific provisions are deemed not possible.*

Flooding

2.3.13 The ESB raised issues regarding flood risk assessment of their site at Earl Street and its impact on future development.

Manager’s Recommendations: *It is considered that this issue is dealt with in Section 2.2.2-2.2.09 of this report. In line with the revised approach to flood risk management detailed in these sections, a number of changes are proposed to the plan to reinstate zonings removed in the Draft Local Area Plan. In particular land zoned as C-02 in the 2005 plan which were included within the O-01 zoning are reverting to built up area. These lands about the Allow River. See amendment **KK.03.02.02**.*

Millstreet

Zoning of land

2.3.14 The location of future business and industrial development was a key issue in terms of Millstreet and numerous proposals were put forward ranging from brownfield sites adjacent to the proposed town to green field sites to the north and south of the town. In response to these issues it is considered that the lands adjacent to the Finnow and at Coomlogane and Geararoe are not suitable for business/industrial lands given their relative distance from Millstreet and the presence of other better located lands closer to the town centre. However two submissions are considered as being more favourable given their location adjacent to the town centre or zoned business lands.

Manager’s Recommendations: *In particular it is considered that a further section of land along Station road could be included as part of B-03. See Amendment **KK.03.03.01**. It is considered that future development proposals concerning O Regan’s Mills can be dealt with on individual merits considering the central location of these lands and a specific amendment is not required.*

Flooding

2.3.15 A submission was also received with regards to the Dairygold site in the town and the potential impact of flooding on future development of the site as well as the possibility

of extending the site boundary. Several lands previously zoned in the 2005 LAP were also indicated under the Flood Risk Assessment carried out.

Manager's Recommendations: *It is not considered advisable to further extend the boundary near the Dairygold building due to the presence of a Flood Risk Area nearby although it is noted that future development can be dealt with on its own merits given the existing use being carried out on the site. Following the revised approach to flood risk management as detailed in Section 2.2.2 -2.2.10 several lands are being reinstated to zoned status covered under amendments KK.03.03.03, KK.03.03.04, KK.03.03.09 and KK.03.03.11*

Newmarket

Zoning of land for development

2.3.16 One proposal was received with regard to an extension to existing residentially zoned lands situated off the Island Road. Another proposal was received which requested future flexibility for an existing residential site near Newmarket Motors.

Manager's Recommendations: *In response to these it was considered that adequate lands are available for residential use and these could accommodate varying densities and types of housing. Therefore additional extensions of residential lands are not required. The site near Newmarket motors is not considered suitable for specific zoning most notably with regard to its small size. However future development proposals can be dealt with on their own merits given its location inside the "existing built up area."*

Flooding

2.3.17 A section of lands to the east of the town were also indicated under the Flood Risk Assessment carried out.

Manager's Recommendations: *Following the revised approach to flood risk management as detailed in Section 2.2.2 -2.2.9 an amendment is proposed (KK.03.04.03).*

Ballydaly, Castlemagner and Curraraigue:

2.3.18 Submissions were received with regard to development boundary extensions at Ballydaly, Curraraigue and Castlemagner.

Manager's Recommendations: *In all cases it was felt that adequate provision had been made for development growth and in the case of Ballydaly and Curraraigue it was felt that inadequate servicing militated against the extension of the development boundaries.*

Banteer

2.3.19 In line with the revised approach to flood risk management the development boundary contained in the Draft Local Area Plan is to be extended to incorporate lands with planning permission located to the north and east of the village as per the revised approach to Flood risk Areas in the DLAP. See Amendment **KK.03.06.01**.

Milford

2.3.20 In line with the revised approach to flood risk management the development boundary contained in the Draft Local Area Plan is to be extended to incorporate lands previously included in the 2005 LAP as per the revised approach to Flood Risk Areas in the DLAP. See Amendment **KK.03.08.01** and **KK03.10.02**.

Issues Raised in relation to the Environmental Report

2.3.21 The EPA includes a number of key recommendations regarding policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans. The overall comment relates to the lack of integration of the environmental considerations and recommendations set out in each of the EALAP Environmental Reports and the need to better address in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.

2.3.22 With specific reference to the Kanturk Electoral Area the change of use to open space in Charleville, Kanturk and Newmarket is noted. The Boherbue treatment plant is considered inadequate. Specific objectives for protection of the Deel water quality and Freshwater Pearl Mussel protection should be considered in Dromina and Milford. Specific requirements of SEA and the Habitats directive should be considered in Knocknagree and Newtownshandrum. Consideration should be given regarding specific objectives for the protection of Natura 2000 sites within or adjacent to the village. It is noted that there are no open drinking water investigation files for the EA.

Manager's recommendation. *It is recommended that specific objectives be included in relation to Dromina and Milford with regard to potential impacts on the Deel River and Freshwater Pearl Mussel Protection. Other amendments have also been proposed throughout the remaining settlements in line with the Appropriate Assessment procedure. Specific mention has already been made of the need to upgrade the Boherbue treatment plant. Amendments are also made to reflect "sustainable growth" in the DB-01 sections of the four main towns- **KK.03.01.11**, **KK03.02.13**, **KK.03.03.12**, and **KK.03.04.04**.*

Appropriate Assessment

2.3.23 The following general issues arose following Appropriate Assessment of the Environmental Report and Draft Plan. It is considered necessary to ensure that lands outside of the town that fall inside SAC are reserved for compatible uses. This will require some minor additions to the GB 1-2 policy areas around Millstreet. This is elaborated in Amendment **KK.03.03.02**. It is also considered that waste water treatment facilities in particular must be fully capable and provided and operational prior to commencement of any discharges from all development. In relation to individual settlements general issues to be addressed included the need for capable treatment infrastructure, need to protect and enhance the biodiversity of Natura 2000 sites. In the case of specific sites ecological impact assessment reports will be required depending again on proximity to Natura 2000 sites. In some cases it will be necessary to provide for wastewater and storm water plans so as to protect the relevant river catchment. The following table illustrates the specific amendments that apply to individual settlements.

Settlement	Amendment
Charleville	KK.03.01.11
Kanturk	KK.03.02.03, KK.03.02.04, KK.03.02.05, KK.03.02.06, KK.03.02.07, KK.03.02.08, KK.03.02.09, KK.03.02.10, KK.03.02.11, KK.03.02.13
Millstreet	KK.03.03.02, KK.03.03.05, KK.03.03.06, KK.03.03.07, KK.03.03.08, KK.03.03.12
Newmarket	KK.03.04.01, KK.03.04.02, KK.03.04.04
Ballydesmond	KK.03.05.01, KK.03.05.02, KK.03.05.03
Banteer	KK.03.06.02, KK.03.06.03, KK.03.06.04
Boherbue	KK.03.07.01, KK.03.07.02, KK.03.07.03
Knocknagree	KK.03.09.01, KK.03.09.02
Ballydaly	KK.03.12.01, KK.03.12.02
Ballyhea	KK.03.13.01, KK.03.13.02
Castlemagner	KK.03.14.01, KK.03.14.02
Cullen	KK.03.15.01, KK.03.15.02
Derrinagree	KK.03.16.01, KK.03.16.02
Freemount	KK.03.17.02, KK.03.17.03, KK.03.17.04
Kilbrin	KK.03.18.01
Kilcorney	KK.03.19.01, KK.03.19.02
Kiskeam	KK.03.20.01, KK.03.20.02
Lismire	KK.03.21.01
Meelin	KK.03.22.01
Rathcoole	KK.03.23.01, KK.03.23.02
Rockchapel	KK.03.23.01, KK.03.23.02, KK.03.23.03, KK.03.23.04
Aubane	KK.03.26.01, KK.03.26.02
Curraraigne	KK.03.27.01, KK.03.27.02
Cloghboola	KK.03.28.01

Dromagh/Dromtarriffe	KK.03.29.01, KK.03.29.02
Taur	KK.03.31.01
Dromalour	KK.03.32.01, KK.03.32.02
Sally's Cross	KK.03.33.01, KK.03.33.02

Appendix A

List of Submissions

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
Countywide	1054	Dept of Environment, Heritage and Local Government.	<p>Submission complements the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.</p> <p>Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAP's policies (in particular Phasing of development, towns/village growth balance, and growth in CASP Ring) are aligned with it.</p> <p>Note that Appropriate Assessment should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or rezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls. Suggest that specific policies and objectives on archaeological heritage should be included in LAP's. Specific comments are made about Architectural Heritage in some LAP's expressing the need for greater clarity. Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p>	The issues raised in this submission have been noted.
Countywide	1046	Dept of Transport	<p>Highlights the crucial role of transport in the economic and social development of the country. LAP's should take account of the Governments Smarter Travel Policy. It sets targets for modal shift, a reduction in transport emissions and easing of congestion. Address the need for an alignment of spatial planning and transport. Also encourages more sustainable forms of transport. Needs to be a radical shift in emphasis in how cycling and walking is provided in the future including the need to promote more compact urban forms, provision of safe cycling routes to schools and identification of inter urban cycling</p>	DLAP policies target development along the Atlantic Corridor/M20/Rail line/Broadband with particular reference to Charleville. This is so as to leverage this infrastructure to the greatest extent. Other areas highlighted for development also make best use of road and rail infrastructure and include Kanturk, Millstreet and Banteer.

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			networks. The relevance in the LAP of the vision of the National Cycle Policy Framework (NCPF) to create a cycling culture in Ireland is highlighted. Would welcome greater emphasis in the LAP on the Smarter Travel Policy and its implications.	
Countywide	1258	Environmental Protection Agency	<p>The EPA's submission relates to four areas as follows:</p> <p>a) Integration of environmental considerations in the land use plans, b) General comments on the EALAP Environmental Reports c) General comments on the EALAPS and d) Specific comments on the EALAPS.</p> <p>The EPA includes a number of key recommendations to be included in the plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans.</p> <p>The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in each of the EALAP Environmental Reports and the need to better address and incorporate in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p> <p>In relation to the KEA the change of use to open space in Charleville, Kanturk and Newmarket is noted. The Boherbue treatment plant is considered inadequate. Specific objectives for protection of the Deel water quality and Freshwater Pearl Mussel protection should be considered in Dromina and Milford. Specific requirements of SEA and the Habitats directive should be considered in Knocknagree and Newtownshandrum. Consideration should be given regarding specific objectives for the protection of Natura 2000 sites within or adjacent to the village.</p> <p>It is noted that there are no open drinking water investigation files for the EA.</p>	The issues raised in this submission are noted. It is proposed to amend the plan to include reference to AA and Natura 2000 sites. Specific amendments have also been made to the Dromina and Milford sections of the plan so as to mitigate potential impacts to the River Deel and its Freshwater Pearl Mussel population.
Countywide	1050	Office of Public Works	<p>The submission welcomes the approach taken to flooding and recommends a number of changes:</p> <p>S. 1.7.7 – broaden information list to include, where applicable, reports or flood maps from localised flood studies. S. 1.7.9 - DIFE Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text describing Flood Zone B should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A.</p>	The issues raised in this submission are noted. See revised approach to flooding in sections 2.2.2 to 2.2.9 of this report.

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>Obj. FD1-4 - include reference to the planning principles and sequential approach to the avoidance of flood-prone areas "Guidelines" as the approach that should be adopted when designing the layout of development. Zoning Obj. : - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals shall / should be accompanied by an FRA. All settlements - Plan should note that "possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate. Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even though they are almost entirely within both Flood zones A and B). Justification Test is fully applied to confirm the suitability of some zoned sites.</p>	
Countywide	1257	National Roads Authority	<p>This submission makes a number of detailed points about the importance of protecting the capacity, efficiency and safety of the national road network in the area and the need to control access points outside the 50kmh limit.</p> <p>With particular reference to the Kanturk Electoral Area it is considered that LAP policies should reflect and safeguard the strategic role of the N20 and N72 and that a similar objective should be applied to the M20 route corridor. It is noted that no such objective currently applies in the Local Area Plans. With regard to individual settlements it is noted that Charleville is scheduled for growth in retail warehousing to be sited on lands under B-05 with access to the M20 junction. The NRA is concerned about the development of large retail centres located close to such junctions or national roads/motorways and it requests that any retail warehousing scheme should not compromise the strategic role of the national road network. Further clarity is required in terms of access proposals. Similarly the potential impact of the Access road (U-04) needs to be considered so as to avoid negative impacts on the efficiency, safety and operation of the existing N20 and future M20. It is also noted that lands subject to objective R-01 adjoin the N20 outside the reduced urban 50kph speed limit area. The Council are requested to clarify access proposals to the area indicating that no access to the N20 outside the 50kph speed limit is permitted.</p>	<p>In the first instance it is County Development Plan policy to support the NRA in terms of achieving the targets set for the National Road Network. This is further expanded by Objectives INF 3-1 to 3-8 inclusive and these have been taken into account in terms of framing policy and objectives.</p> <p>With regard to the specific issues related to the Kanturk Electoral Area the submission is also relevant to proposals to provide for "express retail" on B-05 (See submission 914) and it is considered this use should be discouraged on the basis that it would attract users of the future M20 in particular and therefore impinge on the strategic role of this infrastructure. However B-05 is still inside the speed limit area of the town development boundary. Traffic impact can accordingly be assessed at project stage.</p> <p>It is considered that the U-04 access road objective is necessary given the poor alignment and limited capacity of the existing Ballysallagh Cross roads and its limited ability to cope with heavy vehicular traffic likely required by development on the business/industrial zonings located off Station Road. This road is intended for local access only and is not intended to provide an alternative to the M20 bypass of Charleville.</p> <p>It is also considered that the principle of an entrance within the 60kph area to the south of the Charleville Park Hotel has already been established.</p>
Countywide	959	Dept of Education	The submission outlines the Department rationale for school provision. Following	The recommendations of the Department have been noted and it is considered that

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>population growth analysis Charleville is considered to require an additional 16 classroom primary school. In relation to Kanturk, and on the basis of the target populations for the area, the Department have not identified a need for a new Primary or post primary school and would intend dealing with extra capacity through expansion. (However discussions with the Department have verified that there are ongoing plans to amalgamate the two existing primary schools into one new school building on a new site and this has been confirmed by the Department in January 2011. No site has been finalised or acquired to date for this purpose). In relation to village areas it is considered that the existing infrastructure should be able to accommodate pupil numbers subject to extension where necessary. In general it is sought to increase school capacity by expansion of existing facilities although a new school may sometimes be required where expansion space is limited. Site reservations should be made close to community facilities such as libraries and sporting areas and the provision of several individual schools on one site is also a possibility. It is also stated that lands adjacent to existing schools should be protected where possible for future educational use to allow for expansion of these schools subject to site suitability and agreement of the various stakeholders.</p>	<p>there is adequate expansion areas available and policy support throughout the settlement network for educational facilities. In the case of Kanturk a specific amendment has been proposed detailing a text change to C-01 reflecting expansion of "educational facilities" rather than specific reference to "the school" (KK.03.02.12)</p>
Countywide	1265	Dept of Communications, Energy and Natural Resources	The Dept has no specific comments to make at this time. This is without prejudice to any comments that Inland Fisheries Ireland may have.	Noted.
Countywide	1051	Bus Eireann	<p>OVERALL GOAL: To provide adequate bus priority measures and supporting infrastructure</p> <p>SPECIFIC OBJECTIVES Important in the provision of high quality public transport are:</p> <ul style="list-style-type: none"> • Well designed bus stops • Disabled accessible bus stops, including wheelchair accessibility • Easy of access for buses to urban bus stops • Safety, in terms of design and location, is of paramount importance at school settings • Use of parking restrictions and one-way systems in urban areas to assist free-flow for buses • Consideration of use of road hard shoulders when exiting & entering urban areas <p>IMPLEMENTATION Public transport needs must be integrated into the planning process when considering new development proposals, within both greenfield and existing</p>	Submission Noted. These matters are addressed in chapter 6 of the County Development Plan and underpin the Draft Local Area Plan.

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>development areas, as follows:</p> <ul style="list-style-type: none"> • Bus lanes in urban areas • Well positioned and accessible bus stops • Bus lanes on motorways • Bus priority at traffic signals • Linking traffic signals with bus based AVL • Control of parking • Traffic calming • Pedestrian zones <p>ADDITIONAL ISSUE Provision for the overnight parking of buses for early morning departures in outlying towns should be made.</p> <p>LAND USE ZONING</p> <ul style="list-style-type: none"> • Minimise use of Master plans, Integrated Area Plans • Infrastructure deficits • Significant development constraints in key areas • Infrastructure investment • LAP review within 6 yrs • Flexibility required in smaller settlements 	
Countywide	1121	Irish Farmers Association	<p>The submission raises a number of issues relating to the agriculture industry; namely:-</p> <ol style="list-style-type: none"> 1. The LAP's need to emphasize the role to be played by a vibrant agriculture and food industry in the resurrection of the economy in the future. 2. There needs to be a solid commitment in the plans to improve rural infrastructure such as access roads and high speed broadband services. 	The issues raised in this submission are noted. No change proposed. See section 2, paragraphs 2.4.7 – 2.4.8.
Countywide	1103	Construction Industry Federation	<p>LAND USE ZONING</p> <ul style="list-style-type: none"> • Minimise use of Master plans, Integrated Area Plans • Infrastructure deficits • Significant development constraints in key areas • Infrastructure investment • LAP review within 6 yrs • Flexibility required in smaller settlements • Underperformance of Cork City should be accommodated within Metropolitan Cork <p>FLOODING</p> <ul style="list-style-type: none"> • Extreme, based on imprecise data • Inequitable to de-zone lands or identify existing build up areas as being at flood risk <p>SMALLER SETTLEMENTS</p> <ul style="list-style-type: none"> • No deletion of zoning in smaller settlements • Zoning be retained where the developer has permission or has progressed an application • Inflexible approach taken • Amend specific target population growth to approx. target 	The issues raised relating to residential density, general contribution scheme, part V and the County Council's recreation and amenity strategy are matters best considered as part of the normal review process for the documents concerned. The revised zoning regime introduced in the local area plans provides for a more flexible approach at the application stage. A revised approach to flood risk management is detailed in Section 2.2.2 – 2.2.9 of this report. See also sections 2.4.1 – 2.4.6 of this report.

