

Report to Members

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

Kanturk Electoral Area Local Area Plan

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

15th June 2011

Job Title						
Document Title: Kanturk Electoral Area Local Area Plan Manager’s Opinion and Recommendations on the Issues Raised by Submissions on Proposed Amendments. Document Ref:						
Revision	Date	Filename:				
		Description: This report sets out the Managers Opinion on the issues raised in the submissions on the public consultation draft of the Kanturk Electoral Area Local Area Plan				
			Prepared by	Drawn by	Checked by	Approved by
		<i>Name</i>	JK	AF	PG	AH

This report focuses on the submissions and observations received from the public following publication of the proposed amendments to the Kanturk Electoral Area Local Area Plan Public Consultation Draft. The draft plan sets out the planning framework for the development of the Electoral Area up to 2020. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Acts and will inform the preparation of the various amendments to the draft 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 that the County Manager is recommending be included in the plan following consideration of the issues raised in the submissions and other pertinent issues. Some of the amendments set out in appendix B have been made the subject of minor modifications in order to address issues raised in submissions or from other sources such as the Strategic Environmental Assessment and the Appropriate Assessment screening of the proposed amendment and an explanation is included in the Appendix.

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

Section 1 Introduction

1.1 Where we are in the process

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

1.1.2. 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 and the report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available in DVD format and for download from the County Council's Web-site. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

1.1.3. Following the receipt of 45 submissions from the public during the consultation period, the County Council met at a special meeting held on 30th & 31st March 2011 to determine the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21st April & 18th May 2011.

1.2 Submissions

1.2.1. There were a total of 19 submissions received during the public consultation period on the proposed amendments to the Draft Kanturk Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

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

1.3 Appropriate Assessment

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

1.4 How to use this report

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

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

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

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

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

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

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

protected structures information already shown in the County Development Plan 2009 or approved by the appropriate national body).

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

1.5 Next Steps

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

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

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

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

Section 2 Managers Recommendations

2.1 Introduction

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

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

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

2.2 Charleville -Town Centre/Residential Expansion - Amendment KK.03.01.01

2.2.1. These lands are located directly to the north of the existing town centre (see map KK03.01.01 on page 98) and are zoned for residential use in the 2005 Local Area Plan but have remained undeveloped. The Cork Strategic Retail Study identified scope for the expansion of the retail base in Charleville, and in recognition of this, the Draft Plan identified a 3.14ha site, T-02, for convenience retail development (see map KK.03.01.01 on Page 98) .

2.2.2. The potential impact of expanding the town centre zoning at this location was the main issue raised in relation to Charleville when the Draft Plan was published. In response to the concerns raised by the submissions on the Draft Plan, a revised proposal to return 1.7ha of the original T-02 site to residential use, and retain 1.4 ha as an X-01 site for the *long term convenience retail needs* of the town, was proposed by the Manager to Members in his report of February 2011 (see map of X-01 site on page 99). This proposal was rejected by Members.

2.2.3. At the Council meeting of 31 March 2011 it was decided by Resolution of Members to amend the Draft Plan and return the entire 3.14ha site to residential use, as per the 2005 Local Area Plan. The County Manager recommended against this amendment for the following reasons:

"The 2020 population target for Charleville provides for a 65% increase in the 2006 population of the town. The population of the hinterland is also expected to increase. In this context it is considered necessary and desirable to reserve land for the long term expansion of the convenience retail (supermarket) needs of town centre. It is considered that the X-01 site, which comprises only the southern half the area originally identified as T-02, is the best available site for this purpose. It is a greenfield site very close to the existing town core which could accommodate a supermarket and car parking and would support convenient pedestrian connectivity to the town core, this supporting rather than competing with the town centre. If the X-01 lands are allowed revert to residential use then the lands may be developed for that purpose and will be lost to town centre expansion, potentially pushing convenience retail to an out of town site in the future. Only one letter of objection to T-02 was received from a private resident, suggesting that residents of the area are no longer strongly opposed to the principle of retail use on the site. The revised T-02 objective is called X-01 (KK03.01.01) and identifies the site as a 'long term opportunity site for the expansion of

retail facilities in the form of a supermarket'. Supporting text in the body of the plan states that the development of the site shall be linked to a significant increase in population and acknowledges that the M20 will also contribute to the growth of the town. Development of the site is not directly contingent on the commencement or completion of work on the M20 as this may be delivered before there is significant population growth in the town."

2.2.4. Since the publication of the amendment one submission was received in support of the amendment expressing the view that the site is located in a residential area and that retail uses would be better located to the south of the town.

2.2.5. A second submission strongly opposed the amendment on the basis that Charleville will need to expand its retail base in the long term to cater for population growth and these lands are well positioned close to the existing town core to cater for such uses. Submission indicates that if these lands are not reserved for retail use now there will be pressure, in the long run, to allow retail uses in less sustainable locations on the periphery of the town which will undermine the town centre. The submission supports the designation of 1.4ha of the land as a long term opportunity site for the expansion of convenience retail facilities.

2.2.6. Having considered the history of the amendment and reviewed the submissions received it is considered that the amendment gives rises to the following concerns:

- In the long term Charleville will need to expand its convenience retail base.
- These lands, because of their size, greenfield character and proximity to the town core, are the best available lands for modern convenience retail development.
- If the land is not reserved for retail use now, then in future, retail development may be compelled to locate on the periphery of the town, undermining and detracting from the town centre.

2.2.7. The Managers Report of February 2011 and his recommendation to the meeting of 31 March put forward a compromise position suggesting that 1.7ha of the original T-02 site would revert to residential use and the remaining 1.4 ha would be retained as an X-01 site for the *Long Term Convenience Retail needs of the town*. This is still the preferred approach and is still an option available to the Council under the Act. Pursuing the amendment as published risks future retail development being located where it will be likely to detract from the town centre. The Managers Recommendation will facilitate future retail development where it can best help strengthen the town centre in future years.

Managers Recommendation: EXCLUDE proposed amendment KK.01.03.01 and replace it with a revised X-01 objective and supporting text as follows:

X-01 Long Term Opportunity Site(1.4Ha) 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 (including the submission of a Traffic and Transport Assessment). See Map on Page 99 of this report.

Additional supporting text would also be included in the Plan as follows:

"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."

2.3 Charleville-Retail and Health Care uses at Station Road - Amendment KK.03.01.12

2.3.1. These lands front on to Station Road and to the N20 south of the junction with Station Road and were identified as B-05 for business use, including retail warehousing, in the Draft Plan. The site is also affected by an objective for the provision of a link road (U-04). B-05 is 6.8 hectares in area.

2.3.2. At the Council Meeting of 31st of March 2011 it was decided by Resolution of Members to modify the zoning objective to make provision for a 'primary care centre' and 'discount supermarket'. The County Manager recommended against the amendment for the following reasons:

- *The provision of retail and health uses on these lands would significantly damage and undermine the primacy of the existing town centre.*
- *Retail uses on these lands would fail a number of the key tests of the Retail Planning Guidelines including the sequential approach to site selection. The site is well removed from the core of the town with the GAA grounds and the cemetery separating it from the southern edge of town centre to the extent that the site would operate as a separate retail centre with no convenient pedestrian connectivity between it and the established town core, necessitating a separate car journey to access the retail uses at this location.*
- *The optimum location for "health care" uses is within the core of the town and there are several opportunities for such development within the established town centre area and within the existing built up area (including for example the lands owned by the ESB as detailed in submission 11/1322)*
- *The provision of retail use on this land is neither necessary nor appropriate to secure the delivery of U-04.*
- *Charleville's strategic role in the Atlantic Corridor is best supported by ensuring the town has a strong vibrant town centre into the future which is not undermined by competing out of town retail developments. The strategic value of the Station Road site for the town of Charleville lies in the development of the business and retail warehousing opportunities provided for in the Draft Plan.*

2.3.3. Notwithstanding this the Council resolved to propose the amendment making provision for the 'primary care centre' and 'discount supermarket'.

2.3.4. Nine submissions have been received in support of this proposed amendment. Four of these submissions were from or on behalf of one of the landowners. One submission is opposed to the amendment on the grounds that it will detract from the retail primacy of the town core. A submission from the NRA also expresses concern about impact on the N20 and, if the submission is retained, points to the need for a detailed Traffic and Transport Assessment (TTA) of the site.

2.3.5. The proposed amendment is inconsistent with a number of objectives of the County Development Plan 2009 which set out the policy of the Council in relation to retail development :

- Objective ECON 4-9 (Core Retail Areas) indicates that 'Core Retail Areas will form the primary focus and preferred location of new retail development appropriate to the scale and function of each centre' and that 'considerations of any new retail development outside of the core retail areas will be guided by the

provisions of the Retail Planning Guidelines and the relevant Development Plan/Local Area Plans’.

- Objective ECON 4-13 (Assessment of Retail Development Proposals) indicates that ‘the planning authorities will implement the provisions of the Retail Planning Guidelines through the inclusion of appropriate objectives in their development plans’ and ‘the local authorities have agreed that the preferred location for retail development is within a city centre, a suburban district centre, town centre or designated neighbourhood or local centre’
- Objective ECON 4-14 (Town and Neighbourhood Centres) states that ‘It is an objective to promote the development of town & neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Core shopping areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre’, and ‘It is an objective to recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area’.

2.3.6. The proposed amendment to provide for retail development outside of the core town centre area when there are alternative sites available within and proximate to the existing core is not consistent with these objectives. Section 19 of the Planning and Development Act 2000 as amended requires that a Local Area Plan “shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan If the proposed development was to proceed it will require modification to achieve consistency with the CDP. As a minimum these modifications should include the following:

- Removal of reference to “discount food store”.
- Inclusion of additional text to objective and to paragraph 1.2.13 to say that this site may have a role to play in provision of a primary health care centre only if the Planning Authority are satisfied that an appropriate town centre or edge of town centre location cannot be identified.

2.3.7. Having considered the history of the amendment and reviewed the submissions received, in the absence of agreement regarding the recommended modification of the amendment, it is considered that the amendment gives rise to the following concerns:

- Contrary to the objectives ECON 4-9, ECON 4-13 and ECON 4-14 of the County Development Plan 2009 and to section 19 of the Planning and Development Act 2000 as amended.
- Contrary to the provisions of the Retail Planning Guidelines.
- The preferred location for convenience retail and primary health care facilities is within or directly adjoining the town centre.
- Suitable sites are available or could be assembled in these locations where the development would not be in conflict with the County Development Plan and would strengthen the town centre for the future.
- More central and convenient sites are available in the core of the town capable to accommodating these uses.
- Development would undermine primacy of the town centre.

Managers Recommendation: EXCLUDE proposed amendment KK.03.01.12

2.4 Kanturk-Housing in the Greenbelt - Amendment KK.03.02.14 & KK.03.02.15

2.4.1. These lands are located within the Kanturk town Greenbelt approximately half way between Kanturk and Sally's Cross (see map KK03.02.14 on page 109). In the Draft Plan the lands were outside the development boundary and form part of the Greenbelt where the objective of the Plan is to provide a greenbelt to

- Secure the orderly future development of the town
- protect the setting of the town
- limit development to that necessary for particular local housing need

2.4.2. At the Council Meeting of 31st of March 2011 it was decided by resolution to propose an amendment to the Draft LAP to zone these lands for very low density housing / serviced sites (maximum 3 houses to the acre) to be developed on a phased basis, 3 or 4 dwellings per annum. The site size is 2.2Ha. At that meeting the County Manager recommended against the amendment for the following reasons:

"This site is within the small area of green belt separating Kanturk from the Other Location of Sally's Cross, an area of very low density residential development / serviced sites. Ample land for residential development, including 15ha for low and very low density development has already been provided within the town boundary and there are active development proposals on part of these lands already so houses are likely to be coming to the market. Opportunities for low density housing are also available within Sally's Cross itself. Rezoning further greenbelt land for housing is not warranted and development of this land would erode the small area of greenbelt between Kanturk and Sally's Cross."

2.4.3. The only submission in relation to the amendment came from the EPA who concur with the recommendation of the Environmental Report (SEA) that the amendment should be omitted on grounds that it may give rise to environmental impacts.

2.4.4. This amendment has also given rise to the need to include additional lands within the development boundary of the town to bridge the gap between these greenbelt lands and the development boundary of Kanturk as shown in the Draft Plan (see map KK03.02.15 on page 110). The overall expansion area is 5.6Ha.

2.4.5. Having considered the history of the amendment and reviewed the submission received, it is considered that the amendment gives rises to the following concerns:

- Conflicts with the Guidelines on Sustainable Residential Development in Urban Areas which seek to ensure that towns develop in a compact form and that the sequencing of development avoids "leap-frogging" to areas which are not contiguous to the town. Developing in this way is essential in the context of encouraging sustainable transport patterns and use of infrastructure.
- Erodes the small area of Greenbelt between Kanturk and Sally's Cross and is likely to result in the coalescence of these two distinct settlements. This would result in an unnecessary extension of the built area of both settlements to the detriment of ensuring the aforementioned compact settlement pattern along with the dilution of the Greenbelt around the town.
- Undermines the orderly and sequential development of Kanturk, and Sally's Cross, where ample lands are already available for this type of low density development.