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>DEVELOPMENT OBJECTIVES</p> <ul style="list-style-type: none"> Guidelines allow for greater growth than envisaged in LAPs Limiting growth will limit the provision of services <p>MARKET CONDITIONS</p> <ul style="list-style-type: none"> No demand for higher densities outside of urban location & special sites Review density targets Future funding of infrastructure cannot be largely borne by private sector <p>ZONING & TAXATION</p> <ul style="list-style-type: none"> Windfall tax legislation impacts on amended zonings <p>CRECHE</p> <ul style="list-style-type: none"> Greater flexibility required in the provision of crèches <p>CONTRIBUTIONS</p> <ul style="list-style-type: none"> Review of development contributions is required Preparation of a more comprehensive list of infrastructural projects to be considered would provide greater certainty to developers and investors <p>PLANNING GAIN</p> <ul style="list-style-type: none"> Planning gain policies will stifle economic recovery and requires review <p>DOCUMENT</p> <ul style="list-style-type: none"> Confusion arises where the Draft Indicative Flood Extent Maps overlie zoned land use objectives Requirement for improved linkage between LAPs and CDP 	
Countywide	1122	O'Flynn Construction	<p>The submission raises a number of general issues in relation to the review of the local area plans:</p> <ol style="list-style-type: none"> The changes to the zoning regime has introduced too many special policy areas (X-01) and have removed the established zoning category so that it is impossible to tell what mix of uses might be acceptable and this results in a dilution of the planning policy framework. Council should take regard of market needs (lower densities) in terms of house type and location when considering the nature and spatial distribution of zoned residential land. Consideration should be given to the preparation of a more comprehensive list of infrastructure projects to be considered under the General Contribution Scheme and adopt an approach of reinvesting the development contributions in the area where they were collected. Local Area Plans should establish clear objectives to ensure the enhancement of residential amenity through the possibility 	<p>The issues raised relating to residential density, general contribution scheme, part V and the County Council's recreation and amenity strategy are matters best considered as part of the normal review process for the documents concerned. The revised zoning regime introduced in the local area plans provides for a more flexible approach at the application stage. A revised approach to flooding is detailed sections 2.2.2 to 2.2.9 of this report</p> <p>No further change proposed.</p>

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			<p>of monetary contributions in lieu of the Recreation and Amenity Strategy; a more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county.</p> <p>5. Cork County Council should call for a national review of policy on planning gain and should review its own policies on planning gain in regard to the provision of Part V, recreation and amenity strategy and monetary contributions.</p>	
Countywide	1264	Bam-Gable	<p>This submission objects to the crude mapping of areas identified as at risk of flooding generated from highly suspect and out of date data, with particular reference to Carrigtwohill. The submission states that infrastructure and engineering works have been undertaken in accordance with permissions granted for these lands, supported by the Council and that these circumstances are not reflected in the mapping. It is requested that as the areas of probable flooding risk are inaccurate and worthless then they should be removed from the documents. The submission also objects to the requirement for the carrying out of repeat flood risk assessments where the probability of flooding has been removed by infrastructural works or where conditions have been complied with obviating flood risk.</p>	See revised approach to flooding detailed in Sections 2.2.2 to Section 2.2.9 of this report.
Ballydaly	8837	R and D Guerin	<p>The submission refers to the redrawing of the development boundary around Ballydaly and requests that a specific site be included in the village plan. Particular reference is made to the landowner's willingness to develop lands and the proximity of a housing permission that will allow future connection of the subject lands.</p>	<p>It is considered that the settlement boundary for Ballydaly, as identified in the Draft Plan, is adequate to cater for the relatively limited development that is envisaged over the coming years and reflects the limited services available. The Draft Plan envisages the development of a small number of individual houses served by individual treatment systems. Such development will not require large tracts of land and is more likely to occur in a dispersed pattern throughout the settlement. No change proposed.</p>
Castlemagner	838	C Lehane	<p>The submission requests that the development boundary of Castlemagner be extended to include additional lands to the south of the village. Submission suggests that these additional lands would be suited to the development of retail/ services and light industrial uses to meet the needs of the village, are within easy walking distance of the village and can be economically serviced.</p>	<p>It is considered that sufficient lands are available within the development boundary to meet the future development needs of the village. No change proposed.</p>
Charleville	586	Aldi Stores (Ireland) Ltd.	<p>This submission profiles the Aldi business and expansion strategy and requests that the LAP acknowledge its distinct role and includes policy support for the provision of discount retailing and allows enough flexibility to accommodate such uses at an appropriate location within the town.</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 new retail development supports the primacy of the Town Centre. Significant lands have been identified for town Centre uses in</p>

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			Particular reference is made to Aldi differing from mainstream convenience uses given its low cost base, different trade draw, retail offering and customer catchment of discount food stores and on this basis it is stated that Aldi discount food stores cannot compete with the high land and rent cost of town centre and district centres. It is considered that Aldi is more suited to edge of centre or neighbour centre locations often on prominent key access routes and submission requests that the LAP takes a more flexible approach to discount retail provision in these areas. Further expansion in the region is also considered necessary to make viable the Regional Distribution centre at Mitchelstown. The submission also notes the importance of Charleville in the context of population growth and its position along the Atlantic Corridor. The need for additional retail headroom is also pointed out as per Cork Strategic Retail Study 2008. Several precedent examples are given for other locations throughout the county and country.	Charleville. Other edges of centre development opportunities are also available within the town and development proposals in these areas will be assessed on their merits having regard to the policies of the plan and the guidelines. No change proposed.
Charleville	632	Beaux Walk Properties	The submission states that the proposed T-02 site is unnecessary considering the levels of vacancy in the town centre at present and the availability of other sites in the core town area. The development of a disconnected site with large areas of parking in light of existing vacancy would undermine the town centre. Kanturk is put forward as an example of an area where the town centre was not expanded and now retail is flourishing.	This issue is discussed in Section Two of this report – see paragraphs 2.4.1- 2.4.3. See Amendments KK.03.01.01 –KK.03.03
Charleville	854	Charleville Chamber of Commerce	This submission expresses the opposition of Charleville Chamber to the proposed T-02 zoning and expresses the view that the “Town Centre” should be retained solely along Main Street and the areas with immediate access to Main Street. The T-02 site is separated from the town centre by the physical barriers of the National Primary Route and an existing residential area, resulting in little connectivity. Heavy traffic on the N20 makes it impassable for pedestrians making connectivity between the sites very difficult – would encourage one stop shopping on T-02 site, with little benefit for the rest of the town centre. This would be detrimental to the variety of retail currently existing. Other difficulties include increased traffic impacts on pedestrian and potential disconnect with the existing residential areas. The submission highlights examples where the Chamber considers a negative or positive impact has occurred because of larger retail development not being allowed / being permitted. Support is expressed for the principle of extending the Town Centre and the ESB site to the south of the town is cited as an	This issue is discussed in Section Two of this report – see paragraphs 2.4.1- 2.4.3. See Amendments KK.03.01.01 –KK.03.03

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			appropriate location for such extension.	
Charleville	857	Charleville Traders Association	<p>The submission highlights the concerns of the Charleville Traders Association with regard to the proposed addition of the T-02 site in the town and the perceived negative effects on the variety of existing businesses in the town. The T-02 lands are regarded as being outside the core town centre and it is considered that development of the site would create an overly strong counter attraction to the well established town centre of Charleville. Particular reference is made to existing vacancy rates in the town (only 3 of the 20 units in the Dunnes Stores Development are occupied) and to the existence of unimplemented planning permissions such as the permission for 6 units / 1,110m² of retail space to the rear of Supervalu. It is considered that additional lands should not be designated for Town Centre uses until the town can support these vacant and permitted units.</p> <p>Submission also refers to a recent news article on growing business activity in Kanturk which is linked to the opposition of the town Chamber of Commerce to retail outlets such as Tesco. The example of Youghal is also put forward as an example of negative impacts on retail diversity from large retail outlets. The submission also states that potential population growth in the town is overstated and that capacity does not exist to support additional retail. Examples are drawn from undeveloped residential sites and vacant retail units. Concerns are also raised with regard to traffic.</p>	<p>This issue is discussed in Section Two of this report – see paragraphs 2.4.1- 2.4.3.</p> <p>See Amendments KK.03.01.01 –KK.03.03</p>
Charleville	1025	Dairygold	<p>In relation to Charleville the submission considers that future consideration should be given for additional development near the proposed M20 in the vicinity of the Lidl Logistic Centre and Food processing factory.</p>	<p>These lands are located within the Greenbelt. Significant areas of land within the development boundary of Charleville have been zoned to cater for new business and industrial development and additional lands are not required. Development at this location would be contrary to national policy in terms of protecting the strategic function and traffic carrying capacity of the National Road Network.</p>
Charleville	853	Declan O Sullivan, Brian King and John King	<p>The submission relates to lands at Killoohig, fronting the R515 to the west of Charleville, adjacent to Charleville golf course. The area of the site is not given but it is largely located within the Greenbelt. A portion of the north east corner of the site is within the area designated GB1-2. The submission requests an extension of GB1-2 zoning over all the lands to accommodate a mixture of low density housing and “green” business park uses. The submission notes the key role of Charleville in terms of economic development in the area and the position of the proposed M20 running through the</p>	<p>This submission was previously considered at the preliminary public consultation stage in June 2010. The proposed M20 traverses this site and most of the site is to the west of the motorway while Charleville town is to the east. The site is also within the Greenbelt. Access to the M20 from Charleville is to the south of the town and is totally independent of these lands. The Draft Plan has identified significant amounts of land for business and industrial use contiguous to the town and includes proposals to improve access from these lands to the proposed Motorway junction located to the south of the town. Additional lands are not required for development and</p>

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			site. Reference is also made to “NRA designed and agreed access/egress to the site from the R515” as well as the site providing an orderly edge to the town with the development of “transitional” uses including aforementioned individual housing.	development proposed in this submission would lead to additional heavy traffic movements going through the town centre in order to access the motorway junction and would also undermine the function of the Greenbelt.
Charleville	852	Dr Martin O Donnell	The submission expresses objection to the proposed Town Centre Zoning T-02 in Charleville. Specific reference is made to the residential nature of the area at present, the planning history of the site and the extra traffic that would be created in the context of a narrow road network. The last comment of the submission refers to residential development but this may be a typo as the zoning relates to convenience retail.	This issue is discussed in Section Two of this report – see paragraphs 2.4.1- 2.4.3. See Amendments KK.03.01.01 –KK.03.03
Charleville	611	Dueth Holdings Ltd	This submission raises concerns about the T-02 site to the north of Charleville Main Street and the need for same is examined through retail analysis. Submission considers the population projections used in preparing the Plan are overly optimistic and that floor space figures are inaccurate with up to date monitoring needed. The analysis carried out states that there is already 4,850sq.m of convenience floor space in the town and not 1,910 sq.m as indicated in the Retail Study & Draft Plan. Having looked at the space available, population growth in the catchment, the retail spend and existing turnover the submission concludes that there is little or no surplus turnover available to accommodate additional retail and that the provision of extra retail lands is redundant for the medium term at least (to 2015). A qualitative assessment carried out concludes that additional retail space would only detract from the town centre by diminishing the range of supportable town centre activities and increase the number of vacant properties in the designated primary retail area. It is also considered that traffic congestion will be increased and little commercial synergy will be achieved. The conclusion is that a large convenience retail sector already exists with no need for additional retail in the medium term, especially as the population targets will not be reached and retail spending is expected to fall.	This issue is discussed in Section Two of this report – see paragraphs 2.4.1- 2.4.3. See Amendments KK.03.01.01 –KK.03.03
Charleville	538	ESB	This submission refers to the ESB site on Charleville’s Main Street which occupies a site of 1.6 acres and is zoned established primarily commercial in the 2005 Plan. It specifically questions the flood risk and “existing built up area” designations of the site in the Draft LAP. The zoning is questioned in the context of the need to identify land for town centre expansion and the ideal location of the ESB site within the centre of the town and its consequent suitability for town centre	The practice of zoning to reflect established land uses has been discontinued in the preparation of these Draft Plans and the “commercial” land use category has been discontinued entirely. In this context that site is now designated as part of the existing built up area. However, In practice, the default zoning of the site is the established permitted use. While the location of the site is acknowledged, the ample availability of centrally positioned sites to meet the expansion needs of the town and the

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			uses. In relation to flooding, whilst the ESB accepts the importance of flood risk assessment, it is concerned about the methodology used and accuracy of FRA in terms of using it as a basis for the Justification Test to determine whether lands should be zoned or not. Submission includes a detailed flood risk assessment of the ESB site which indicates that flooding of the subject site is highly improbable even at a peak event and concludes that there is no basis for including any part of the site within the Glen River Flood Zone A or B.. ESB have no record of the site flooding since it first occupied the site in the mid 1970s and no flood events have been recorded at the site on the OPW National Flood Hazard Mapping website. Submission requests that the flood mapping be amended to exclude the ESB site and that the site be zoned for town centre uses.	findings of the Flood Risk Assessment lead to the conclusion that the zoning of these lands for town centre uses is not warranted at this time. Any future development proposals on the site will need to be accompanied by a Flood Risk Assessment, and will be assessed on their merits.
Charleville	858	Kevin O Leary	The summary refers to a .38 hectare site to the north of Charleville town centre and requests that the site be zoned for town centre uses. The site is currently vacant and once accommodated a garage. The submission notes the change in zoning in respect of this site from “primarily commercial” in the 2005 LAP to “existing built up area” in the Draft Plan and requests that the site be rezoned for Town Centre uses.. The submission makes reference to the various national and regional guidance documents and concludes that Charleville is a particularly important settlement along the Atlantic Corridor in the context of providing for economic growth with subsequent benefits to the wider area. Charleville’s strategic position is examined and it is concluded that in order to achieve its potential the LAP needs to provide for a strong town centre which will require supporting redevelopment of key sites especially where such sites are considered as part of the town core. The site is also contrasted with the nearby T-02 site and it is considered that the subject site is in fact closer to the town centre and has better connectivity. Redevelopment of the site will also enable the development of the U-02 access road.	It is considered that adequate lands have been identified for town centre expansion in the Draft Plan and additional lands are not required. The lands are also separated from the established town centre by residential land uses. Any future development proposals on these lands could be considered on their own merits given its location inside the existing development boundary and the previous commercial use of the site.
Charleville	913	Pat and John Walsh	The submission refers to proposed minor modifications to I-01, O-05 and O-11. Primarily it is considered that the lands dedicated to Open Space are not prone to flooding and that the governing FRA needs to be revisited. It is also stated that the lands do not form part of the GAA and nor are they used for sports purposes. It is also asked that lands to the south of the ring fort be included as part of I-01 or B-04. There is no objection to the ring forts or lands to the north being retained as Open Space. The O-11 lands are	The Flood Risk Assessment has identified these lands as being at risk of flooding. Having regard to the revised approach to zoning within areas identified as being at risk of flooding as detailed in section 2, these lands have been rezoned for business estate development use subject to the requirement that a Flood Risk Assessment be carried out. Any part of the land shown to have a residual risk of flooding will only be considered for flooding compatible uses. See amendment no KK.03.01.08

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			considered not to be prone to flooding and should instead be designated as part of I-01. The final request is that a new road link be provided between the lands and Bakers Road.	
Charleville	914	Pat and John Walsh	<p>This submission relates to the lands in Charleville, zoned B-05 in Draft Plan. The Councils zoning of the subject lands are broadly welcomed. However two particular changes are proposed. The first involves the extension of the development boundary to the east include a site where permission has been granted for a nursing home. The second involves a change in wording to accommodate retail uses. Submission proposes the objective to be amended to special objective X-01 to accommodate "Mixed commercial development area to include a medical centre, nursing home, motorway services and associated express retail provision, retail warehousing and discount retail use".</p> <p>The inclusion of the nursing home site is considered as self evident as it constitutes a natural extension to the town. The revised wording is requested to meet the interest expressed by a number of agents for retail uses in the area. It is considered that B-05 would not facilitate general retail use given its wording and that the Lidl development has set a precedent for edge of town centre retail development. The motorway services and express retail element is considered appropriate given the limited existing provision on or in close proximity to the national road network.</p>	<p>The nursing home permission can be reflected in a specific zoning for that site and the plan will be amended in that regard. See amendment no KK.03.01.07</p> <p>In relation to retail uses the Draft Plan has identified significant areas for town centre use and town centre expansion at appropriate locations which will support the primacy of the town centre and it is considered that sufficient lands are available within the areas designated to accommodate the retail needs of the town. Significant lands have also been identified for business use and development opportunities will also arise within the existing built up area. A Motorway Service Area is to be located to the south of Mallow for the benefit of motorway users.</p> <p>No change proposed to the wording of objective B -05.</p>
Charleville	522	RGDATA	<p>The submission refers specifically to the T-02 zoning to the north of the existing Charleville town centre. Concern is expressed about the location of the lands outside the town centre area. In particular it is considered that the addition of this extra floor space would result in detracting business from the existing retail core of the town. It is also pointed out that there is a significant level of vacancy in the town. The submission also quotes sections of the Retail Planning Guidelines with particular reference to out of town centre retail developments being discouraged if their provision is likely to lead to a reduction in the range of local facilities in towns and villages or affect diversity. Planning Authorities should also avoid policies that would have an adverse impact on competition in the retail market. Submission requests that the T-02 zoning to facilitate a large out of centre proposal be rejected.</p>	<p>This issue is discussed in Section Two of this report – see paragraphs 2.4.1- 2.4.3.</p> <p>See Amendments KK.03.01.01 –KK.03.03</p>
Charleville	860	Tesco	<p>This submission welcomes and supports the Councils decision to propose zoning lands for Town Centre uses. It is considered that this zoning will facilitate</p>	<p>This issue is discussed in Section Two of this report – see paragraphs 2.4.1- 2.4.3.</p> <p>See Amendments KK.03.01.01 –KK.03.03</p>

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			the future growth of Charleville and the provision of appropriate commercial facilities.	
Charleville	862	Travello Developments	The submission appears to refer to the lands zoned as O-11 and it is stated that the extent of the area shown to be at risk of flooding is over estimated as an area of about 8-10 meters is included which does not need to be. The rezoning of this area from its current industrial zoning to agriculture should not be undertaken.	The Flood Risk Assessment has identified these lands as being at risk of flooding. Having regard to the revised approach to zoning within areas identified as being at risk of flooding as detailed in section 2, these lands have been rezoned for industrial use subject to the requirement that a Flood Risk Assessment be carried out. Any part of the land shown to have a residual risk of flooding will only be considered for flooding compatible uses. See amendment no KK.03.01.09
Curraraigue	842	Eileen O Riordan, David O Riordan, Breda Cremin	The submission requests that the development boundary of Curraraigue be extended to include additional lands to the south. No specific end use is proposed.	The target level of growth for Curraraigue is just 5 additional houses and it is considered that there is already ample land within the development boundary to accommodate such growth. No change recommended.
Kanturk	589	Aldi Stores (Ireland) Ltd.	This submission details a profile of the Aldi business and their expansion strategy and requests that the LAP acknowledge the distinct role of discount food stores, include policy support for the provision of discount retailing and acknowledge that while town centre are the preferred location for retail facilities, edge of centre sites can also be appropriate for discount retailing given their distinct profile. It is suggested that such an approach would help develop the retail offering in Kanturk, one of the larger population centres in the Electoral area, where much of the town centre is identified as being at risk of flooding and there has been a low take up of town centre zoned lands. It is noted that the Joint Cork Retail Strategy supports the provision of additional retail in the town and the expansion of the town centre zoning as indicated in the Draft Plan is welcomed. The submission requests that the "Sequential Approach" be specifically adopted where town centre sites are not available in the town or are ruled out on grounds of flood risk. This may therefore involve edge of centre locations. The construction of a new river crossing is also welcomed.	Retail Planning Policy is set out in the County Development Plan 2009 and is guided by the Retail Planning Guidelines. These seek to ensure new retail development supports the primacy of the Town Centre. Significant land has been identified for town Centre uses in Kanturk. Other edge of centre development opportunities are also available within the town and development proposals in these areas will be assessed on their merits having regard to the policies of the plan and the guidelines. No change proposed.
Kanturk	864	Cork VEC	The submission states that the relevant VEC has been asked by the Dept of Education to identify and acquire a site for a new primary school in Kanturk. This will be a combined school replacing both existing boys and girls schools. The use of R-04 for this use is noted and the question is asked if the site were not available would another be considered appropriate.	The draft Local Area Plan acknowledges that Kanturk is in need of additional educational facilities so as to provide for population growth. The current proposals to construct a single large national school are also acknowledged. In order to provide some flexibility on this issue the Plan has identified two specific sites where educational facilities could be provided – C-01 and R-04 and it is also proposed to amend the wording of C-01 so as to refer to expansion of educational facilities. See KK.03.02.12 .

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Kanturk	843	ESB	<p>This submission refers to Earl Street ESB site which comprises a former retail/office premises and depot. It is zoned established Primarily Commercial in the 2005 LAP and it is requested that this zoning be reinstated. Concerns are raised about the lack of clarity in the Draft Plan as to a specific zoning objective for the site, and the existing built up area generally, and difficulty in relation to reading the map where the flood zone information lies on top of the zoning map. Not zoning sites because of flood risk is an overly simplistic measure in trying to control development in areas prone to flooding and could have significant negative impacts with regards to strengthening Kanturk's core. Removal of zoning gives no certainty to landowners as to what is permissible on their lands or lands of their neighbours and introduces a significant degree of subjectivity in planning decisions. Without policy support the lands are effectively relegated to solely being suitable for flood compatible uses. This will lead to dereliction and under use of town centre lands. Submission considers the first two criteria of the Justification Test for Development Plans set out in the Guidelines and, in the absence of more detailed flooding information, questions the appropriateness of not zoning the site. The submission suggests the lack of a zoning objective denies the land owner the opportunity to seek to comply with the Development Management Justification Test at a later stage.</p>	<p>The practice of zoning to reflect established land uses has been discontinued in the preparation of these Draft Plans and the "commercial" land use category has been discontinued entirely. In this context that site is now designated as part of the existing built up area. However, In practice, the default zoning of the site is the established permitted use. While the location of the site is acknowledged, the ample availability of centrally positioned sites to meet the expansion needs of the town and the findings of the Flood Risk Assessment lead to the conclusion that the zoning of these lands for town centre uses is not warranted at this time. Any future development proposals on the site will need to be accompanied by a Flood Risk Assessment, and will be assessed on their merits.</p>
Kanturk	912	Grangefield Developments	<p>The submission concerns lands which were designated as low density serviced sites in the 2005 LAP. Permission had been refused previously on grounds of inadequate roads infrastructure. The draft LAP has omitted the site on the grounds that the site is at flood risk. It is requested that this omission be reversed. In general it is considered that the reduction in housing capacity is not warranted and that inadequate residential lands are available. The submission considers that some 421 dwellings could be constructed instead of the 600 sought. There are also concerns regarding the accuracy of the flooding maps attached to the DLAP. In relation to the site it is considered that a portion of the site may be prone given its low lying nature but some 80% of the proposed dwellings would be outside the flood susceptible area. In summary it is considered that the previous R-12 zone should be retained in residential use.</p>	<p>The supply of residential land in Kanturk was excessive and had been reduced and the Council is satisfied that adequate land has been provided to meet the target of 600 additional dwelling units in the period 2010-2020. The land the subject of this submission was not included in the Draft Plan as it is surplus to requirements and located a long distance from the core of the town. However it is considered that it could be incorporated as part of B-03 subject to Flood Risk Assessment.</p>
Kanturk	1023	Jeremiah Dennehy and Jeremiah Breen	<p>The site is located to the east of Kanturk off the Buttevant Road. It is 2ha in size. A mixed density residential development is sought comprising 25 units (9 serviced sites, 4 detached and 12 semi detached).</p>	<p>The site is outside the development boundary for the town and within the greenbelt and would undermine the function of the greenbelt. It is considered that adequate land has been provided</p>

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			It is specifically targeted at those who seek a serviced site in relative proximity to the town and also to provide an alternative to rural housing. Full services are considered to be available. A letter of support from Kanturk Chamber of Commerce is attached and it is also intended that the development would proceed incrementally over several years.	within the town to cater for the housing needs of the town, including the provision of serviced site developments, over the lifetime of the plan. Additional low density housing options are available at Sally's Cross, just east of this site.
Kanturk	916	John Goggin	This submission proposes the rezoning of lands to the north west of the town. Part of the lands are currently the subject of objectives for the provision of a new Fire Station (CPO recently completed for this purpose) and the expansion of school facilities, while the balance of the lands are within the Kanturk Greenbelt. A similar submission was made at the Outline Strategy stage. The submission notes the importance of Kanturk in the context of the Local Area Plan and states that the site is ideally located for the provision of employment uses and is not at risk of flooding. The submission indicates that the lands the subject of C-01 may no longer be required for educational use and requests that this objective be given further consideration. Submission suggests a specific objective be applied to the lands as follows "(X-01) – General Employment Uses to include Medical, Educational, Institutional, General Office and Office based industry, Retail and Retail Warehouse uses. Provision shall also be made for an inner relief road linking Percival Street to Greenfield Road". Other issues include the suitability of the site for large floor plate retail development, opportunity to reduce traffic congestion by facilitating the provision of a relief road from Percival Street to Greenfield Road. It is further stated that the HSE has indicated an interest in locating a Primary Health Care centre on the lands.	It is important to safeguard lands to meet the future educational needs of the town and lands zoned C-01 need to be retained for this purpose. The Draft Plan has identified significant areas for town centre use and town centre expansion, including important brownfield sites such as the former Keating's Bakery site, and it is considered that sufficient lands are available within the areas designated to accommodate the range of employment uses outlined in this submission which are appropriate to a town centre location. Significant lands have also been identified for business use to the south east of the town and development opportunities will also arise within the existing built up area. These zonings also facilitate the provision of new access roads and the new river crossing in order to address traffic issues within the town. In this context it is not considered necessary to identify additional greenfield lands for development. In relation to the C-01 portion of the lands a specific change is proposed referring to use of the lands for educational facilities rather than "expansion of School". (KK.03.02.12)
Kanturk	851	Murphy's New Homes	This submission concerns the specific zoning R-07 in Kanturk and particularly that section of the objective that seeks to provide road access only to the Curragh road to the west rather than onto the Freemount road to the east.	The Planning Authority considers that it would not be desirable to permit further access points on the R579 in this location given the relatively poor sight distance available, the higher traffic levels along this route and the limited pedestrian facilities. The local road to the west of the proposed zoned lands has sufficient capacity to cater for the scale of development envisaged on R-07. No change proposed.
Millstreet	1026	Dairygold	In relation to Millstreet it is considered that the Dairy gold facility to the east of the town is not at risk of flooding and it is also proposed that the boundary of the site be extended further to the north.	It is considered that the flood risk potential of the site and surrounding area has been dealt with in line with Ministerial guidelines. It is also considered that other areas in the town would be more suitable for business land development and these have been zoned accordingly. However specific development on the site can be dealt with on own merits with regard to its designation as part of the built up area.

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
Millstreet	855	Irish and European	The submission refers to a 13hectare site adjacent to both the Finnow River and Millstreet Train Station approximately one mile to the north of Millstreet town centre. The submission notes the requirement for employment land in Millstreet and considers that the site benefits from a strategic location in proximity to the station and town and requests that the lands be zoned for Business Use. Submission notes reference in the Local Area Plan to the need to enhance employment opportunities in the area in order to reduce commuting. Its location alongside a rail station would also provide a sustainable transport means. A specific zoning paragraph and revised boundary is proposed as is a layout that makes reference to small hotel, business units and a retirement home along with a public recreation area.	These lands are some distance from Millstreet town and are located within the Greenbelt. The site also adjoins the Finnow River and associated SAC. The Draft Plan has identified three areas of land for business use within the town comprising 21ha and other opportunities are available within the established built up area of the town. It is considered that such provision is sufficient to cater for the needs of the town over the lifetime of the Plan. It is also desirable to ensure that new business uses locate within the town, rather than within the greenbelt or rural hinterland, so that the other businesses in the town can benefit from such investment. In this context it is considered that the lands are not required for the further development of the town.
Millstreet	846	Jerry O Regan	The submission refers to the O'Regan Mill lands in the centre of Millstreet town and requests the lands be zoned for commercial development. The site comprises 2.5 acres. Submission indicates that lands are currently zoned (2005 LAP) for a mixture of town centre and established industrial / enterprise and enjoy good access to Station Road and Main Street. It is considered that the Station Road access could be used for heavy goods vehicles and parking. Submission indicates that the zoning of these lands for commercial use would provide the Mill operation with the opportunity to relocate out of the town centre, thus alleviated traffic congestion, noise and dust issues within the town centre. The lands can avail of all services and visual impact of development would be screened by existing development along the Main Street.	Under the current 2005 Local Area Plan the lands are zoned for a mixture of town centre, established industrial / enterprise and established residential uses. Under the Draft Local Area Plan the town centre zoning has been retained while the remainder of the site is identified as being part of the existing built up area. The Planning Authority would welcome the relocation of the industrial use to a more suitable site and were that to happen it is considered that the site is ideally positioned to cater for a range of uses. The Cork Strategic Retail Study (March 2008) identifies Millstreet as a small town that will continue to operate as a local service centre which should consolidate its position with small scale development and public realm improvements. It is therefore considered that the scope for expansion of the retail base in Millstreet is relatively modest and extensive new areas for town centre expansion are therefore not considered to be warranted. Any future proposals to develop the site can be assessed on its merits.
Millstreet	847	Jerry O Regan	The submission refers to a 7.2 hectare site at Coomlogane to the north of Millstreet, fronting Station Road and requests that the lands be zoned for Industrial Development. Submission incorrectly indicates that the lands are zoned town centre/ industrial / enterprise. The lands are in fact outside the development boundary of the town and within the Greenbelt. Approximately half of the lands are within the area identified as GB1-2. Submission indicates that the site accommodates an "existing industrial large scale piggery "which has been closed for the last 5 years and that there are also two large lagoons on the site. The lands are served by footpaths, public lighting, are level and enjoy good sight distances	These lands are some distance from Millstreet town and are located within the Greenbelt. The Draft Plan has identified three areas of land for business use within the town comprising 21ha and other opportunities are available within the established built up area of the town. It is considered that such provision is sufficient to cater for the needs of the town over the lifetime of the Plan. It is desirable to ensure that new business uses locate within the town, rather than within the greenbelt or rural hinterland, so that the other businesses in the town can benefit from such investment. In this context it is considered that the lands are not required for the further development of the town.

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			along the frontage with the public road. It is further stated that the lands are adjacent to the Finnow River and the option of a discharge licence for a treatment plant could be explored.	
Millstreet	849	John Buckley	This submission seeks commercial zoning on a 4 acres site fronting the R582 at Gearaoe, approximately 1.5km to the south of Millstreet on the Macroom road. The lands are located across the road from the Lucey Transport development and are within the Greenbelt. Submission states there is a lack of commercial units available within the town and that that these lands are suitable for development because they are not prominent in terms of the setting of the town, the location outside the town would not add to congestion within the town and there is sufficient sight distance along the road frontage.	These lands are some distance from Millstreet town and are located within the Greenbelt. The site also adjoins the Finnow River and associated SAC. The Draft Plan has identified three areas of land for business use within the town comprising 21ha and other opportunities are available within the established built up area of the town. It is considered that such provision is sufficient to cater for the needs of the town over the lifetime of the Plan. It is desirable to ensure that new business uses locate within the town, rather than within the greenbelt or rural hinterland, so that the other businesses in the town can benefit from such investment. In this context it is considered that the lands are not required for the further development of the town.
Millstreet	848	Kathleen Kelleher	This submission refers to a site of approximately 14 acres adjoining Station Road to the north of Millstreet town centre and requests that the lands be zoned for industrial development. Submission states that the site is behind the old County Council Yard and is serviced and ideal for development given its proximity to the centre of the town, and good access onto Station Road and its limited visual impact on the setting of the town.	It is considered that B-03 could be extended to the site subject to the Flood Risk Assessment being carried out at proposal stage. See Amendment KK.03.03.01
Newmarket	841	Newmarket Motors	The submission refers to a site on Main Street, Newmarket and states that the site has been purchased by the Newmarket Motors Group and they would like to maintain the flexibility of having either commercial or residential development on the site. This could be achieved through either a zoning or text change.	The site is identified as part of the existing built up area of Newmarket and it is considered that the DLAP provides adequate flexibility inside the development boundary so as to consider either proposal subject to its planning merits.
Newmarket	839	Patrick Rahilly	The submission requests that the area zoned for low density residential development under objective R-04 in Newmarket be extended to include an additional 2 acres of land to the rear.	This site is at the very edge of the town and rises up from the public road. The Draft Local Area Plan made provision for a generous land supply to cater for the future development needs of the town, zoning a total of 25ha of land for low and medium density residential development. However given availability of other lands closer to the centre of the town, it is considered unnecessary to extend the zoning at this location. No change proposed.

Appendix B - County Managers Recommended Amendments to the Draft Kanturk Electoral Area Local Area Plan

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

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

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

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

List of Draft Proposed Changes

Ref.	Draft Change Title	2010 DLAP Page No.
Section One: Introduction		
KK.01.10.01	<p>Amend Objective GB1-1 to include additional text as follows:</p> <p>Green Belts around the Ring and County Towns</p> <p>(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</p> <p>This amendment refers to a text change only.</p>	13
KK.01.10.02	<p>Amend GB1-2 designations (Millstreet) to reflect KK.01.10.01 above.</p> <p>This specific amendment refers to a map change only</p>	17
KK.01.06.01	<p>Insert new paragraphs after Paragraph 1.6.4</p> <p>“Transitional Issues Affecting Development</p> <p>In some villages, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications planning permission or the extension of an appropriate period in respect of a planning permission grated prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even</p>	9

	<p>allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p>This amendment refers to a text change only.</p>	
KK.01.06.02	<p>Insert a new objective following the previous amendment:</p> <p>“Existing Planning Permissions – Transitional Issues</p> <p>Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan</p> <p>This amendment refers to a text change only.</p>	9
KK.01.07.01	<p>Insert the following new paragraph following paragraph 1.7.9</p> <p>‘Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.’</p> <p>This amendment refers to a text change only.</p>	10
KK.01.07.02	<p>Replace paragraph 1.7.10 with the following:</p> <p>In the course of preparing this plan, so far as proposals for new zoning are concerned, the ‘Indicative Flood Extent Maps’, shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the ‘Indicative Flood Extent Maps’ they have not been included as zoned land unless the proposed use or development satisfied the ‘Justification Test for Development Plans’ set out on page 37 of the Ministerial Guidelines.</p> <p>With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005, then, generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the ‘Indicative Flood Extent Maps’, in this plan the zoning has generally been retained (either as a ‘zoning’ or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation</p>	10

	<p>to the site.</p> <p>This amendment refers to a text change only.</p>	
<p>KK.1.7.03</p>	<p>Replace Paragraph 1.7.12 with the following:</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the ‘Indicative Flood Extent Maps’ shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones ‘A’ or ‘B’ will need to comply with Chapter 5 of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that the ‘Indicative Flood Extent Maps’ in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> ○ An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps. ○ A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search). ○ An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources. ○ Site cross sections or spot levels, including the river and surrounding lands. ○ Description of the site and surrounding area, including ground conditions, levels and land use. ○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area. 	<p>10/11</p>

	<ul style="list-style-type: none"> ○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> ○ further study; ○ revision of proposals to avoid area shown at risk of flooding; ○ or continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B). <p>This amendment refers to a text change only.</p>	
KK.1.7.04	<p>Add the word “detailed” before site-specific in paragraph 1.7.13</p> <p>This amendment refers to a text change only.</p>	11
KK.01.7.14	<p>Replace Objective FD 1-4 with the following</p> <p>“Development in Flood Risk Areas</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph [see preceding change] of this plan”</p> <p>This amendment refers to a text change only.</p>	11
Section Two: Local Area Strategy		
KK.02.02.02	<p>Include new specific objective LAS 2-1 as follows:</p> <p>LAS 2-1 Environmental Objective</p> <p><i>The County Development Plan 2009, in objectives INF 5-6, INF 5-7 and INF 5-8, sets out an overall strategy for the provision of water and waste water infrastructure and these objectives are applicable to the development proposed in this plan. In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation. This must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</i></p> <p><i>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for all residential and other developments within this area. Any new or increased water abstractions from within the Blackwater River Special Area of Conservation will need to be supported by an Appropriate Assessment.</i></p> <p><i>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development provided for in the Local Area Plan must be compliant with this plan.</i></p> <p>This amendment refers to a text change only.</p>	22
KK.02.02.03	<p>Redesignation of LAS 2 as LAS 2.2. Wording as follows</p>	22

	<p>LAS 2-2 Environmental Objective This plan and individual projects based on the plans proposals will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</p> <p>This amendment refers to a text change only.</p>	
KK.02.02.04	<p>Include new specific objective LAS 2-3 as follows:</p> <p>LAS 2-3 Environmental Objective <i>It is an objective to provide protection to all proposed and designated natural heritage sites and species within this planning area in accordance with Env 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</i></p> <p>This amendment refers to a text change only.</p>	22
KK.02.02.05	<p>Include new specific objective LAS 2-4 as follows</p> <p>LAS 2-4 Environmental Objective <i>It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan 2009.</i></p> <p>This amendment refers to a text change only.</p>	22
KK.02.02.06	<p>Include additional text in tourism section (paragraph 2.2.23) to acknowledge the potential for riverside walks in some locations.</p> <p>Note: this change refers to the text of the draft plan</p>	22
KK.02.02.07	<p>Insert new objective in Infrastructural Section after 2.2.34 to protect route of M20. "It is an objective of this Plan to protect the route of the proposed M20 Cork - Limerick Motorway, as illustrated on the maps in this Plan".</p> <p>Note: This change affects the text of the Plan only.</p>	21
Section Three: Settlements and Other Locations		
Charleville		
KK.03.01.01	<p>Replace southern portion of T-02 zoning with new X-01 (approx 1.4ha):</p> <p><i>X-01 Long Term Opportunity Site for the expansion of convenience retail facilities in the form of a supermarket subject to high quality design and layout, particularly with regard to addressing the streetscape and the provision of parking and satisfactory proposals to deal with traffic and access.</i></p> <p>This amendment refers to a map and text change.</p>	29
KK.03.01.02	<p>Insert new text after paragraph 1.4.12 of the Plan under the heading Town Centre / Neighbourhood Centre, to clarify that</p> <p><i>"The need for the development of the X-01 shall be linked to a significant increase in population of the town and its hinterland, reflected in the development of additional housing. The construction of the M20 Motorway will also contribute to the growth of the town."</i></p>	29

	This amendment refers to a text change only.	
KK.03.01.03	Return remaining northern part of T-02 zoning post KK.03.01.01 to residential zoning as part of R-02 (medium density housing). This amendment refers to a map change only.	28
KK.03.01.04	Return area zoned as T-01 (north of ESB site) in the 2005 LAP to Town Centre uses as part of T-01 of the Draft Plan. This amendment refers to a map change only.	31
KK.03.01.05	Provide new zoning objective for Nursing Home and ancillary assisted living housing to reflect planning permission granted on lands east of B-05. This new zoning shall be called R-10. <i>R-10 Nursing Home and ancillary assisted living housing. This housing shall be low density and single storey only. Pedestrian access shall be provided along Station Road where possible.</i> This amendment refers to a map and text change.	29
KK.03.01.06	Lands zoned as established primarily educational/ institutional /civic (to the south of the lands zoned C-02) in the 2005 Local Area Plan, which were zoned as open space (O-06)in the Draft Plan, are being designated as part of the built up area. This amendment refers to a map change only.	29
KK.03.01.07	In line with new approach to Flood Risk Assessment and prevailing zoning in the area zoned as C-02 in the 2005 Local Area Plan & included within the open space zone O-06 in the Draft LAP are being rezoned for Business Uses – <i>B-06 To provide for light industrial uses. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals in these lands shall be accompanied by a detailed flood risk assessment that complies with chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.</i> This amendment refers to a map and text change.	29
KK.03.01.08	In line with new approach to Flood Risk Assessment and prevailing zoning in the area lands included within the I-01 industrial zone in the 2005 Local Area Plan, which were zoned as open space O-05 in the Draft Plan, are being zoned for business use as part of B-04. The Objective for B-04 will be amended as follows: <i>B 04 Business Estate Development. Pedestrian links shall be provided to Bakers Road. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.</i>	29

	This amendment refers to a map and text change.	
KK.03.01.09	<p>In line with new approach to Flood Risk Assessment and prevailing zoning in the area lands included within the I-01 industrial zone in the 2005 Local Area Plan, which were zoned as open space O-O11 in the Draft Plan, are being zoned for industrial use as part of I-01. The objective for I-01 will be amended as follows:</p> <p><i>I-01 Industrial Estate Development. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.</i></p> <p>This amendment refers to a map and text change.</p>	29
KK.03.01.10	<p>In line with new approach to Flood Risk Assessment/zoning and the prevailing zoning in the immediate area lands previously included within R-03 in the 2005 Local Area Plan, which were zoned as open space O-O8 in the Draft Plan, to return to residential use as part of R-04. The wording of R-04 is being amended as follows to reflect FRA policy</p> <p><i>R-04 Medium Density Residential Development to include a mix of house types and sizes and a comprehensive landscaping treatment of the northern and western site boundaries. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.</i></p> <p>This amendment refers to a map and text change.</p>	28
KK.03.01.11	<p>Insert new text to DB-01 (addition in bold)</p> <p>It is an objective of this plan to secure the sustainable growth of the town’s population to 4925 persons by 2020.</p> <p>This amendment refers to a text change only.</p>	28
	Kanturk	
KK.03.02.01	<p>In line with new approach to Flood Risk Assessment/zoning and the prevailing zoning in the immediate area it is considered that a section of lands previously designated under R-12 (2005LAP) should be included in the B-03 zoning subject to FRA. New objective wording is contained in KK.03.02.09.</p> <p>This amendment refers to a map and text change.</p>	36
KK.03.02.02	<p>New built up area designation incorporating entirety of C-01 as previously designated in 2005 LAP.</p>	38