Managers Recommendation: EXCLUDE Amendment KK.03.02.14 and consequential Amendment KK 03.02.15

2.5 Kanturk - Business lands north of Percival Street- Amendment KK.03.02.16

2.5.1. These lands are located north of Percival Street and the site of the new Fire Station in Kanturk and also have frontage onto the Greenfield Road to the north east of the town (see map KK03.02.16 on page 111). The site size is 6.4Ha. The lands are adjacent to three existing schools and the lands reserved for educational expansion (C-01). In the Draft Plan the lands were outside the development boundary and form part of the Greenbelt where the objective of the Plan is to provide a greenbelt to

- Secure the orderly future development of the town
- Protect the setting of the town
- Limit development to that necessary for particular local housing need

2.5.2. At the Council Meeting of 31st of March 2011 it was decided by Resolution of Members to propose an amendment to the Draft Plan to zone lands for business use with provision for educational expansion and to provide for a new link road from Percival Street to the Greenfield Road. At that meeting the County Manager recommended against the amendment for the following reasons:

“Lands zoned C-01 are identified for the long term educational expansion needs of the town and should be retained for this purpose. Mixing education uses in with business land uses which will draw significant traffic movements, including potentially heavy goods traffic and is considered inappropriate and unsuitable on pedestrian and traffic safety grounds and on amenity grounds.

The Draft Plan has already made provision for in excess of 31 hectares / 76 acres of business land to the south east of the town where there is good connectivity with regional roads infrastructure and the N72 and to the proposed new bridge /river crossing. Business traffic on B01/B-02 and B-03 will not interact with school traffic and will be able to avoid the town centre when the bridge is built. No additional lands are required for business use.”

2.5.3. In formulating this amendment it was decided to retain the C-01 lands for educational use as they are contiguous to the sites of existing schools but to amend the objective to make provision for the new link road linking Percival Street to the Greenfield Road - KK03.02.12.

2.5.4. Additional lands were also set aside for educational use adjacent to the existing secondary school on the Greenfield Road (See Map KK 03.02.17 on page 112).

2.5.5. The lands north of C-01 and the proposed new fire station were proposed for business use and the amendment published on this basis – See map KK03.02.16 on page 111.

2.5.6. A minor amendment to the wording of the objective was requested on foot of the Natura Impact Report to reflect proximity of the site to the nearby Blackwater River candidate Special Area of Conservation.

2.5.7. This amendment gives rises to the following concerns:

- This is not a preferred location for business uses because :
 - (a) HGV traffic from this development will have to traverse the town centre to access the Regional and National road network to the south of the town centre.
 - (b) Potential for amenity and traffic / pedestrian conflict given proximity of lands to 3 existing schools and the lands reserved for a new school and adjacent residential areas.

- Alternative business lands have been provided to the south of the town with better connectivity to the road network where conflicts with school traffic will not arise.

Managers Recommendation: EXCLUDE Amendment KK.03.02.16

2.6 Millstreet - Industrial uses at Coomlogane - Amendment KK.03.03.13

2.6.1. This site is located within the Greenbelt to the north of Millstreet, fronting Station Road (see Map KK03.03.13 on page 120). The site size is 7.14Ha.

2.6.2. The lands are within the Greenbelt in the current 2005 Local Area Plan and were retained within the Greenbelt in the Draft Plan. The purpose of the greenbelt is to

- Secure the orderly future development of the town
- Protect the setting of the town
- Limit development to that necessary for particular local housing need

2.6.3. The lands are also located in a low lying area identified as being at risk of flooding and within Flood Zone A (high probability of flooding). Government Guidelines on 'The Planning System and Flood Risk Management' seek to **avoid** inappropriate development in areas at risk of flooding. The only uses considered appropriate in Flood Zone A are water compatible activities such as docks or marinas, open space, outdoor sports and recreation uses.

2.6.4. The lands also overlap with the Blackwater River Candidate Special Area of Conservation.

2.6.5. At the Council Meeting of 31st of March 2011 it was decided by resolution to propose an amendment to the Draft LAP to zone the lands for industrial use. At that meeting the County Manager recommended against the amendment for the following reasons:

"These lands are some distance from Millstreet town and are located within the Greenbelt. The lands are low lying and within the area identified as being at risk of flooding (Zone A). The northern end of the lands also overlaps with the Blackwater candidate Special Area of Conservation /Natura 2000 site. 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."

2.6.6. Only one submission was received in respect of this amendment and this was from the EPA. The Environmental Report (SEA) on the proposed amendments to the plan recommends the amendment be omitted as it is likely to have significant environmental impacts and the submission received from the EPA concurs with this recommendation.

2.6.7. The Natura Impact Report also notes that the site overlaps with the Blackwater cSAC, in an area at risk of flooding, and also recommends that the area the subject of the amendment be reduce to avoid overlap with the SAC and that the wording of the objective be modified to reference the SAC and the need for a Natura Impact Statement. As the lands overlap with the cSAC this amendment cannot be adopted as currently proposed.

2.6.8. Objective INF 5-13 of County Development Plan 2009 states that it is an objective to implement the policies and guidelines of the DEHLG and the OPW in relation to flood plains and areas sensitive to flooding and to strongly discourage development which is sensitive to the effects of flooding unless justified as essential in terms of sustainable and proper planning. The proposed amendment is not consistent with this objective and, by proposing a new zoning for a non water compatible use within flood zone A, is directly contrary to the fundamental principle of the Guidelines which seeks to avoid development in areas at risk of flooding.

2.6.9. Objective ECON 5-4 of County Development Plan 2009 deals with enterprise development in rural areas and indicates that proposals for development in rural areas outside of designated employment centres shall be limited to small scale business development with a floor area in the order of 200sq.m.

2.6.10. Section 19 of the Planning and Development Act 2000 as amended requires that a Local Area Plan “shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan This proposed amendment is not consistent with the objectives ECON 5-4 and INF 5-13 of the County Development Plan and must therefore be excluded.

2.6.11. Having considered the history of the amendment and reviewed the submission received, it is considered that the amendment gives rises to the following concerns:

- This amendment is contrary to Objectives Econ 5-4 and INF 5-13 of the County Development Plan 2009, the provisions of the Guidelines on The Planning System and Flood Risk Management and to section 19 of the Planning and Development Act 2000 as amended and must therefore be excluded .
- The site as proposed overlaps with the Natura 2000 site and the amendment cannot be adopted in its present form.
- Development of these lands for industrial purposes is inappropriate because of their location with Flood Zone A, proximity to a Natura 2000 site which the Council is obliged to protect and the rural /greenbelt location with associated amenity considerations.
- The site does not enjoy good connectivity to the Regional Road / National Road network and HGV traffic from the site will have to negotiate the town centre.
- Significant new business lands have been identified closer to the town, the development of which would deliver the provision of a new link road, diverting traffic away from its Main Street. The development of these lands would be of greater benefit to the town.

Managers Recommendation: EXCLUDE Amendment KK.03.03.13.

2.7 Curraraigue - Extension of Development Boundary - Amendment KK 03.27.03

2.7.1. Curraraigue is a village nucleus located in an elevated rural area 3km from Kilcorney.

2.7.2. At the Council Meeting of 31st of March 2011 it was decided by resolution of Members to include additional lands within the development boundary of the settlement. The site size is 3.2Ha (See Map KK.03.27.03 on page 127). At that meeting the County Manager recommended against the amendment for the following reasons:

“Curraraigue is a village nucleus located in an elevated rural area 3km from Kilcorney. The settlement does not have any services – no shop / school, church or community facility. 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. Landowners are party to permission for 34 serviced sites within the development boundary which has not commenced.”

2.7.3. The Environmental Report (SEA) on the proposed amendments to the plan recommends the amendment be omitted as it is likely to have significant environmental impacts and the submission received from the EPA concurs with this recommendation. No other submissions were received in relation to this amendment.

2.7.4. It is considered that the amendment is not warranted because :

- Adequate land is already available within the development boundary to facilitate the expected future growth of this village nuclei level settlement.
- The village cannot support any significant in-depth growth as there are no public water services or community services available. This is in contrast to the numerous other town and village/key village settlements in the area which have greater access to such resources.

Managers Recommendation: EXCLUDE Amendment KK.03.27.03.

Appendix A List of Submissions

Amendment	Sub. No	Interested Party	Summary of Submission	Manager's Opinion
		General		
KK.01.7.03	KKEALAP11/1471	OPW	With respect to the consideration of flood risk in the proposed amendments to the DLAP, the OPW notes that areas which, based on the best available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the guidelines would suggest that such sites should not be zoned for development. The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicated that the site may be at risk of flooding. The OPW strongly urges the council to apply this requirement rigorously and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered and that the assessment has been undertaken accurately using best practice methodologies and techniques.	Noted.
KK03.01.07, KK03.01.05 KK03.01.06 KK03.01.08 KK03.01.09 KK03.01.10 KK03.02.01, KK03.02.14, KK03.02.15, KK03.03.01 KK03.03.03, KK03.03.04, KK03.03.09, KK03.03.10 KK03.03.11 KK03.03.13, KK03.04.03,	KKEALAP11/1379	EPA	This submission notes that a number of the proposed Amendments within each LAP have been identified in the SEA screening assessment as having potential to conflict with the status of the Environmental Protection Objectives. It states that it should be ensured that the Mitigation Measures provided in the SEA screening conclusion are fully reflected in the adopted plan. The mitigation proposed comprises the omission of the following amendments: KK03.01.07, KK03.01.05 KK03.01.06, KK03.01.08 KK03.01.09, KK03.01.10	Noted but for reasons given in Appendix B it is recommended that proposed amendments KK03.01.07, KK03.01.05 KK03.01.06, KK03.01.08 KK03.01.09, KK03.01.10 KK03.02.01, KK03.02.15, KK03.03.01 KK03.03.03, KK03.03.04, KK03.03.09, KK03.03.10 KK03.03.11, KK03.04.03, KK03.06.01, KK03.10.01, KK03.10.02, KK03.17.01, KK03.22.02, KK03.22.03, and KK03.28.02 be included in the Plan.

Amendment	Sub. No	Interested Party	Summary of Submission	Manager's Opinion
KK03.06.01, KK03.10.01, KK03.10.02, KK03.17.01, KK03.22.02, KK03.22.03, KK03.27.03 and KK03.28.02			KK03.02.01, KK03.02.14, KK03.02.15, KK03.03.01 KK03.03.03, KK03.03.04, KK03.03.09, KK03.03.10 KK03.03.11, KK03.03.13, KK03.04.03, KK03.06.01, KK03.10.01, KK03.10.02, KK03.17.01, KK03.22.02, KK03.22.03, KK03.27.03 and KK03.28.02 These primarily related to extensions to zoned areas and development boundaries.	For reasons outlined in Section 2, it is recommended that proposed amendments KK03.02.14, KK03.03.13, KK03.27.03 be excluded from the Plan.
KK.02.02.07	KKEALAP11/1386	NRA	Within the Kanturk Electoral Area the submission welcomes the protection of the route of the M20. The submission continues to make a number of other points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.	Noted
	KKEALAP11/1390	Department of the Arts, Heritage and the Gaeltacht.	This submission makes a number of points regarding archaeology and the Local Area Plan that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.	The submission asks for factual information to be included in the final LAP and the Council are looking at the feasibility of displaying this information.
		Castlemagner		
None	KKEALAP11/1414	Con Lehane	This submission concerns the zoning of lands at Castlemagner which are not the subject of a proposed amendment and the issues raised are therefore outside the scope of this report.	
		Charleville		
KK.03.01.01	KKEALAP11/1416	Dr Martin O Donnell	The submission welcomes Amendments KK.03.01.01 (Change T-02 back to residential zoning) as it is considered the site is not suitable for retail use. It is considered that such a use and a primary care centre would be better located at the lands to the south of the town under amendment and KK.03.01.12	Noted. See discussion in Section Two
KK.03.01.01	KKEALAP11/1336	Tesco Ireland	The submission concerns the proposal to change the lands identified for town centre expansion back to residential use. The submission contends that this material change is an ill considered reaction to submissions by local retailers. The submission notes that Charleville is a major growth settlement as per the County Development Plan and requires space for retail expansion to avoid leakage of	Noted. See discussion in Section 2 of this report.