	This amendment refers to a map change only.	
KK.03.02.03	<p>DB-04 New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the all residential and other development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	35
KK.03.02.04	<p>DB-07 New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>The Allow, Dalua and Brogeen Rivers run through or near the town and form part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	35
KK.03.02.05	<p>R-04 New objective wording post Appropriate Assessment (addition in bold).</p> <p>Medium density residential development with the option for the development of a primary school on this site. Layout to map provision for road reservation (U-02) along northern edge of site and ensure connectivity with town centre development to the west and provision for amenity walk to west. Residential development to include a mixture of house types and sizes. This area is close to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals here are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>This amendment refers to a text change only.</p>	35

KK.03.02.06	<p>R-05 New objective wording post Appropriate Assessment (addition in bold).</p> <p>Medium density residential development to include a mix of house types and sizes. Layout to ensure pedestrian connectivity with the town centre and provision for amenity walk to west. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p>This amendment refers to a text change only.</p>	35
KK.03.02.07	<p>B-01 New objective wording post Appropriate Assessment (addition in bold).</p> <p>These lands are considered suitable for light industry, retail showrooms (where the retailing function is ancillary to the principle manufacturing function), wholesaling trade showrooms, incubator units and car showrooms. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals here are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p>This amendment refers to a text change only.</p>	36
KK.03.02.08	<p>B-02 New objective wording post Appropriate Assessment (addition in bold).</p> <p>Business estate development. Layout shall make provision for completion of U-03 (river crossing). Adequate pedestrian access should be provided that connects with the town footpath network regardless of whether the subject lands are developed as a whole or in parts. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p>This amendment refers to a text change only.</p>	36
KK.03.02.09	<p>B-03 New objective wording post Appropriate Assessment (addition in bold).</p> <p>Business estate development. Development should include an element of landscaped open space and should be subject to satisfactory layout, access and servicing</p>	36

	<p>provisions and preserving riverside amenities and the views of Kanturk Castle. In particular it is required that the L-5075 road serving the west of the site be upgraded to the junction with the R576. Any upgrades shall be proportionate to the level of traffic intended to use the L-5075. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD1-4, 1-5 and 1-6 in Section 1 of this plan. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p>This amendment refers to a text change only.</p>	
KK.03.02.10	<p>U-03 New policy wording post Appropriate Assessment (addition in bold).</p> <p>Provide new downstream river crossing. The proposed river crossing area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>This amendment refers to a text change only.</p>	37
KK.03.02.11	<p>U-05 New objective wording post Appropriate Assessment (addition in bold).</p> <p>Develop and maintain pedestrian walk along Percival Street along old railway line and along bank of stream through scenic area. The proposed walk runs through the Blackwater River SAC. Any development or upgrade will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. Of particular concern is the potential for impact on Otter habitat.</p> <p>This amendment refers to a text change only.</p>	37
KK.03.02.12	<p>Remove wording of C-01 “To allow future expansion of the School” and replace with “To provide for expansion of educational facilities”.</p> <p>This amendment refers to a text change only.</p>	36
KK.03.02.13	<p>Insert new text to DB-01 (addition in bold)</p> <p>It is an objective of this plan to secure the sustainable growth of the town’s population to 2400 persons by 2020.</p> <p>This amendment refers to a text change only.</p>	35
	Millstreet	
KK.03.03.01	<p>In line with new approach to Flood Risk Assessment/zoning-Add land to B-03 that is</p>	42

	<p>located adjacent to Station Road and subject to FRA. Remove reference to U-08. Amended wording as follows (addition in bold)</p> <p><i>B-03- Business uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. All proposed development shall be so laid out as to provide for an appropriately designed and constructed access road between Station Road and the vicinity between the Tanyard Stream and Minor Row.</i></p> <p>This amendment refers to a map and text change.</p>	
KK.03.03.02	<p>Remove objective U-08 (northern access road). This objective has been included in B-03.</p> <p>This amendment refers to a map change only.</p>	43
KK.03.03.03	<p>In line with new approach to Flood Risk Assessment/zoning -Reinstatement of lands to R-01 that were previously included in R-02 (2005 LAP) and omitted following FRA study. Accompanied by change in wording (addition in bold).</p> <p><i>R-01 - Medium density residential development. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.</i></p> <p>This amendment refers to a map and text change.</p>	42/44
KK.03.03.04	<p>In line with new approach to Flood Risk Assessment/zoning-Reinstatement of lands to B-02 that were previously included in R-01 and R-02 (2005 LAP) and omitted following FRA study. Accompanied by change in wording (addition in bold).</p> <p><i>Business uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.</i></p> <p>This amendment refers to a map and text change.</p>	42/44
KK.03.03.05	<p>DB-04 New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater river Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system.</p> <p>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation</p>	41

	<p>will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	
KK.03.03.06	<p>DB-07 New Development Boundary Objective wording post Appropriate Assessment.</p> <p><i>With regard to the adjoining Blackwater SAC and the Mullaghanish to Mushermore SPA, this plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</i></p> <p>This amendment refers to a text change only.</p>	41
KK.03.03.07	<p>U-01 Relief Road. New objective wording post Appropriate Assessment (addition in bold).</p> <p><i>This road is proposed to cross the Blackwater River. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</i></p> <p>This amendment refers to a text change only.</p>	43
KK.03.03.08	<p>U-03 New objective wording post Appropriate Assessment (addition in bold).</p> <p>Pedestrian walk through scenic landscape to town centre. This path is proposed to cross the Blackwater River. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>This amendment refers to a text change only.</p>	43
KK.03.03.09	<p>Following revised approach to flood management it is considered that lands previously designated as R-06 (2005 LAP) shall be reinstated as R-05 with the following wording.</p> <p><i>R-05 Medium density residential development subject to satisfactory connection to the public sewer.</i></p> <p>This amendment refers to a map and text change.</p>	42
KK.03.03.10	<p>Removal of objective U-06 – Lands to be included in the built up area.</p> <p>This amendment refers to a map change only.</p>	43
KK.03.03.11	<p>Following revised approach to flood management it is considered that lands previously designated as R-08 (2005 LAP) shall be reinstated and now designated as R-06 with the following wording.</p> <p><i>R-06 Medium density residential development. A sewer pumping station shall be</i></p>	44

	<p><i>provided on site.</i></p> <p>This amendment refers to a map and text change.</p>	
KK.03.03.12	<p>Insert new text to DB-01 (addition in bold)</p> <p>It is an objective of this plan to secure the sustainable growth of the town's population to 1756 persons by 2020.</p> <p>This amendment refers to a text change only.</p>	41
	Newmarket	
KK.03.04.01	<p>DB-04 New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	47
KK.03.04.02	<p>DB-07 New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>The Dalua River runs adjacent to the town and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	47
KK.03.04.03	<p>Following revised approach to flood management it is considered that the entirety of lands previously designated as I-02 (2005 LAP) should be reinstated as B-02.</p>	48
KK.03.04.04	<p>Insert new text to DB-01 (addition in bold)</p> <p>It is an objective of this plan to secure the sustainable growth of the town's population to 1189 persons by 2020.</p> <p>This amendment refers to a text change only.</p>	47
	Ballydesmond	

KK.03.05.01	<p>DB-01 (g) New Development Boundary wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB-01, (a) appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	54
KK.03.05.02	<p>Db-01 (i) New Development Boundary wording post Appropriate Assessment (addition in bold).</p> <p>The Blackwater River runs through the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	54
KK.03.05.03	<p>O-01 New objective wording post Appropriate Assessment (addition in bold).</p> <p>Active open space with provision for playing pitch's, town park and public recreation subject to flood management constraints. Areas within this zone which lie within the Blackwater River SAC are not suitable for development. This site is at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>This amendment refers to a text change only.</p>	54
KK.03.05.04	<p>Following revised approach to flood management it is considered that a section of land should be added to O-01.</p> <p>This amendment refers to a map change only.</p>	54/55
	Banteer	
KK.03.06.01	<p>Following revised approach to flood management it is considered that two sections of lands with outstanding residential planning permissions should be added to the</p>	59

	<p>Development Boundary. These are located to north and east of village.</p> <p>This amendment refers to a map change only.</p>	
KK.03.06.02	<p>DB-01 (i) New Development Boundary policy wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	58
KK.03.06.03	<p>DB-01 (k) New Development Boundary policy wording post Appropriate Assessment (addition in bold).</p> <p>The Glen River runs through the village and forms part of the Blackwater River candidate Special Area of Conservation. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	58
KK.03.06.04	<p>T-01- New policy wording post Appropriate Assessment (addition in bold).</p> <p>Primarily convenience retail development, including adequate off street car parking. Development in this zone must provide for adequate storm water attenuation and SUDS.</p>	58
	Boherbue	
KK.03.07.01	<p>DB-01 (c) New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the</p>	62

	<p>development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	
KK.03.07.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>Insert DB-01(k) The Brogeen River close to the village forms part of the Blackwater River candidate Special Area of Conservation. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	62
KK.03.07.03	<p>B-01 New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. All development in this zone shall provide for adequate storm water attenuation and SUDS.</p> <p>This amendment refers to a text change only.</p>	62
	Dromina	
KK.3.08.01	<p>DB-01 (c) New Development Boundary objective wording post Appropriate Assessment (addition in bold). Post EPA submission.</p> <p>In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development. Particular care shall be given to the protection of the River Deel water quality and its associated ecosystem given the presence of protected species such as the Fresh Water Pearl Mussel</p> <p>This amendment refers to a text change only.</p>	66
	Knocknagree	
KK.03.09.01	<p>DB-01(c) New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the</p>	70

	<p>development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	
KK.03.09.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>Insert DB-1(k) The Blackwater River Special Area of Conservation flows to the west of this village. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	70
	Milford	
KK.03.10.01	<p>Addition of R-02 (2005 LAP) to Development Boundary.</p> <p>This amendment refers to a map change only.</p>	75
KK.03.10.02	<p>Addition of I-01 (2005 LAP) to Development Boundary.</p> <p>This amendment refers to a map change only.</p>	75
KK.03.10.03	<p>DB-01 (c) New Development Boundary objective wording post Appropriate Assessment (addition in bold). Post EPA submission.</p> <p>In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development. Particular care shall be given to the protection of the River Deel water quality and its associated ecosystem given the presence of protected species such as the Fresh Water Pearl Mussel</p> <p>This amendment refers to a text change only.</p>	74
	Ballydaly	
KK.03.12.01	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>Insert DB-01(e) - In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that</p>	82

	<p>water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	
KK.03.12.02	<p>DB-01(c) - New Development Boundary policy wording post Appropriate Assessment (addition in bold).</p> <p>The Owenagloor River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	82
	Ballyhea	
KK.03.13.01	<p>DB-01 (e) - New Development Boundary policy wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	85
KK.03.13.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>Insert DB-01 (k) This settlement is adjacent to the Awbeg River which forms part of the Blackwater River Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement generally.</p>	85

	This amendment refers to a text change only.	
	Castlemagner	
KK.03.14.01	<p>DB-01(d) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	88
KK.03.14.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>Insert DB-01 (i) This settlement is close to the Awbeg River which forms part of the Blackwater River Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement generally.</p> <p>This amendment refers to a text change only.</p>	88
	Cullen	
KK.03.15.01	<p>DB-01(e) – New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan</p>	91

	<p>for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	
KK.03.15.02	<p>DB-01(f) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>The Owentaraglin River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	91
	Derrinagree	
KK.03.16.01	<p>DB-01(a) – New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Within the development boundary of Derrinagree it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	94
KK.03.16.02	<p>DB-01(d) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and</p>	94

	<p>its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	
	Freemount	
KK.03.17.01	<p>Addition of lands to development boundary to the south of the village post revised approach to flood risk management.</p> <p>This amendment refers to a map change only.</p>	98
KK.03.17.02	<p>DB-01(e) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	97
KK.03.17.03	<p>DB-01(f) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>The Allow River runs through the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	97
KK.03.17.04	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>DB-01(k) The southern part of this settlement lies immediately adjacent to the Blackwater River Special Area of Conservation. Development proposals in this area are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of</p>	97

	<p>the buffer zone will be determined at project level.</p> <p>This amendment refers to a text change only.</p>	
	Kilbrin	
KK.03.18.01	<p>DB-01(e) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	100
	Kilcorney	
KK.03.19.01	<p>DB-01(d) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	103
KK.03.19.02	DB-01(e) - New Development Boundary objective wording post Appropriate	103

	<p>Assessment (addition in bold).</p> <p>The Crinaloo, Ivale, Carrigduff Rivers run close to the village and form part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	
	Kiskeam	
KK.03.20.01	<p>DB-01(d) – New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	106
KK.03.20.02	<p>DB-01(e) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>The Owentaraglin River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	106
	Lismire	
KK.03.21.01	<p>DB-01(d) – New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and</p>	109

	<p>be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	
	Meelin	
KK.03.22.01	<p>DB-01(e) – New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	112
KK.03.22.02	<p>Addition of O-01 and objective as per map</p> <p><i>O-01 Passive Open space. There is a general presumption against the development of the site</i></p> <p>This amendment refers to a map and text change.</p>	113
KK.03.22.03	<p>Addition of O-02 and objective as per map.</p> <p><i>O-02 Limited potential for individual dwellings at very low density, subject to a single agreed landscaped based scheme for all of the lands with detailed provision for retaining hedgerows, on site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of the sites with a safe pedestrian route to the village centre and based generally on a single entrance from the public road.</i></p> <p>This amendment refers to a map and text change.</p>	113

	Rathcoole	
KK.03.23.01	<p>DB-01(e) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This amendment refers to a text change only.</p>	115
KK.03.23.02	<p>DB-01(f) - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>The Rathcoole River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	115
	Rockchapel	
KK.03.24.01	<p>GEN-01(e) - New objective wording post Appropriate Assessment (addition in bold).</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Lower River Shannon Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>This amendment refers to a text change only.</p>	118
KK.03.24.02	<p>GEN-01(e) - New objective wording post Appropriate Assessment (addition in bold).</p>	118

	<p>The Feale River runs through the village and forms part of the Lower Shannon Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>This amendment refers to a text change only.</p>	
KK.03.24.03	<p>New O-01 wording post Appropriate Assessment (addition in bold).</p> <p>O-01 Open Space to protect the amenities of the village. All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6. Part of this area lies within the Stacks to Mullaghareirks Special Protection Area and within the Lower River Shannon Special Area of Conservation and is not suitable for development.</p> <p>This amendment refers to a text change only.</p>	118
KK.03.24.04	<p>New O-02 wording post Appropriate Assessment (addition in bold)</p> <p>O-02 Open space with provision for flood management. Most of this area lies within the Stacks to Mullaghareirks Special Protection Area and all is within the Lower River Shannon Special Area of Conservation. This area is not suitable for development.</p> <p>This amendment refers to a text change only.</p>	118
	Aubane	
KK.03.26.01	<p>DB-01 - New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Within the development boundary of Aubane it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality within the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	124
KK.03.26.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>DB-01 (b) - Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p>	124

	This amendment refers to a text change only.	
	Curraraigue	
KK.03.27.01	<p>DB-01 New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Within the development boundary of Curraraigue it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	126
KK.03.27.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>DB-01 (b) Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	126
	Cloghboola	
KK.03.28.01	<p>DB-01 New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Within the development boundary of Cloghboola it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation. All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>This amendment refers to a text change only.</p>	128
	Dromagh, Dromtarriffe	
KK.03.29.01	<p>DB-01- New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Within the development boundary of Dromagh/Dromtarriffe it is an objective to encourage the development of up to five individual dwelling units in the period 2010-</p>	130

	<p>2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	
KK.03.29.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>DB-01 (b) - Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	130
	Taur	
KK.03.31.01	<p>DB-01- New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Within the development boundary of Taur it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	134
	Dromalour	
KK.03.32.01	<p>DB-01-New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Established area for primarily light industrial and distribution use. This area is within 200m of the Blackwater River Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. Proposals for the treatment of wastewater will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	137
KK.03.32.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>DB-01 (b)-Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p>	137

	This amendment refers to a text change only.	
	Sally's Cross	
KK.03.33.01	<p>DB-01- New Development Boundary objective wording post Appropriate Assessment (addition in bold).</p> <p>Land suitable for a modest amount of low density residential development up to a threshold of 10 houses subject to direct access not being made onto the R580. Unless access to the public waste water system can be obtained each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	139
KK.03.33.02	<p>New Development Boundary objective post Appropriate Assessment.</p> <p>DB-01(b)-Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This amendment refers to a text change only.</p>	139

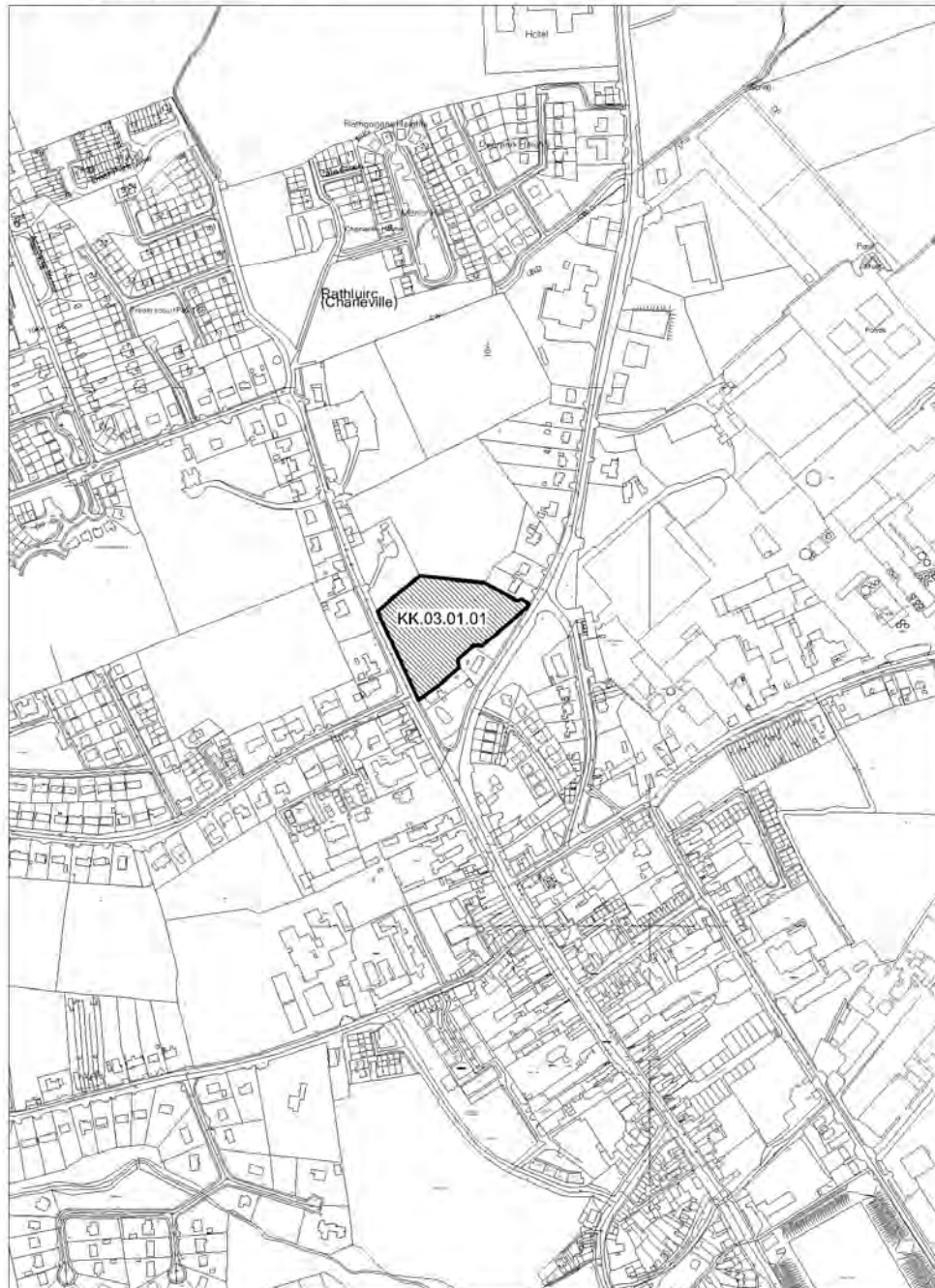
APPENDIX C

List of submissions by Interested Party

Interested Party	Submission No	Settlement Name
Aldi	586	Charleville
Aldi	589	Kanturk
Bam-Gable	1264	Countywide
Beaux Walk Properties	632	Charleville
Buckley J	849	Millstreet
Bus Eireann	1051	Countywide
Charleville Chamber of Commerce	854	Charleville
Charleville Traders Association	857	Charleville
CIF	1103	Countywide
Cork VEC	864	Kanturk
Dairygold	1025	Charleville
Dairygold	1026	Millstreet
Dennehy J and Breen J	1023	Kanturk
Dept of Communications, Energy and Natural Resources	1265	Countywide
Dept of Education	959	Countywide
Dept of EHLG	1054	Countywide
Dept of Transport	1046	Countywide
Dueth Holdings	611	Charleville
EPA	1258	Countywide
ESB	538	Charleville
ESB	843	Kanturk
Goggin J	916	Kanturk
Grangefield Developments	912	Kanturk
Guerin R & D	8837	Ballydaly
Kelleher K	848	Millstreet
IFA	1121	Countywide
Irish and European	855	Millstreet
Lehane C	838	Castlemagner
Murphys New Homes	851	Kanturk
Newmarket Motors	841	Newmarket
NRA	1257	Countywide
O Donnell M	852	Charleville
O Flynn Construction	1122	Countywide
O Leary K	858	Charleville
OPW	1050	Countywide
O Regan J	846	Millstreet
O Regan J	847	Millstreet
O Riordan E, D and Cremin B	842	Curraraigne
O Sullivan D, King Brian, King J	853	Charleville
Rahilly P	839	Newmarket
RGDATA	522	Charleville
Tesco	860	Charleville
Travello	862	Charleville
Walsh P and J	913	Charleville
Walsh P and J	914	Charleville