Amendment	Sub. No	Interested Party	Summary of Submission	Manager's Opinion
			expenditure to other areas. Submission contends that the adoption of the proposed amendment will forfeit the opportunity to expand the town in a sustainable manner and simply create pressure to allow for town centre expansion in less sustainable locations. Submission supports the designation of the site as a long term opportunity site for the expansion of convenience retail facilities and also seeks for the expansion of the zoning objective to include commercial uses. Wording for a revised zoning objective for the site is detailed in the submission.	
KK.03.01.12	KKEALAP11/1393	Frank Coombes	The submission supports the amendment on the basis that it will improve road and infrastructural access to the industrial lands to the east of Charleville.	Noted. See Section 2 of this report for a discussion on the issues raised by KK.03.01.12
KK.03.01.12	KKEALAP11/1408	John Donegan	This submission supports the proposed amendment KK.03.01.12 (B-05—inclusion of Primary Care Centre and discount food store in the context of easing traffic congestion and opening up lands for industrial development.	Noted. See discussion in Section 2 of this report.
KK.01.07.03 and KK.01.07.01 and KK.03.01.12	KKEALAP11/1322	ESB	This submission welcomes the amendments KK 01.07.01 and KK 01.07.03 dealing with possible anomalies in the indicative floor risk maps and the two stage approach to Flood Risk Assessment. However submission proposes that further relief, in the form of a specific classification or designation should be provided by the plan for those sites where an independent FRA has already been carried out demonstrating that a site is not actually at risk of flooding. Submission also supports the consolidation of town centre uses proximate to the town core in Charleville and notes that amendment KK.03.01.12 will threaten this consolidation.	Issues raised are noted. Anomalies in the indicative floor risk mapping were acknowledged in a number of smaller settlements but are not considered a significant issue in Charleville. It is not considered appropriate to amend, on a site by site basis, the findings of the county wide flood risk assessment mapping which is based on broad scale modelling. The two stage FRA assessment process provides developers with a reasonable opportunity to address issues at a site specific level. See Section two of this report for a discussion on the issues raised by KK 03.01.12.
KK.03.01.12	KKEALAP11/1412	Dr Peter Joyce	The submission expresses support for amendment KK 03.01.12 (B-05 – inclusion of Primary Care Centre and discount food store) and that the site is considered to be most appropriate.	Noted. See discussion in Section 2.
KK.03.01.12 KK.03.01.09	KKEALAP11/1411	Declan McElhinny (Travello Group)	The submission expresses support for amendment KK 03.01.12 (B-05 – inclusion of Primary Care Centre and discount	Noted. See discussion in Section 2 in relation to KK 03.01.12.

Amendment	Sub. No	Interested Party	Summary of Submission	Manager's Opinion
			food store) which it is considered will facilitate the commencement of the proposed road link running from the existing N20 to the Kilmallock Road. The submission also welcomes Amendment KK03.01.09 (Clarification of Flood Risk Assessment) in relation to lands owned by the submitters.	
KK.03.01.12	KKEALAP11/1452	Pat Walsh	The submission welcomes Amendment KK.03.01.12 (Inclusion of Primary Care Centre and discount food store as part of B-05) and that it will assist in the overall improvement of roads infrastructure in the area.	Noted. See discussion in Section 2
KK.03.01.12	KKEALAP11/1432	John and Pat Walsh	This submission supports Amendment KK.03.01.12 (Inclusion of Primary Care Centre and discount food store as part of B-05).	Noted
KK.03.01.12	KKEALAP11/1405	Pat Walsh and John Walsh	The submission seeks to support the amendment referring to the addition of a Primary Care Centre and discount food store to B-05.	Noted. See discussion in Section 2
KK.03.01.12	KKEALAP11/1331	Pat Walsh	This submission states that the HSE are committed to the procurement of a regionally important Primary Care facility in Charleville.	Noted. See discussion in Section 2.
KK.03.01.12	KKEALAP11/1386	NRA	With respect to Charleville the NRA submission expresses concern about the development proposed on the B-05 site at the southern end of the town (KK03.01.12). A detailed assessment of the site is required to determine measures required to protect the primary function of the N20. Zoning objective for the site should be amended to identify the need for appropriate Traffic and Travel Assessment.	Noted. See discussion in Section 2.
		Kanturk		
KK.03.02.12	KKEALAP11/1398	Cork County VEC	The contents of the proposed amendment are noted in terms of expansion of education facilities in Kanturk.	Noted.
KK.03.02.12 and KK.0.02.17	KKEALAP11/1395	Department of Education and Skills	The contents of both amendments are noted with respect to the Kanturk LAP	Noted.
KK.01.07.03	KKEALAP11/1325	ESB	The substantive issue raised in this submission relates to matters which are not the subject of a proposed amendment and the issue raised is therefore outside the scope of this report.	

Appendix B

Proposed Amendments to the Draft Kanturk Electoral Area Local Plan Recommended by the Manager

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	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 change refers to the text of the Plan only.</p>	13	N/A	No change
KK.01.10.02	<p>Amend GB1-2 designation at Millstreet to exclude areas located within the Natura 2000 site (Blackwater River c SAC).</p> <p>This change refers to Millstreet Greenbelt Map only. See map on page 96 of this document.</p>	17	N/A	No change
KK.01.10.03	<p>Amend GB1-2 designation in Kanturk to exclude areas located within the Natura 2000 site (Blackwater River c SAC)</p> <p>This change refers to the Kanturk Greenbelt Map only. See map on page 97 of this document.</p>		N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
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 development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the</p>	9	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p>This change refers to the text of the Plan only.</p>			
KK.01.06.02	<p>Insert a new objective following the previous amendment:</p> <p>“Existing Planning Permissions – Transitional Issues”</p> <p>Not withstanding any other objectives in this plan, in the</p>	9	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
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>	10	KKEALAP11/1322	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	This change refers to the text of the Plan only.			
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 Plan, 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</p>	10	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p>This change refers to the text of the Plan only.</p>			
KK.01.07.03	<p>Replace Paragraph 1.7.12 with the following:</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the ‘Indicative Flood Extent Maps’ shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones ‘A’ or ‘B’ will need to comply with Chapter 5 of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that the ‘Indicative Flood Extent Maps’ in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, <u>where applicable</u> 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>	10/11	KKEALAP11/1322, KKEALAP11/1325	<p>Minor amendments</p> <p><u>This amendment has been modified in response to the OPW submission.</u></p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<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 / 			

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>newspaper / library search/<u>local knowledge of flooding in the area</u>).</p> <ul style="list-style-type: none"> ○ 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. ○ 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 <u>and has been shown not to be at flood risk</u>). 			

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	This change refers to the text of the Plan only.			
KK.01.07.04	Add the word “ detailed ” before site-specific in paragraph 1.7.13 This change refers to the text of the Plan only.	11	N/A	No change
KK.01.07.14	Replace Objective FD 1-4 with the following “Development in Flood Risk Areas” 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. This change refers to the text of the Plan only.	11	N/A	No change
Section Two: Local Area Strategy				
KK.02.02.02	Replace LAS -1 with the following text: 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	22	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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.</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 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.</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 provided for in the Local Area Plan must be compliant with this plan.</p> <p>This change refers to the text of the Plan only.</p>			

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
KK.02.02.03	<p>Amend wording of LAS 2 as follows:</p> <p>LAS 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 change refers to the text of the Plan only.</p>	22	N/A	No change
KK.02.02.04	<p>Include new specific objective LAS 3 as follows:</p> <p>LAS 3 Environmental Objective 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.</p> <p>This change refers to the text of the Plan only.</p>	22	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
KK.02.02.05	<p>Include new specific objective LAS 4 as follows</p> <p>LAS 4 Environmental Objective It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan 2009.</p> <p>This change refers to the text of the Plan only.</p>	22	N/A	No change
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>This change refers to the text of the Plan only.</p>	21	N/A	No change
KK.02.02.07	<p>Insert new objective in Infrastructural Section after 2.2.34 to protect route of M20.</p> <p>“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>This change refers to the text of the Plan only.</p>	21	KKEALAP11/1386	<p>No change</p> <p>The NRA has reiterated its requirement for this amendment.</p>
	Section Three: Settlements and Other Locations			
	Charleville			

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
KK.03.01.04	<p>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 and amend wording of T-01 objective as follows:</p> <p>T-01 Town Centre Uses. <i>The Flood Risk Assessment has identified parts of the centre are at risk of flooding. Any development proposals in this area 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 change refers to both the text of the plan and to the zoning map for the settlement – see map on page 100 of this document.</p>	29	N/A	No change
KK.03.01.05	<p>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 –</p> <p><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</i></p>	29	N/A	<p><u>No change.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this amendment restores a zoning to lands that were previously zoned for a similar purpose in the 2005 LAP with the requirement to carry out a Flood Risk Assessment as part of any development proposal. In this context and having regard to the central location of the site the proposed amendment is considered reasonable.</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>land.</p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 101 of this document.</p>			
KK.03.01.06	<p>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.</p> <p>This change refers only to the zoning map for the settlement – see map on page 102 of this document.</p>	31	N/A	<p><u>No Change.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However the amendment reflects the fact that the lands have already been developed and form part of the built up area.</p>
KK.03.01.07	<p>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.</p> <p><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></p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 103 of this document.</p>	29	KKEALAP11/1379	<p><u>No Change.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. This amendment reflects the fact that planning permission has already been granted for this development on the site.</p>
KK.03.01.08	<p>In line with new approach to Flood Risk Assessment and prevailing zoning in the area lands included within the I-02 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:</p>	29	N/A	<p><u>Minor modification</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this proposed amendment restores a zoning to lands that were previously zoned for a similar purpose in the 2005 LAP with</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p><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></p> <p><u>The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO003-005, any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment.</u></p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 104 of this document.</p>			<p>the requirement to carry out a Flood Risk Assessment as part of any development proposal. Considering these issues and the lands location in relation to the town, the proposed amendment is considered reasonable.</p> <p>There has been a minor modification to this amendment to reflect the recommendations of the Archaeological Assessment.</p>
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-02 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</i></p>	29	N/A	<p><u>No Change</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this proposed amendment restores a zoning to lands that were previously zoned for a similar purpose in the 2005 LAP with the requirement to carry out a Flood Risk Assessment as part of any development proposal. Considering these issues and the lands location in relation to the town, the</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p><i>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 change refers to both the text of the plan and to the zoning map for the settlement – see map on page 105 of this document.</p>			<p>proposed amendment is considered reasonable.</p>
<p>KK.03.01.10</p>	<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-08 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</i></p>	<p>28</p>	<p>N/A</p>	<p><u>No Change</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this proposed amendment restores a zoning to lands that were previously zoned for a similar purpose in the 2005 LAP with the requirement to carry out a Flood Risk Assessment as part of any development proposal. Considering these issues and the lands location in relation to the town, the proposed amendment is considered reasonable.</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<i>part of the land.</i> This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 106 of this document.			
KK.03.01.11	Insert new text to DB-01 (addition in bold) It is an objective of this plan to secure the sustainable growth of the town's population to 4925 persons by 2020. This change refers to the text of the plan only.	28	N/A	No change
	Kanturk			
KK.03.02.01	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 (2005 LAP) should be included in the B-03 zoning subject to FRA. New objective wording is contained in KK.03.02.09 . This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 107 of this document.	36	KKEALAP11/1379	<u>No Change</u> The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this proposed amendment restores a zoning to lands that were previously zoned in the 2005 LAP with the requirement to carry out a Flood Risk Assessment as part of any development proposal. This amendment reflects a significant change in policy for the town whereby the Plan seeks to concentrate business land to the south east where it will have easier access to the proposed river crossing thus avoiding traffic congestion in the town centre.
KK.03.02.02	<u>Amend Draft Plan so that the open space zoning on lands previously zoned as C-01 in the 2005 Plan reverts to being part</u>	38	N/A	<u>Minor Modification.</u> The wording of this amendment has been revised in a