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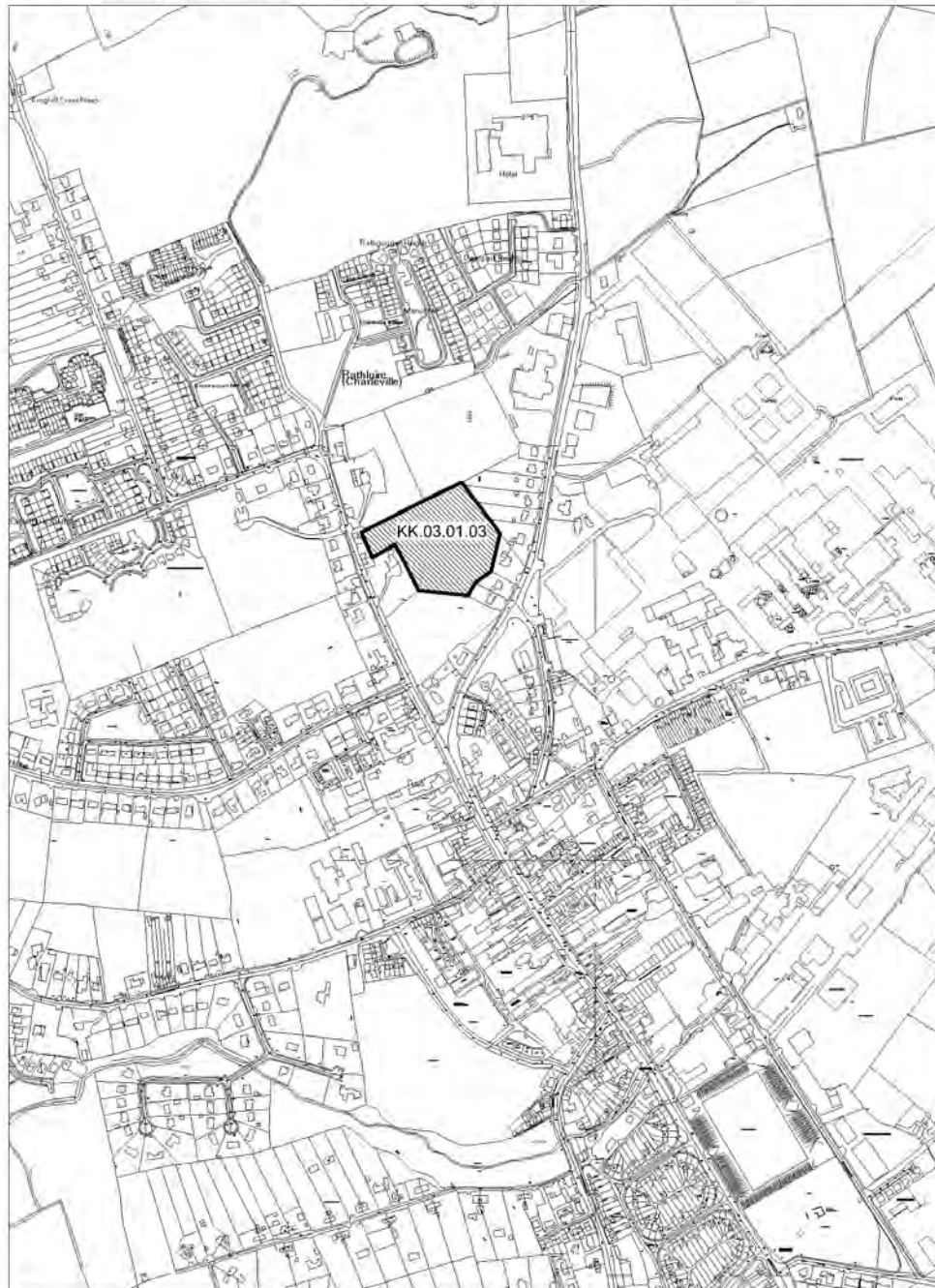
Charleville



Managers Recommended Amendment Ref. KK.03.01.01

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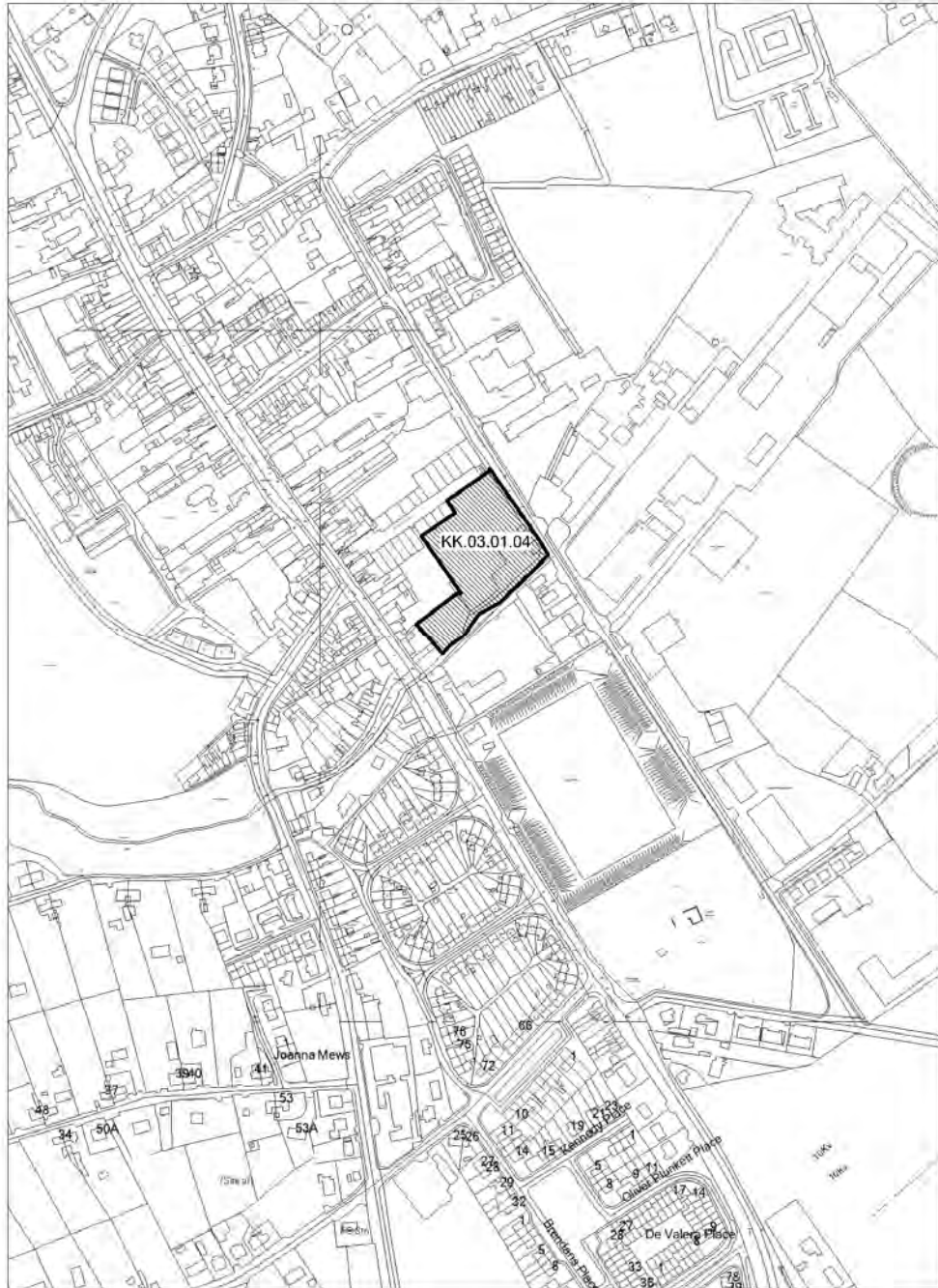
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Managers Recommended Amendment Ref. KK.03.01.03

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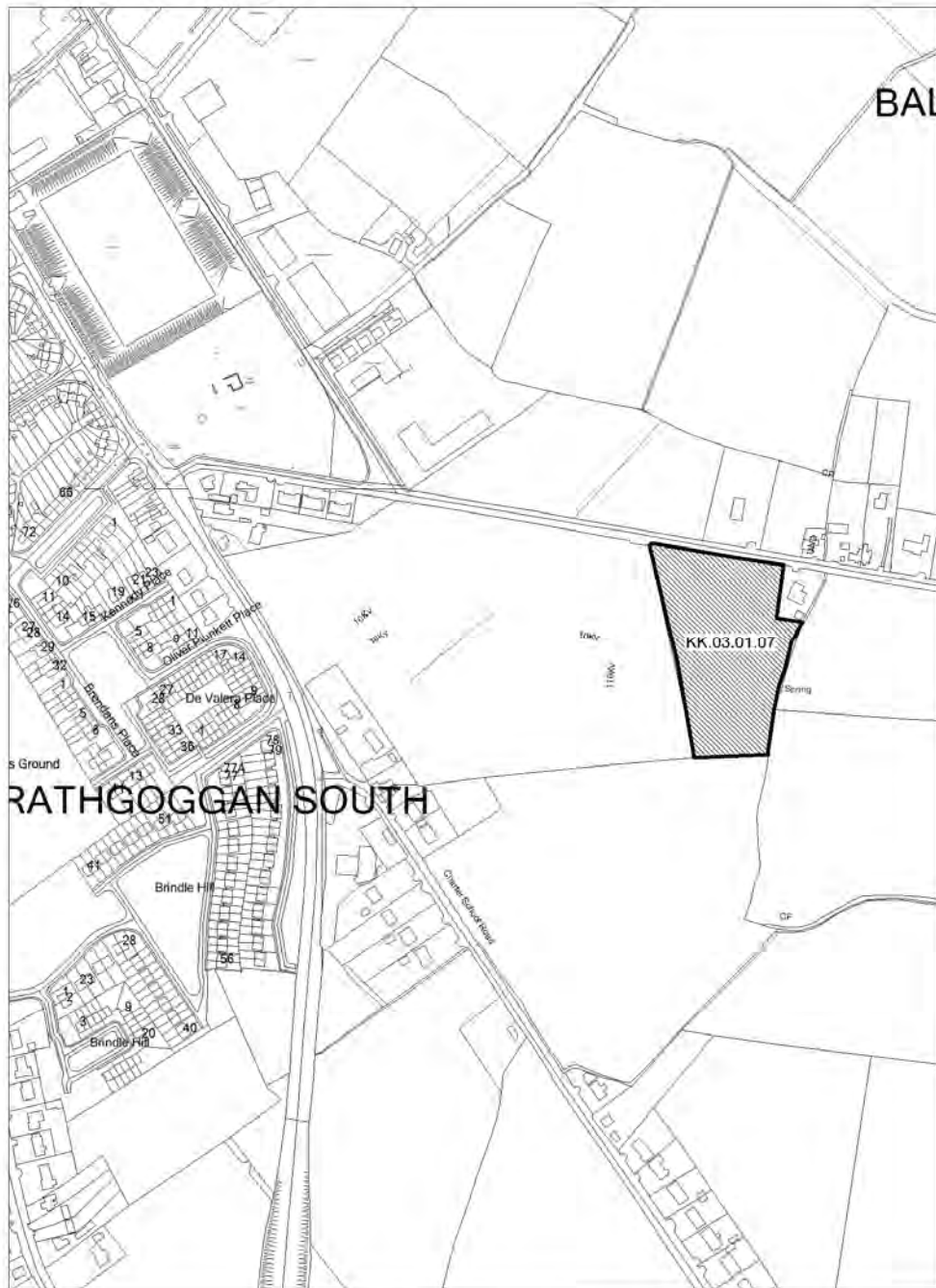
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Managers Recommended Amendment Ref. KK.03.01.04

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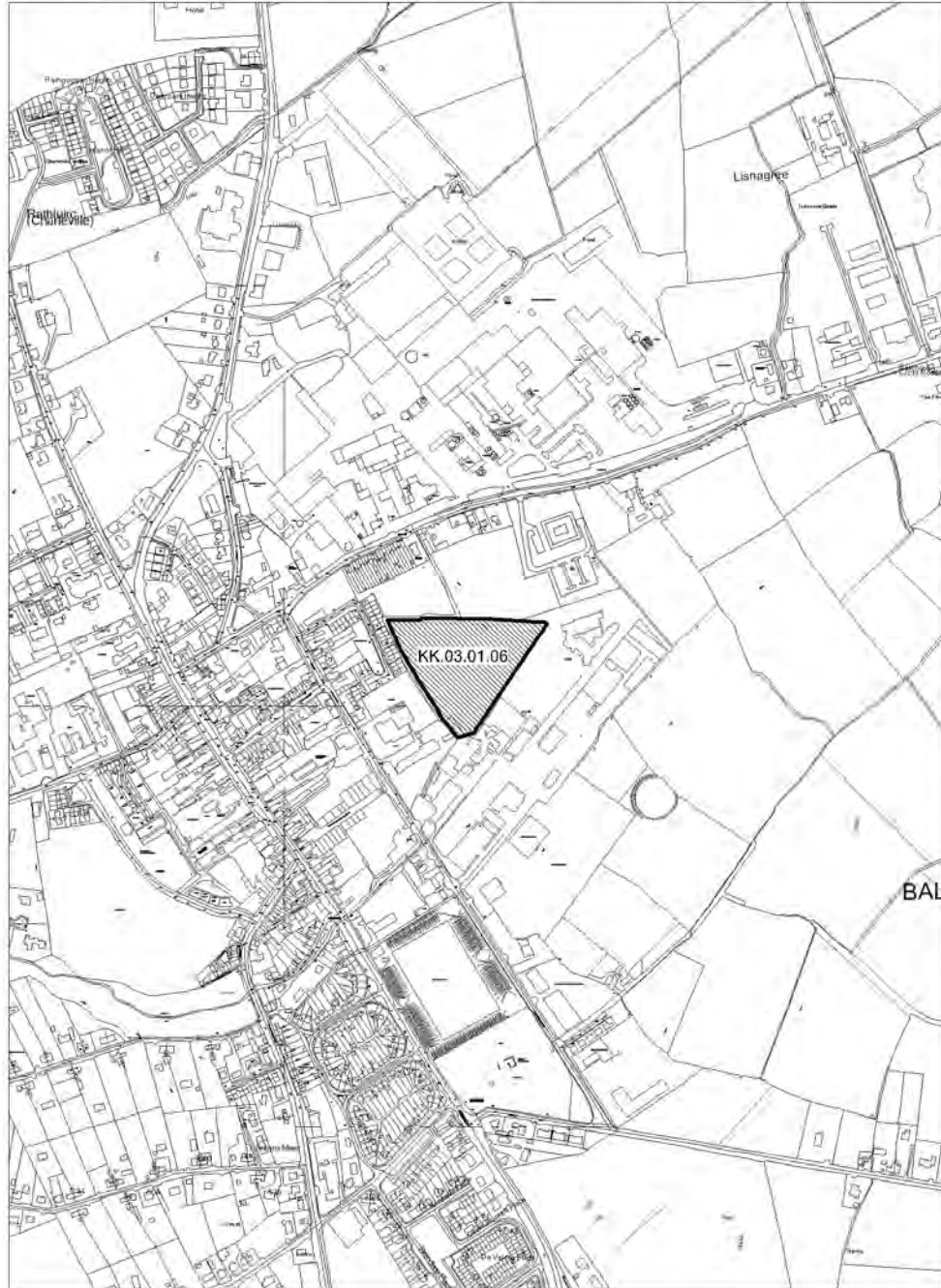
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Managers Recommended Amendment Ref. KK.03.01.07

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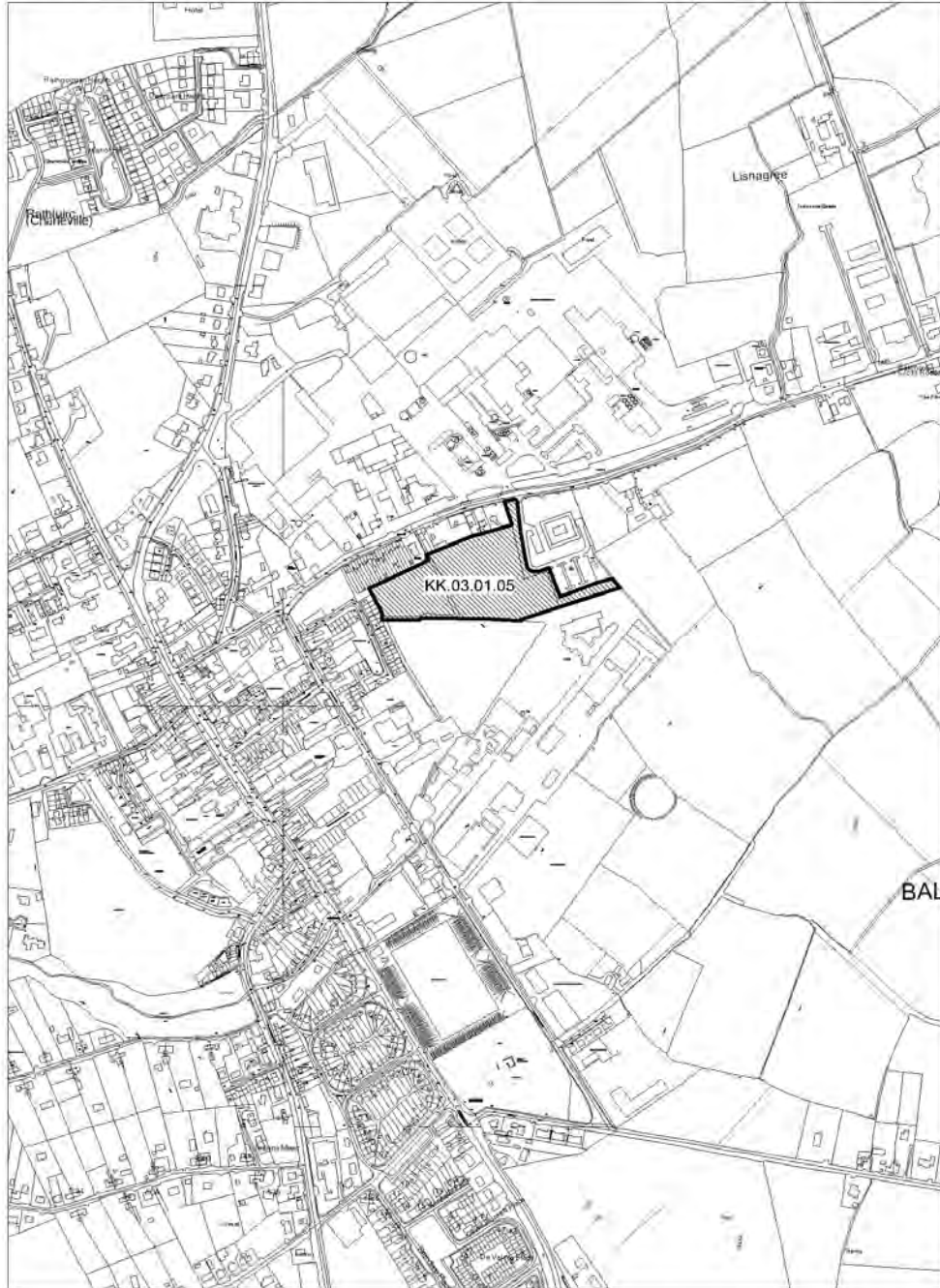
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Managers Recommended Amendment Ref. KK.03.01.06