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p><u>of the existing built up area, except where such land overlaps with the Blackwater River Candidate Special Area of Conservation. Lands within the Blackwater River Candidate Special Area of Conservation to remain zoned as Open Space.</u></p> <p>This change refers only the zoning map for the settlement – see map on page 108 of this document.</p>			<p>minor way in line with the recommendations of the Natura Impact Report II in order protect the integrity of the adjoining SAC.</p>
<p>KK.03.02.03</p>	<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</p>	<p>35</p>	<p>N/A</p>	<p>No change</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan only.</p>			
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. <u>Development proposals in built up areas adjacent to the SAC may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. Buffer zones may be required to be maintained between any permitted development and the SAC.</u></p> <p>This change refers to the text of the plan only.</p>	35	N/A	<p><u>Minor Modification</u></p> <p>The wording of this amendment has been modified in a minor way to reflect the recommendations of the Natura Impact Report II and to protect the integrity of the adjoining SAC.</p>
KK.03.02.05	<p>R-04 New objective wording post Appropriate Assessment</p>	35	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>(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 change refers to the text of the plan only.</p>			
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)</p>	35	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan only.</p>			
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 change refers to the text of the plan only.</p>	36	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
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 change refers to the text of the plan only.</p>	36	N/A	No change
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 provisions and preserving riverside amenities and the views of Kanturk Castle. In particular</p>	36	N/A	<p><u>Minor Modification.</u></p> <p>The wording of this amendment has been modified in a minor way to reflect the recommendations of the Natura Impact Report II and to protect the integrity of the</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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. <u>This site is adjacent to the River Blackwater Special Area of Conservation in an area that has been identified as susceptible to 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. Development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone is likely to be required to be maintained between any permitted development and the SAC.</u></p> <p>This change refers to the text of the plan only.</p>			adjoining SAC.
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</p>	37	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>significant negative impact on the SAC. This change refers to the text of the plan only.</p>			
<p>KK.03.02.11</p>	<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 change refers to the text of the plan only.</p>	<p>37</p>	<p>N/A</p>	<p>No change</p>
<p>KK.03.02.12</p>	<p>Remove wording of C-01 “To allow future expansion of the School” and replace with “To provide for expansion of educational facilities and provision of a new road connecting Percival Street to the Greenfield Road”. This zone is adjacent to the Blackwater River Special Area of Conservation. Development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development</p>	<p>36</p>	<p>KKEALAP11/1398, KKEALAP11/1395,</p>	<p><u>Minor Modification</u></p> <p>The wording of this amendment has been modified in a minor way to reflect the recommendations of the Natura Impact Report II and to protect the integrity of the adjoining SAC.</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p><u>which may be permitted in this area.</u></p> <p>This change refers to the text of the plan only.</p>			
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 change refers to the text of the plan only.</p>	35	N/A	No change
KK.03.02.17	<p>Amend the Plan to retain additional lands C-02 for educational expansion fronting the Greenfield Road.</p> <p>C-02. To provide for expansion of educational facilities.</p> <p><u>This zone is adjacent to the Blackwater River Special Area of Conservation. Development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone is likely to be required to be maintained between the site and the SAC, the size and nature of which will be determined at planning stage.</u></p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 112 of this document.</p>	36	KKEALAP11/1395	<p><u>Minor Modification</u></p> <p>The wording of this amendment has been modified in a minor way to reflect the recommendations of the Natura Impact Report II and to protect the integrity of the adjoining SAC.</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	Millstreet			
KK.03.03.01	<p>In line with new approach to Flood Risk Assessment/zoning-add land to B-03 that is 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.</i></p> <p><i>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. This zone is within the floodplain of the Blackwater River Special Area of Conservation. Development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</i></p>	42	N/A	<p><u>Minor Modification.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However there is a shortage of business land in Millstreet and this site is located close to the town. Development of the site is subject to the availability of appropriate and sustainable water and waste water infrastructure, the findings of a flood risk assessment, the provision of appropriate access and the protection of the amenities of the area. The objective has been further amended in a minor way to reflect the recommendations of the Natura Impact Report II and to protect the integrity of the adjoining SAC. In this context the amendment as considered reasonable.</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 113 of this document.			
KK.03.03.02	Remove objective U-08 (northern access road). This objective has been included in B-03. This change refers to the zoning map for the settlement – see map on page 114 of this document.	43	N/A	No change
KK.03.03.03	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). <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> This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 115 of this document.	42/44	KKEALAP11/1379	<u>No change.</u> The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this amendment restores a zoning to lands that were previously zoned for a similar purpose in the 2005 LAP. Development of the site is also subject to the availability of appropriate and sustainable water and waste water infrastructure and the findings of a flood risk assessment. In this context the amendment as considered reasonable.
KK.03.03.04	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).	42/44	KKEALAP11/1379	<u>No change.</u> The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However there

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<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 change refers to both the text of the plan and to the zoning map for the settlement – see map on page 116 of this document.</p>			<p>is a shortage of business land in Millstreet and this amendment restores a zoning to lands that were previously zoned for residential use in the 2005 LAP. Development of the site is also subject to the availability of appropriate and sustainable water and waste water infrastructure and the findings of a flood risk assessment. In this context the proposed amendment is considered reasonable.</p>
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. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments</p>	41	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan.</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 change refers to the text of the plan.</p>	41	N/A	No change
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</i></p>	43	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p><i>have significant negative impact on the SAC.</i></p> <p>This change refers to the text of the plan.</p>			
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 change refers to the text of the plan.</p>	43	N/A	No change
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, <u>except where to do so would overlap with the Blackwater River candidate Special Area of Conservation. The objective shall be worded as follows:</u></p> <p><i>R-05 Medium density residential development subject to satisfactory connection to the public sewer. 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,</i></p>	42	KKEALAP11/1379	<p><u>Minor Modification.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this amendment restores a zoning to lands that were previously zoned for a similar purpose in the 2005 LAP. Development of the site is also subject to the availability of appropriate and sustainable water and waste water infrastructure and the findings of a flood risk assessment. The objective has been further amended to reflect the recommendations of the Natura Impact Report II and to protect the integrity of</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p><u>1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.</u></p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 117 of this document.</p>			<p>the adjoining SAC and the extent of the area zoned has been reduced slightly to avoid overlap with the SAC. In this context the amendment as considered reasonable.</p>
<p>KK.03.03.10</p>	<p>Removal of objective U-06 – Lands to be included in the built up area <u>excluded from the development boundary.</u></p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 118 of this document.</p>	<p>43</p>	<p>N/A</p>	<p><u>Minor modification.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However objective U-06 was for the provision of a sewage pumping station and was included within the 2005 LAP. As these lands are within the SAC and within an area at risk of flooding, the provision of such infrastructure is no longer appropriate at this location. In this context the amendment has been modified to exclude the site from the</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
				development boundary.
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, <u>except where such lands would overlap with the Blackwater River candidate Special Area of Conservation. The objective shall be worded as follows:</u></p> <p><i>R-06 Medium density residential development. A sewer pumping station shall be provided on site. 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. <u>As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.</u></i></p> <p>This change refers to both the text of the plan and to the zoning</p>	42	N/A	<p><u>Minor Modification.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment... However this amendment restores a zoning to lands that were previously zoned for a similar purpose in the 2005 LAP. Development of the site is also subject to the availability of appropriate and sustainable water and waste water infrastructure and the findings of a flood risk assessment. The objective has been further amended to reflect the recommendations of the Natura Impact Report II and to protect the integrity of the adjoining SAC and the extent of the area zoned has been reduced to avoid overlap with the SAC. In this context the amendment as considered reasonable. .</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	map for the settlement – see map on page 119 of this document.			
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 change refers to the text of the plan only.</p>	41	N/A	No change
	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>	47	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<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 change refers to a text change only.</p>			
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 change refers to a text change only.</p>	47	N/A	No change
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> <p><i>B-02 Business Estate 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,</i></p>	48	KKEALAP11/1379	<p><u>No change</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this amendment restores a zoning to lands that were previously zoned for a similar purpose in the 2005 LAP. Development of the site is also subject to the availability of appropriate</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>1-5 and 1-6 in Section 1 of this Plan.</p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 121 of this document.</p>			and sustainable water and waste water infrastructure and the findings of a flood risk assessment. In this context the amendment as considered reasonable.
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 change refers to a text of the Plan only.</p>	47	N/A	No change
	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.</p>	54	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan only.</p>			
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 change refers to the text of the plan only.</p>	54	N/A	No change.
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.</p>	54	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan only.</p>			
KK.03.05.04	<p>Following revised approach to flood management it is considered that an additional section of land should be added to O-01.</p> <p>This change refers to the settlement map only – see map on page 122.</p>	54/55	N/A	No change
	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, <u>located to the north and east of the village, should be added to the Development Boundary, except where such lands overlap with the Blackwater River Candidate Special Area of Conservation. Lands within the Sac shall remain outside the development boundary.</u></p> <p>This change refers to the settlement map only– see map on page 123.</p>	59	KKEALAP11/1379	<p><u>Minor modification.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this amendment reflects the presence of existing planning permissions in the village and the development boundary established in the 2005 LAP. The zonings have been amended in a minor way to reflect the recommendations of the Natura Impact Report II and to protect the integrity of</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
				the SAC. Development proposals are also subject to the findings of a detailed Floor Risk Assessment. In this context the amendment as considered reasonable. .
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</p>	58	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This change refers to the text of the plan only.</p>			
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. <u>Parts of this settlement are immediately adjacent to the River Blackwater Special Area of Conservation and within an area identified to be susceptible to flooding. Development proposals in this area will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management" as described in objectives FD-1-4, 1-5 and 1-6 in Section 1 of this Plan. Development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></p> <p>This change refers to the text of the plan only.</p>	58		<p><u>Minor Modification</u></p> <p>The wording of this amendment has been modified in a minor way to reflect the recommendations of the Natura Impact Report II and to protect the integrity of the adjoining SAC.</p>
KK.03.06.04	<p>T-01- New policy wording post Appropriate Assessment (addition in bold).</p>	58	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<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> <p>This change refers to the text of the plan only.</p>			
	<p>Boherbue</p>			
<p>KK.03.07.01</p>	<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 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</p>	<p>62</p>	<p>N/A</p>	<p>No change</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan 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 change refers to the text of the plan only.</p>	62	N/A	No change
KK.03.07.03	<p>Amend wording of B-01 objective post Appropriate Assessment (addition in bold).</p> <p>B-01 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 change refers to the text of the plan only.</p>	62	N/A	No change
	Dromina			