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Managers Recommended Amendment Ref. KK.03.01.05

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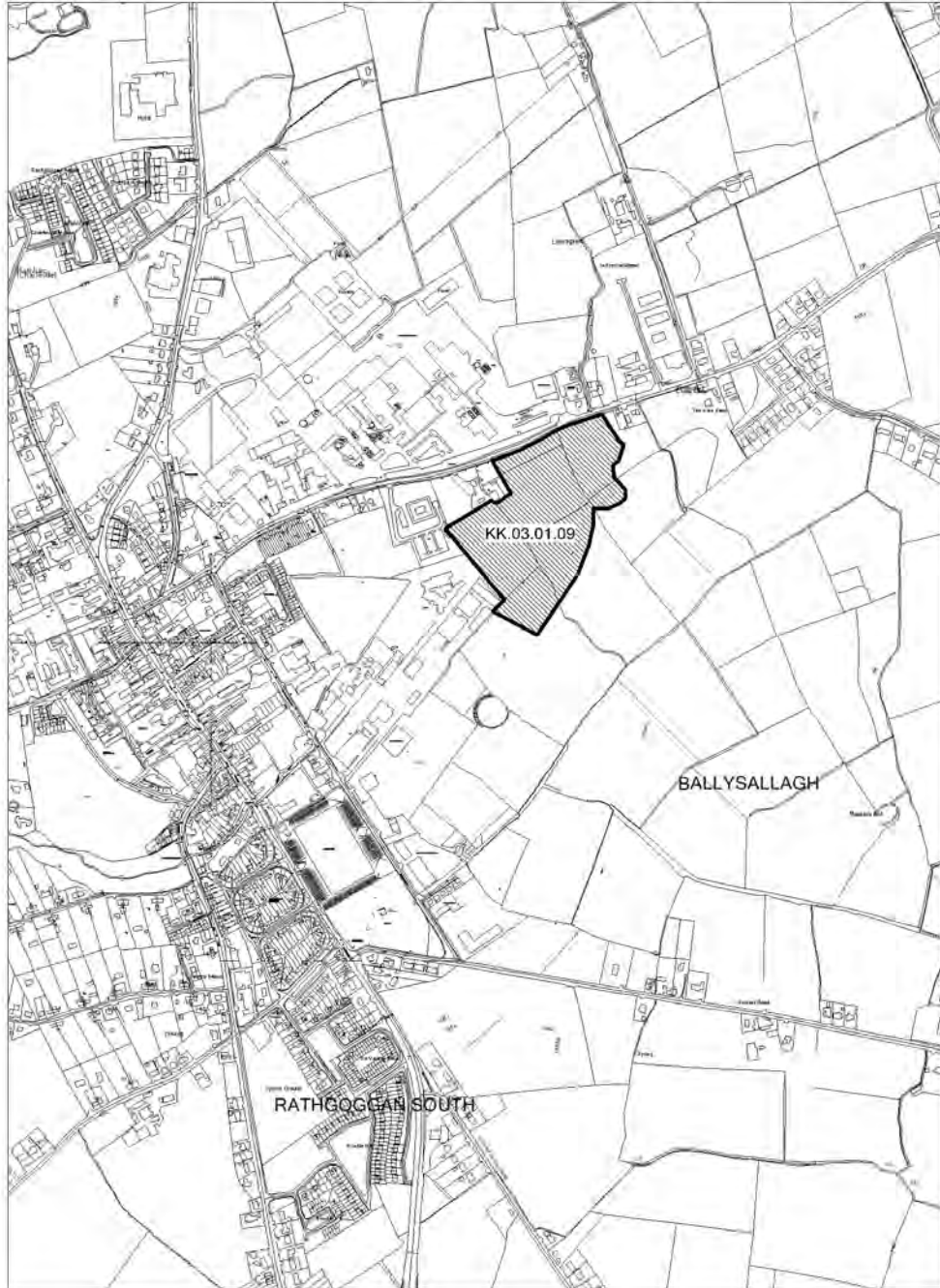
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Managers Recommended Amendment Ref. KK.03.01.08

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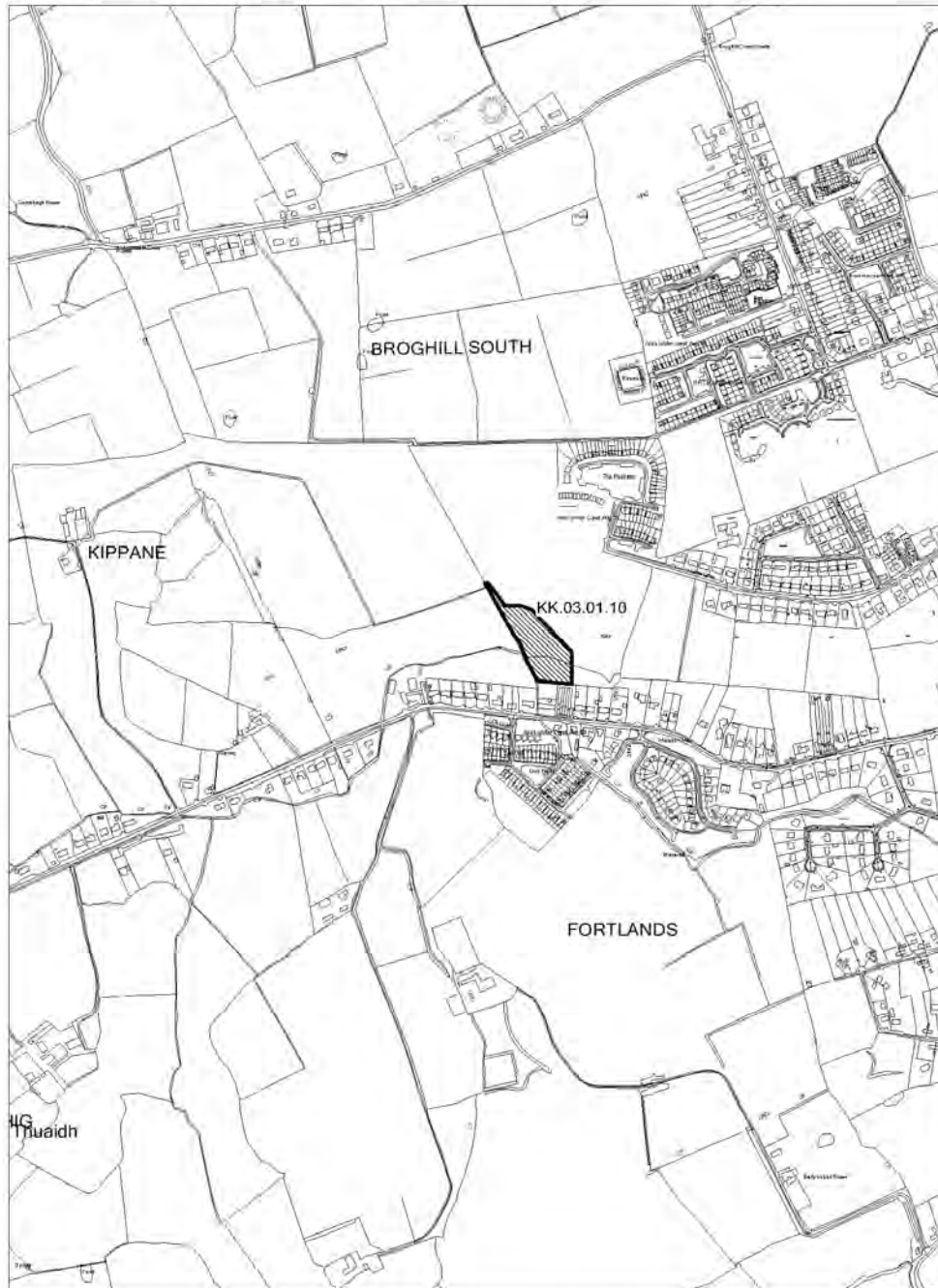
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Managers Recommended Amendment Ref. KK.03.01.09

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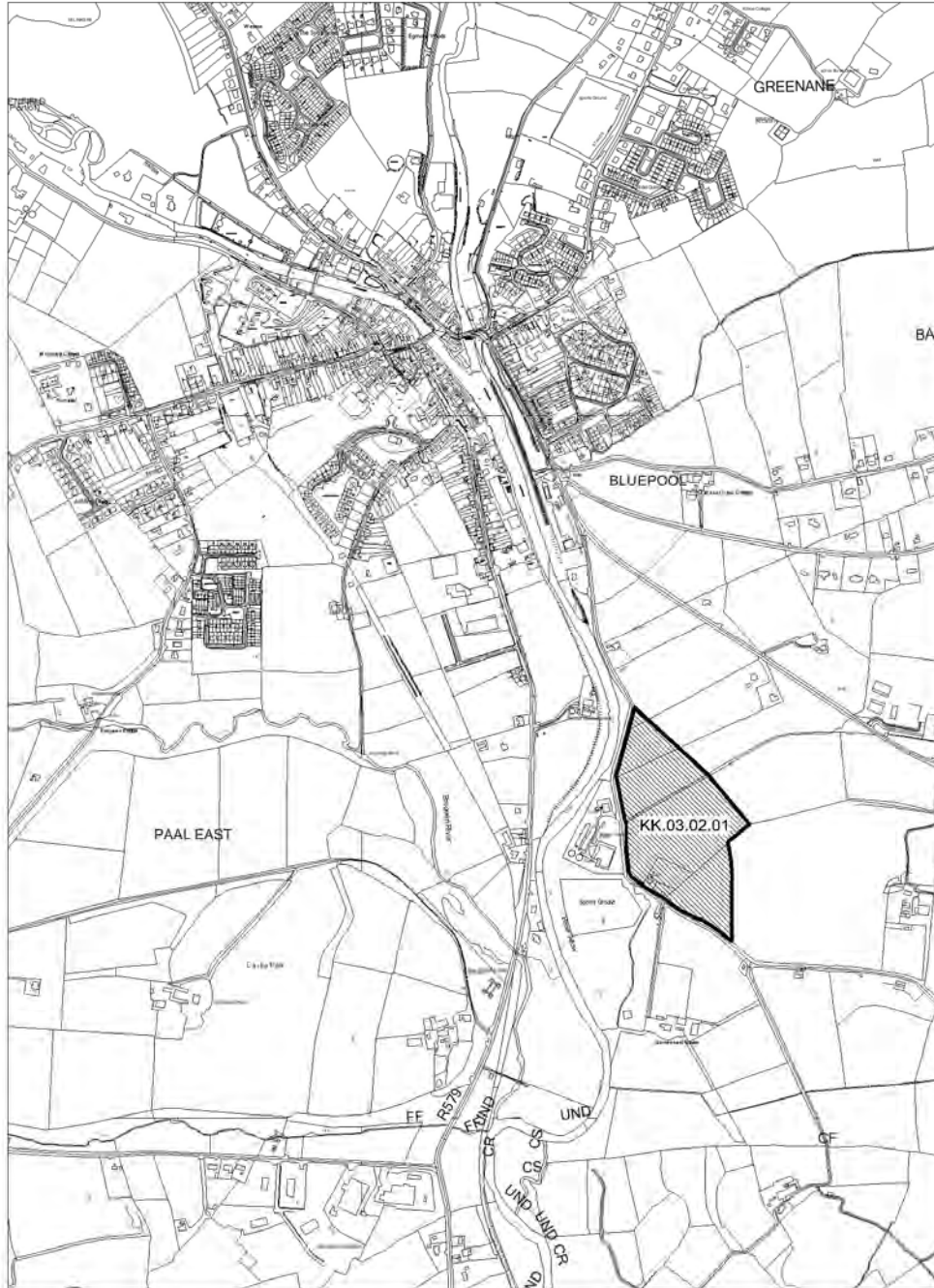
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Managers Recommended Amendment Ref. KK.03.01.10

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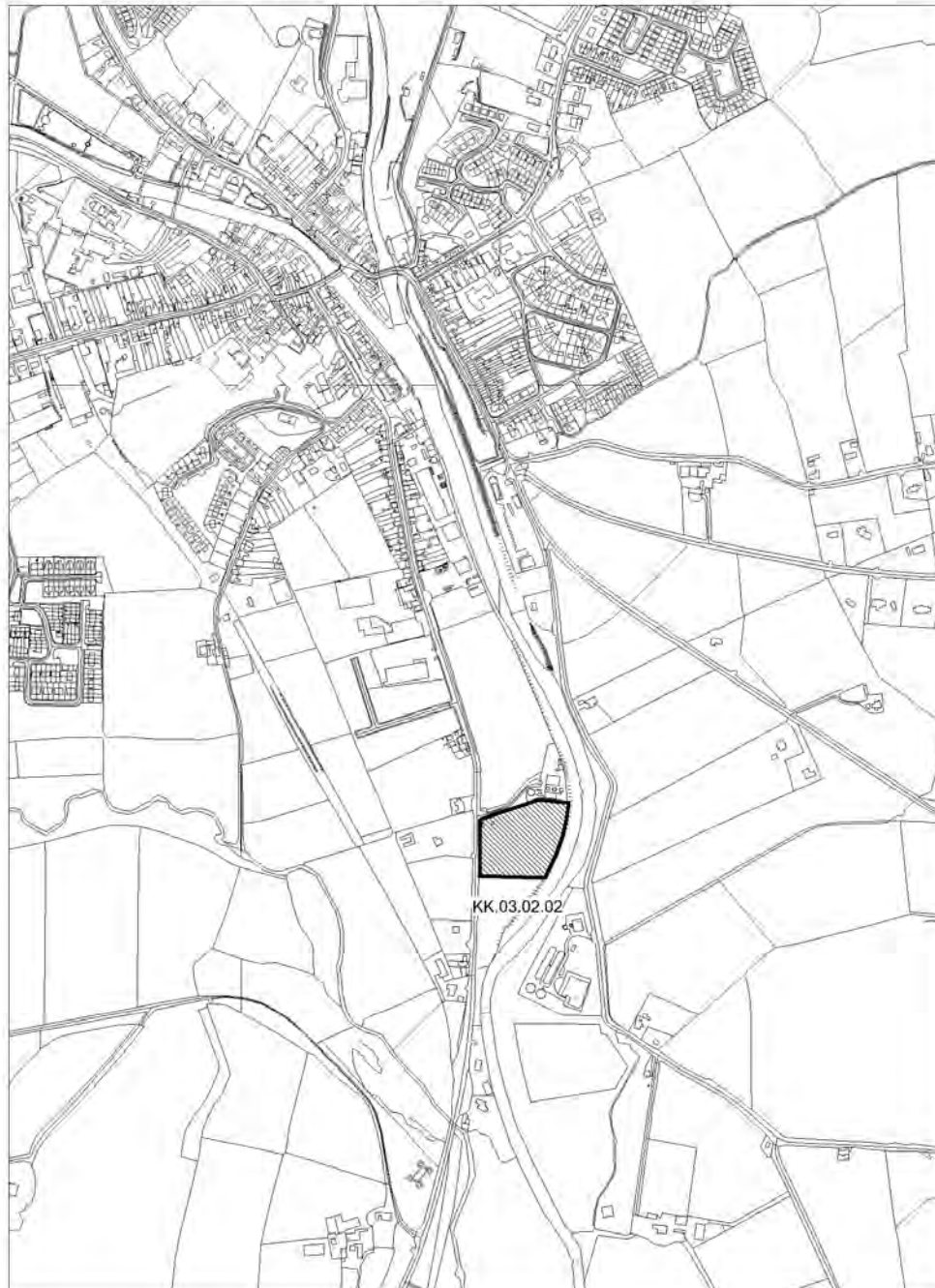
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Managers Recommended Amendment Ref. KK.03.02.01

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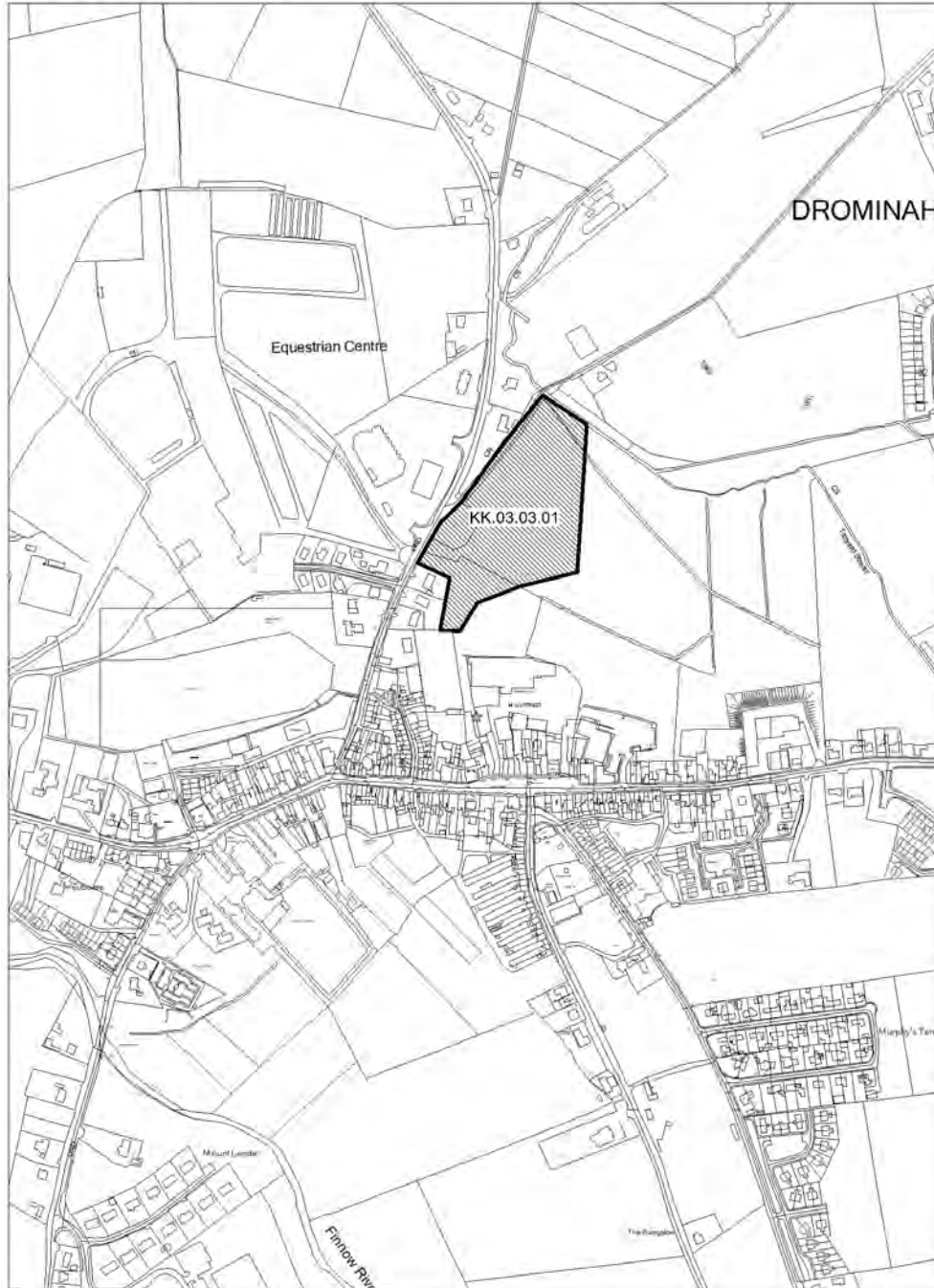
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Managers Recommended Amendment Ref.CE.03.02.02

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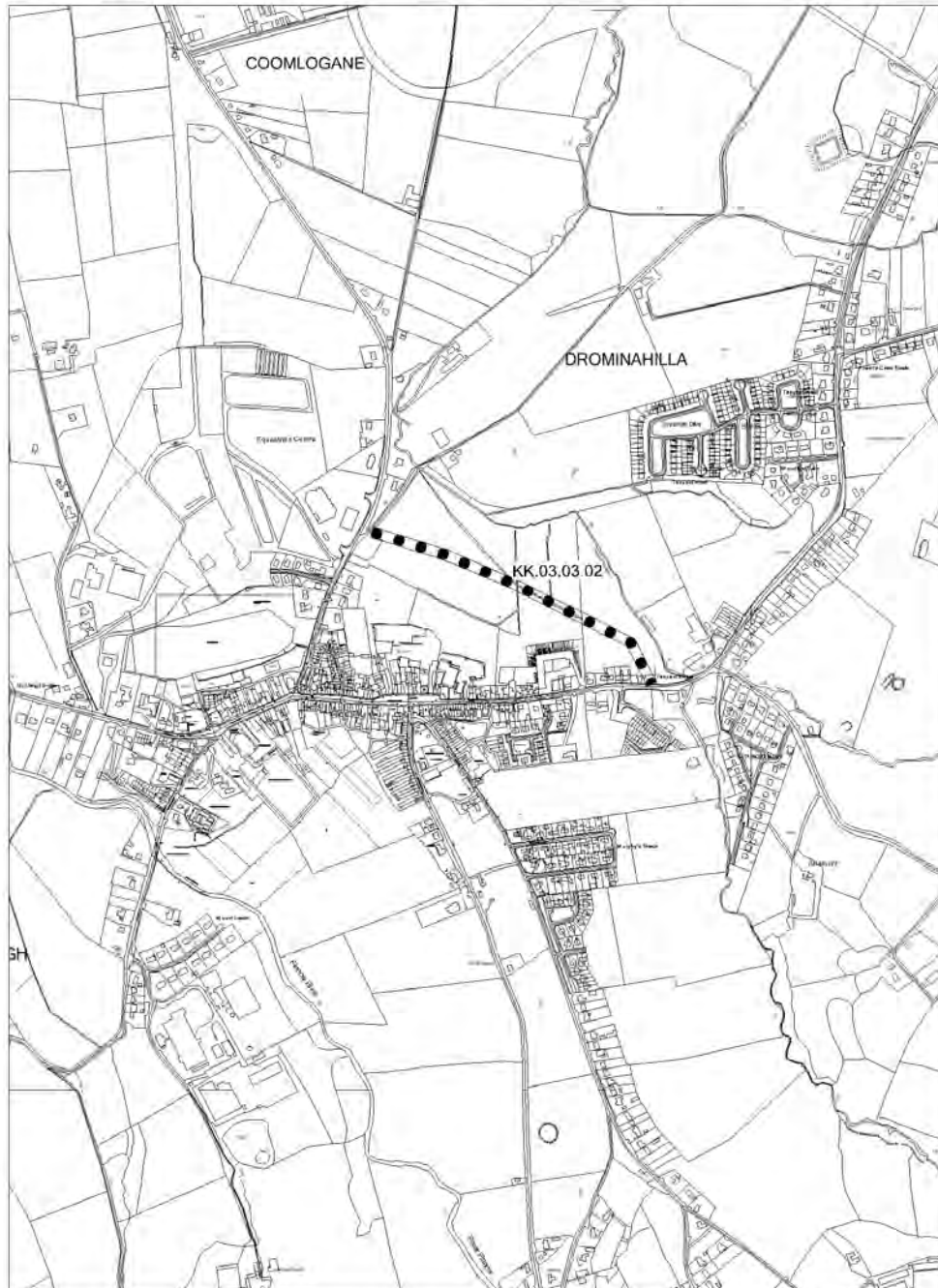
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Managers Recommended Amendment Ref. KK.03.03.01

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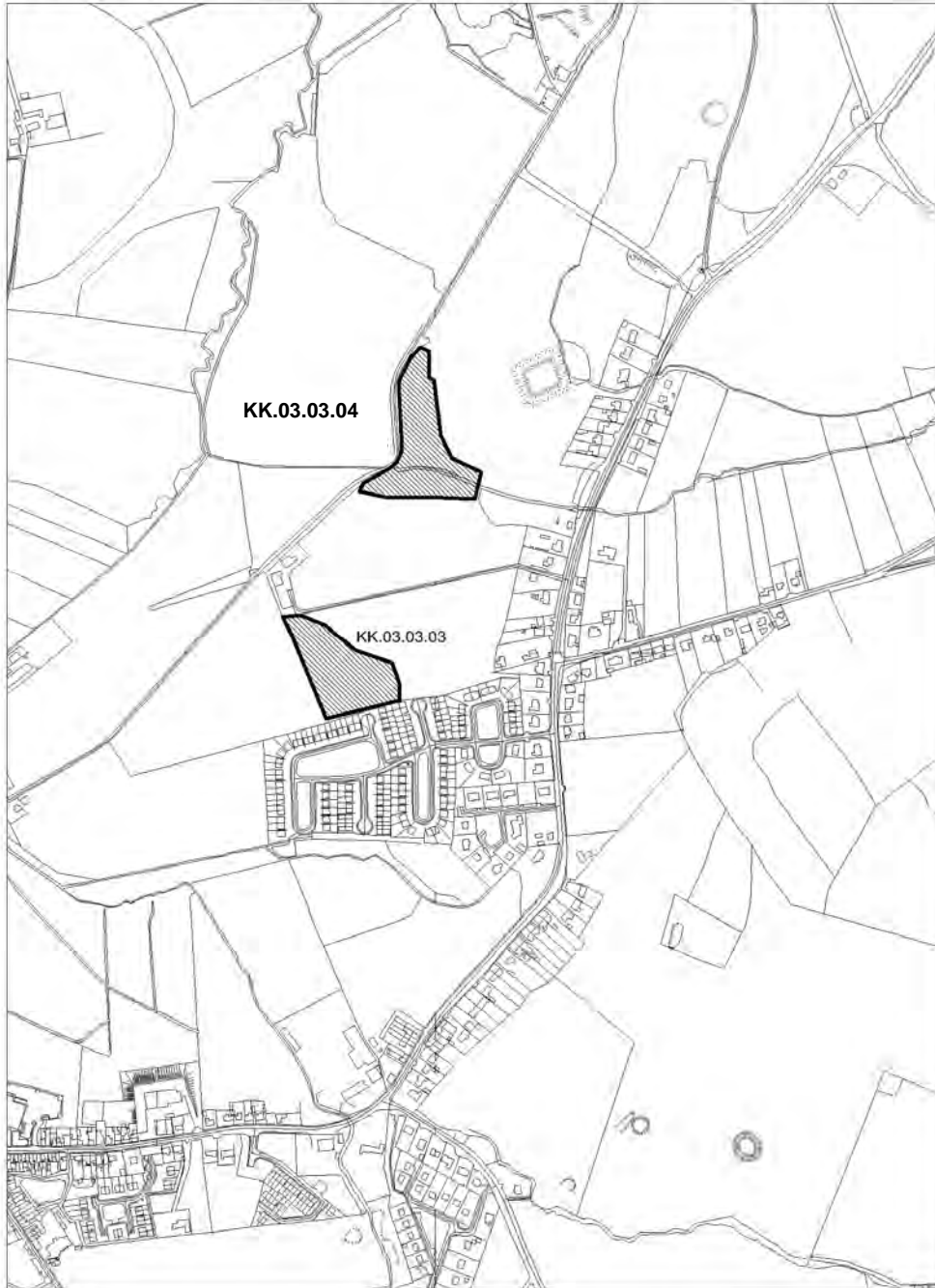
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Managers Recommended Amendment Ref. KK.03.03.02

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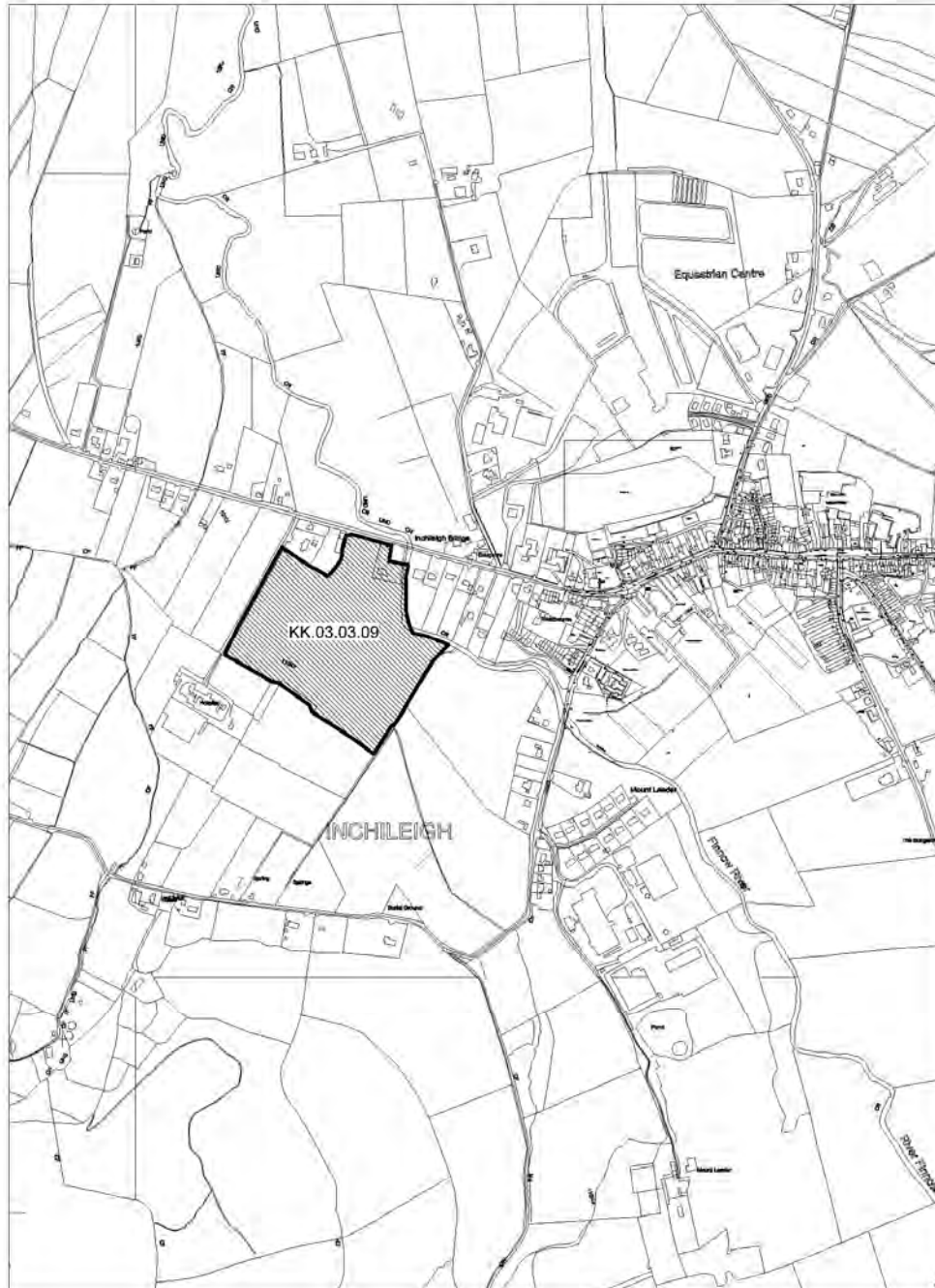
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Managers Recommended Amendment Ref.CE.03.03.03

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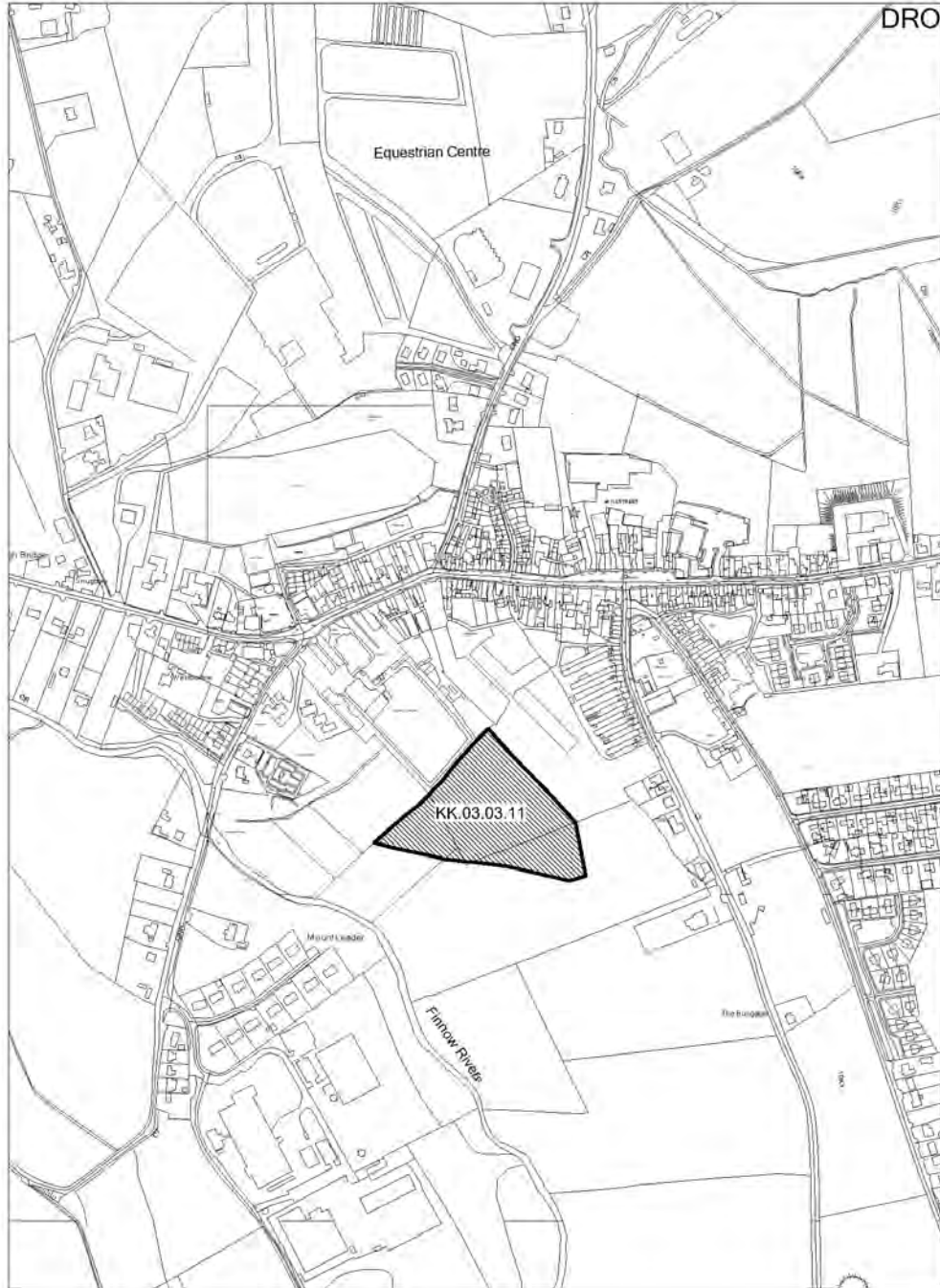
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Managers Recommended Amendment Ref.KK.03.03.09

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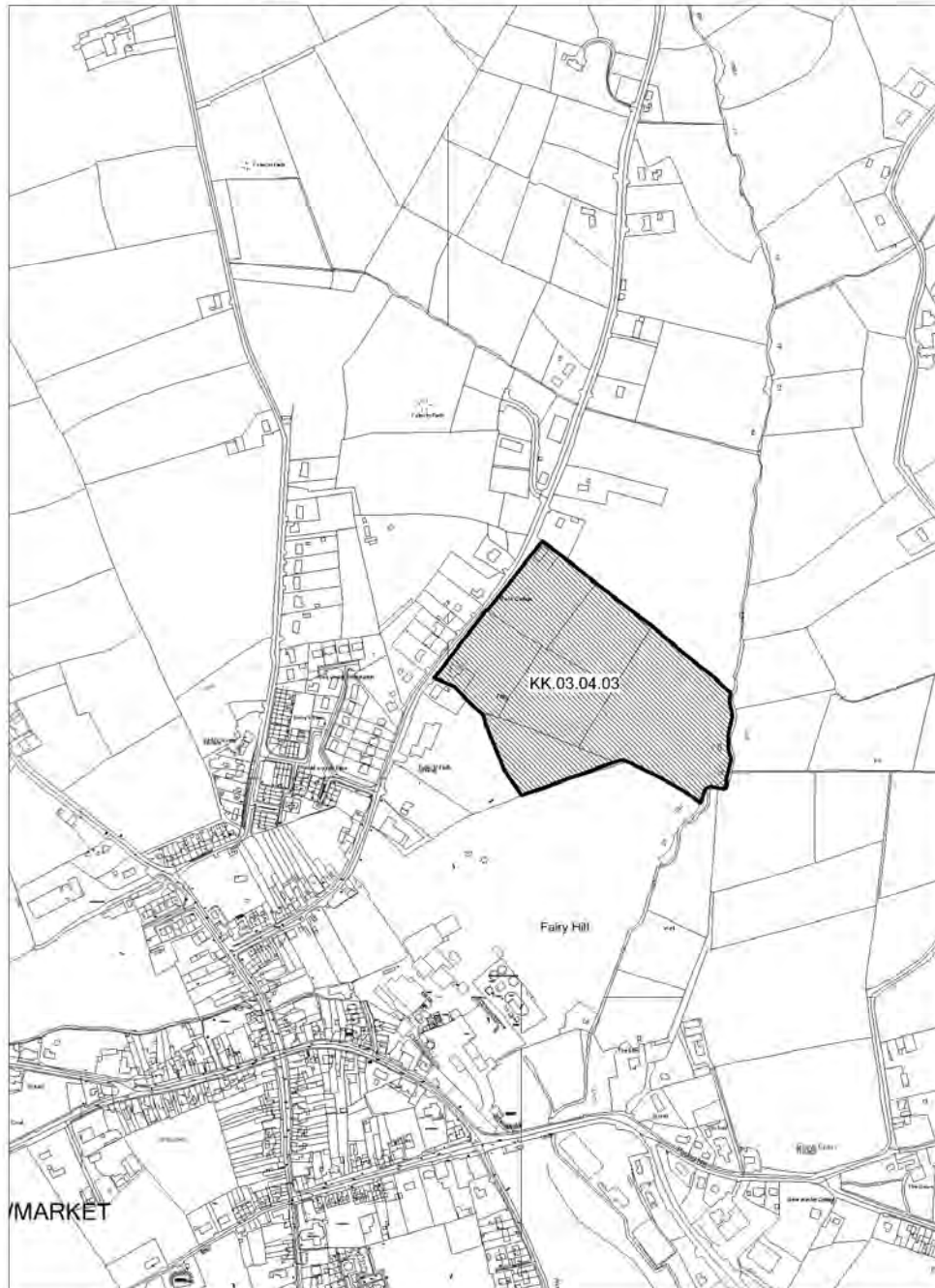
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Managers Recommended Amendment Ref.KK.03.03.11

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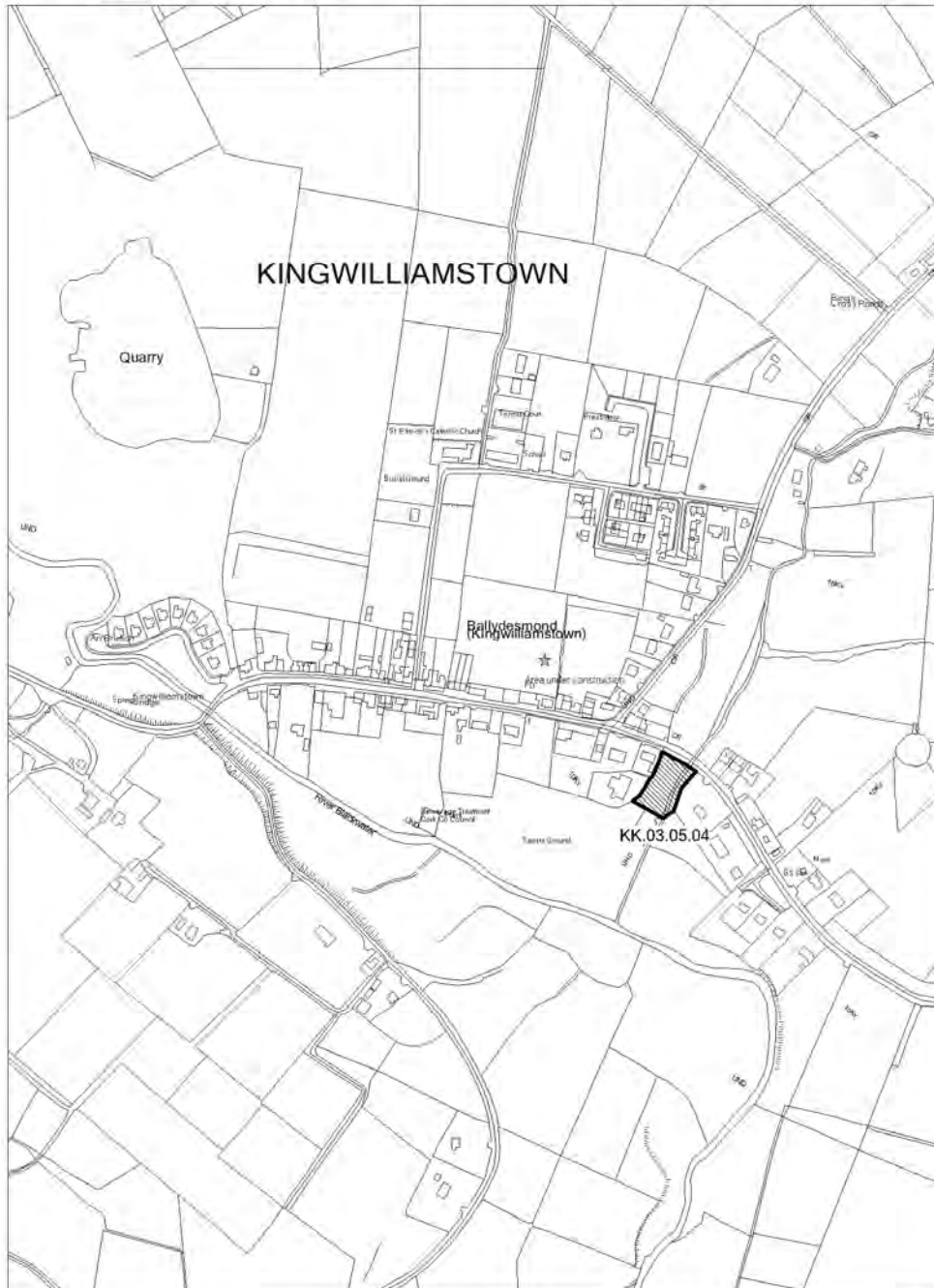
Newmarket



Managers Recommended Amendment Ref.KK.03.04.03

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Ballydesmond



Managers Recommended Amendment Ref.KK.03.05.04

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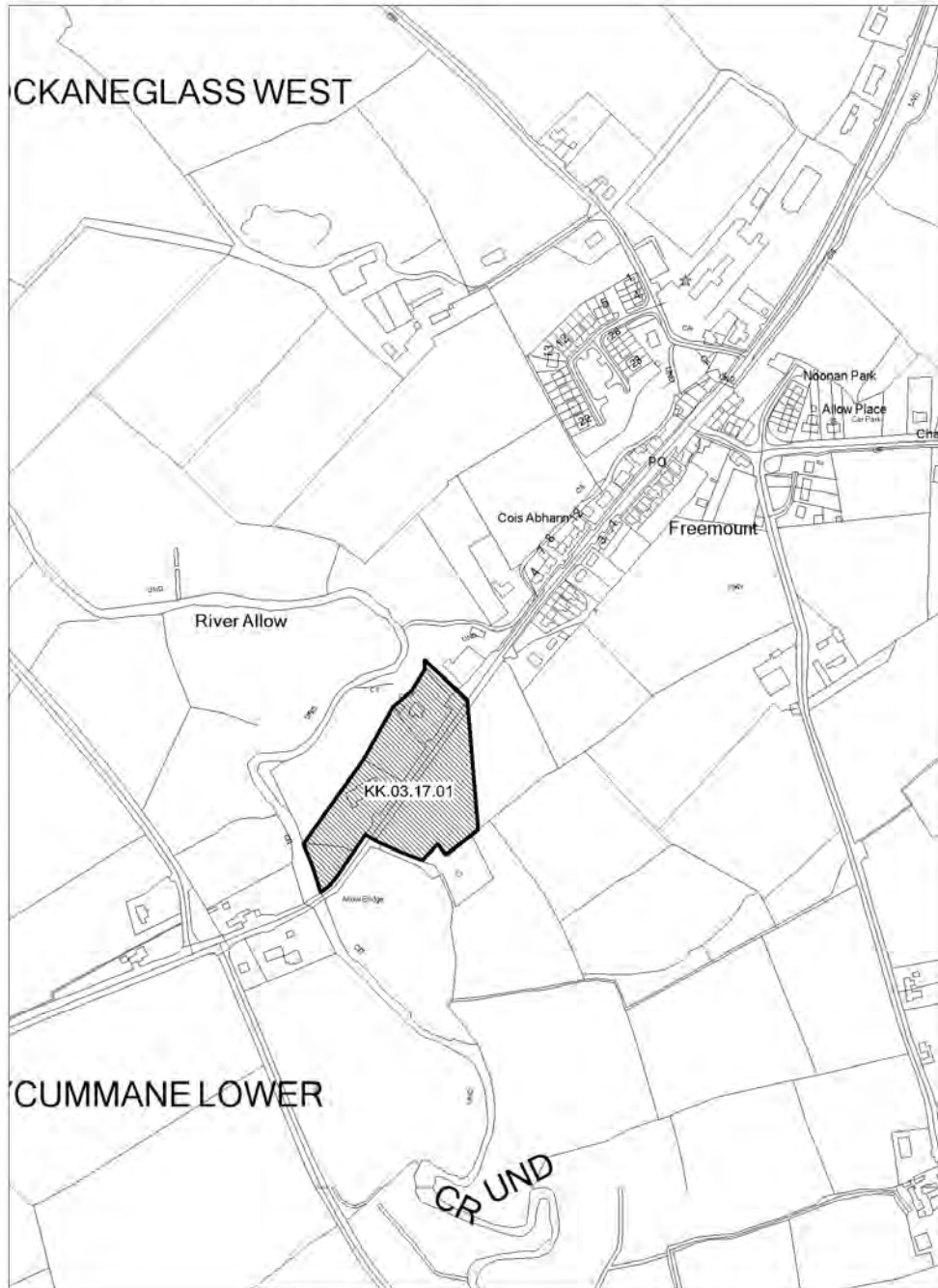
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Managers Recommended Amendment Ref.KK.03.06.01

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Freemount



Managers Recommended Amendment Ref.KK.03.17.01

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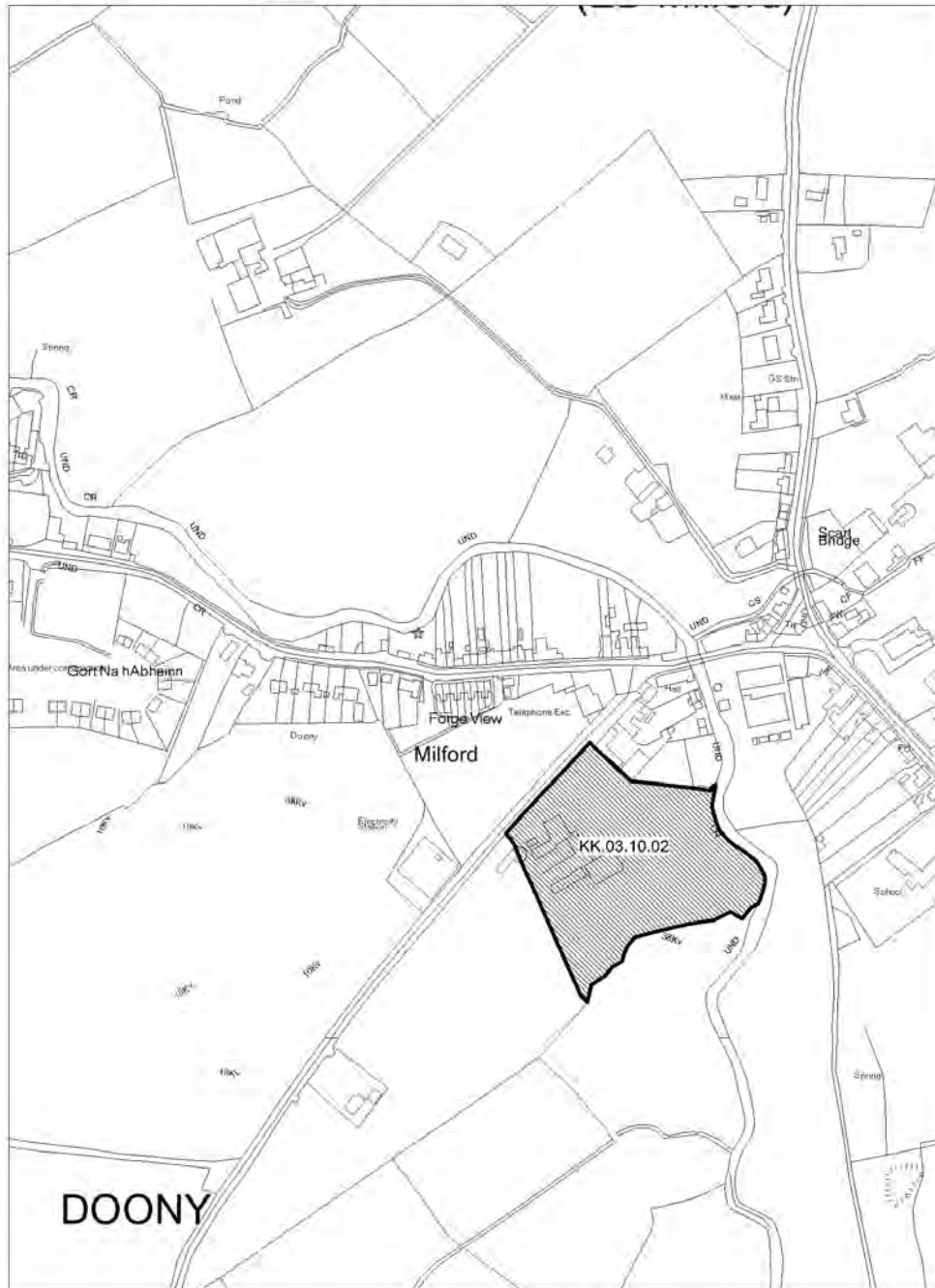
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Managers Recommended Amendment Ref.KK.03.10.01

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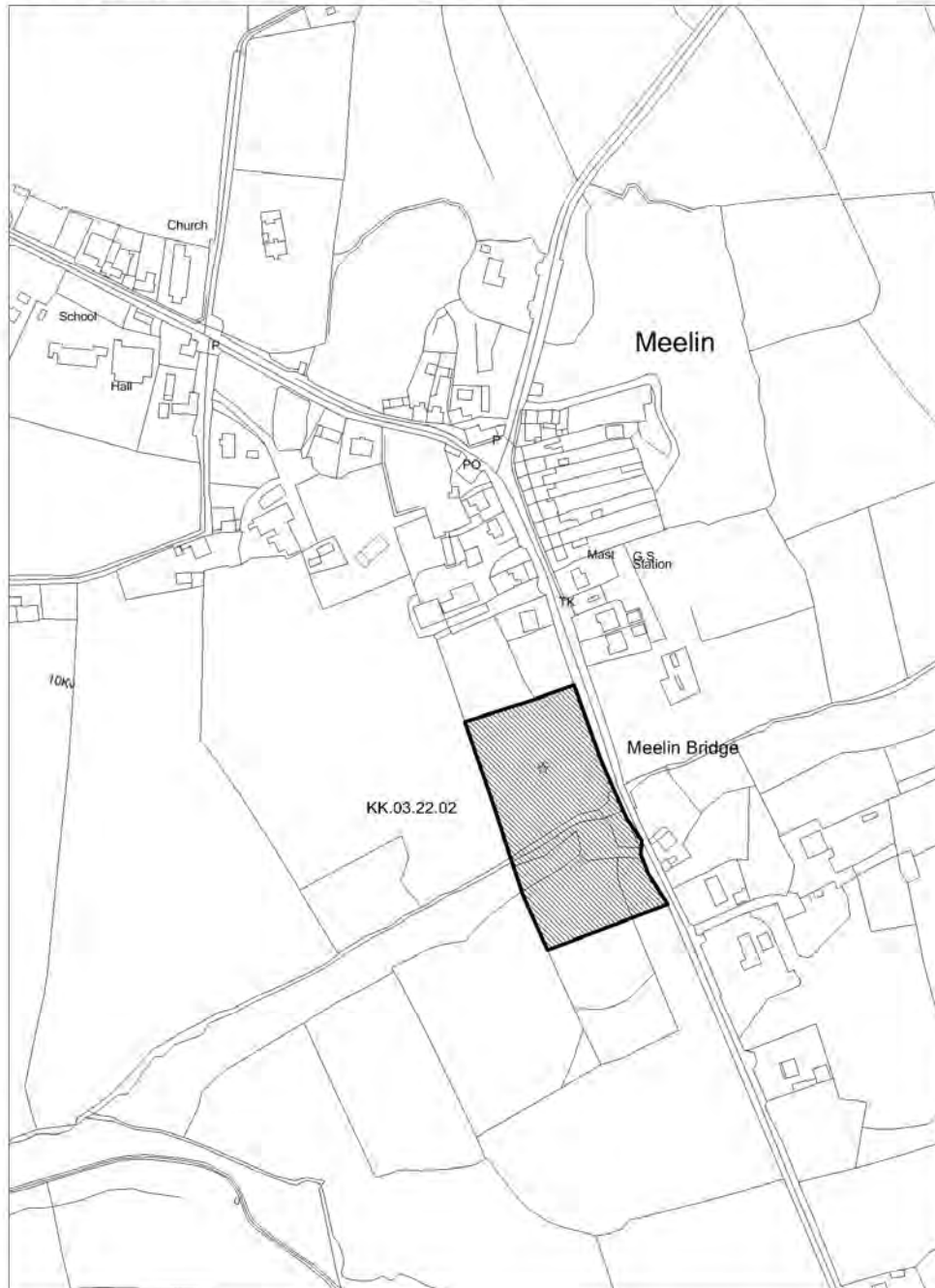
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Managers Recommended Amendment Ref. KK.03.10.02

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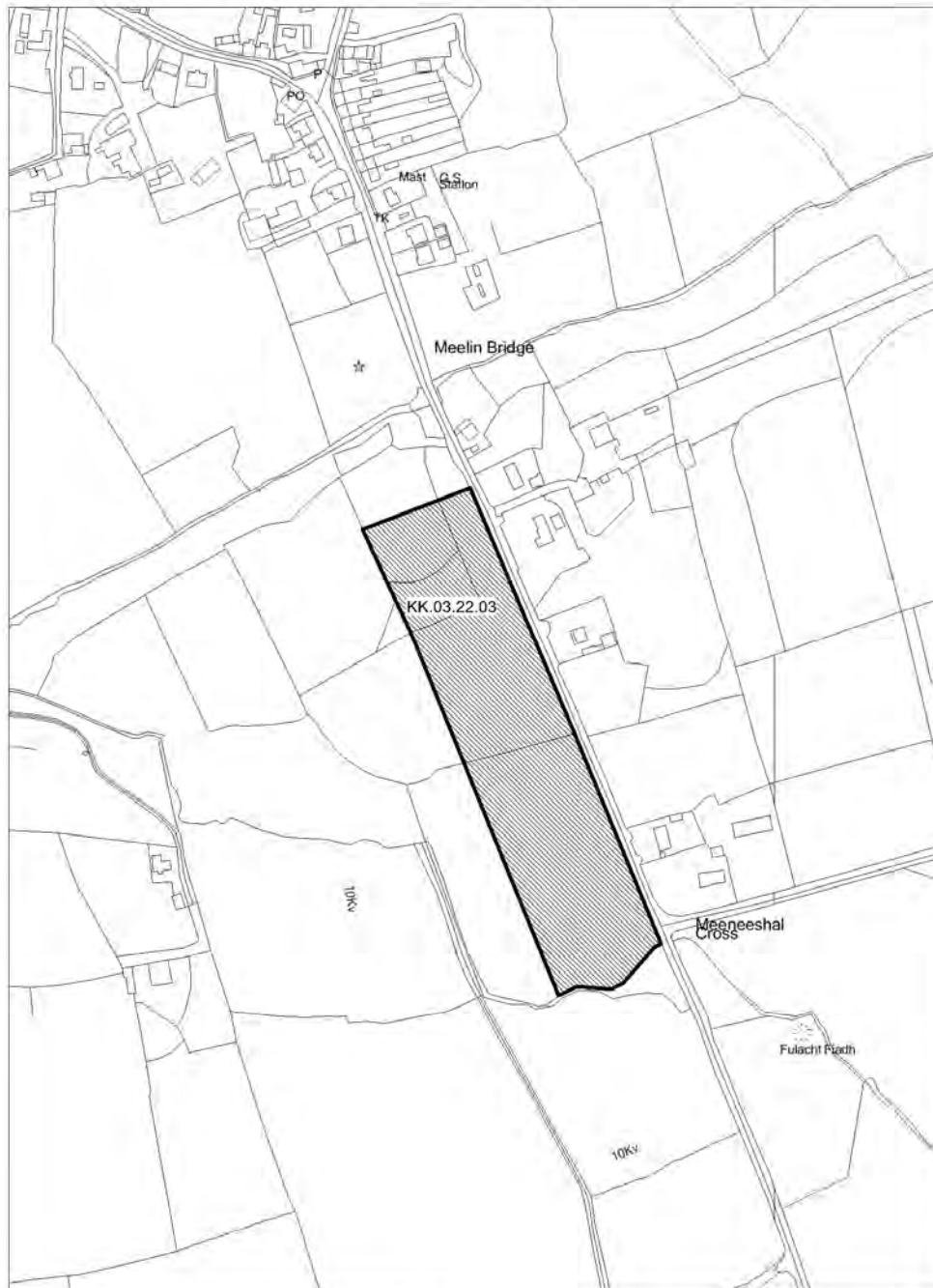
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Managers Recommended Amendment Ref.KK.03.22.02

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Meelin



Managers Recommended Amendment Ref.KK.03.22.03