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
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 change refers to the text of the plan only.</p>	66	N/A	No change
	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 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</p>	70	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan 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 change refers to the text of the plan only.</p>	70	N/A	No change
	Milford			
KK.03.10.01	<p>Include lands zoned as R-02 in the 2005 LAP within the Development Boundary.</p>	75	KKEALAP11/1379	<p><u>No change</u></p> <p>The Environment Report on the Proposed Amendments</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	This change refers to the settlement map only– see map on page 124.			raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However, it is considered that the reintroduction of these previously zoned lands to the village development boundary is acceptable in the context of their relatively central location. Future development on the site is contingent on the findings of a Flood Risk Assessment.
KK.03.10.02	<p>Include lands zoned as I-01 in the 2005 LAP within the Development Boundary.</p> <p>This change refers to the settlement map only– see map on page 125.</p>	75	KKEALAP11/1379	<p><u>No change</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However it is considered that the reintroduction of these previously zoned lands to the village development boundary is acceptable in the context of their relatively central location. Future development on the site is also subject to Flood Risk Assessment.</p>
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</p>	74	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan only.</p>			
	<p>Ballydaly</p>			
<p>KK.03.12.01</p>	<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 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</p>	<p>82</p>	<p>N/A</p>	<p>No change</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan 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 change refers to the text of the plan only.</p>	82	N/A	No change
	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</p>	85	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan only.</p>			
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> <p>This change refers to the text of the plan only.</p>	85	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	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 change refers to the text of the plan only.</p>	88	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
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 change refers to the text of the plan only.</p>	88	N/A	No change
	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</p>	91	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the plan 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 change refers to the text of the plan only.</p>	91	N/A	No change
KK.03.15.03	<p>Amend development boundary of Cullen to omit lands within the Blackwater SAC.</p> <p>This change refers to the settlement map only– see map on page 126.</p>	92	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	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 change refers to the text of the Plan only.</p>	94	N/A	No change
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,</p>	94	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
	Freemount			
KK.03.17.01	<p>Include additional lands within the development boundary to the south of the village in view of the revised approach to flood risk management. <u>Lands within the Blackwater River Candidate Special Area of Conservation to remain outside the boundary.</u></p> <p>This change refers to the settlement map only– see map on page</p>	98	KKEALAP11/1379	<p><u>Minor modification</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However these lands are within the development boundary of the 2005</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	127.			Plan and the amendment is considered minor once the extent of the area covered by the amendment has been reduced to avoid overlap with the Blackwater SAC, in line with the recommendations of the Natura Impact Report II.
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</p>	97	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>This change refers to the text of the Plan only.</p>			
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 change refers to the text of the Plan only.</p>	97	N/A	No change
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 the buffer zone will be determined at</p>	97	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	project level. This change refers to the text of the Plan only.			
KK.03.17.05	Replace previous DB-01(d) with <u>Parts of this settlement are immediately adjacent to the River Blackwater Special Area of Conservation and within an area identified to be susceptible to flooding. Development proposals in this area will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management" as described in objectives FD-1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u>		N/A	<u>Minor modification.</u> This amendment has been modified in response to the recommendations of the Natura Impact Report in order to protect the integrity of the adjoining SAC.
	Kilbrin			
KK.03.18.01	DB-01(e) - New Development Boundary objective wording post Appropriate Assessment (addition in bold). In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable	100	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
	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</p>	103	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
KK.03.19.02	<p>DB-01(e) - New Development Boundary objective wording post Appropriate 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</p>	103	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
	<p>Kiskeam</p>			
<p>KK.03.20.01</p>	<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</p>	<p>106</p>	<p>N/A</p>	<p>No change</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
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 change refers to the text of the Plan only.</p>	106	N/A	No change
	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 be operational in advance of the</p>	109	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
	<p>Meelin</p>			
<p>KK.03.22.01</p>	<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</p>	<p>112</p>	<p>N/A</p>	<p>No change</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
KK.03.22.02	<p>Include additional lands zoned as O-01 as follows:</p> <p>O-01 Open Space. There is a general presumption against the development of these lands.</p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see page on page 128.</p>	112/113	KKEALAP11/1379	<p><u>No change.</u></p> <p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment.</p> <p>However this amendment reinstates the lands as open space within the development, as they are in the 2005 LAP, and in this context it is considered reasonable.</p>
KK.03.22.03	<p>Include additional lands zoned as O-02 as follows:</p>	112/113	KKEALAP11/1379	<p><u>Minor Modification.</u></p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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.</p> <p><u>The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO014-010, CO014-011 and CO014-013 Fulachta Fiadh, any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment. If archaeology is demonstrated to be present appropriate mitigation (preservation in situ/buffer zones) will be required.</u></p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see page on page 129.</p>			<p>The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. .</p> <p>However this amendment reinstates the lands as open space within the development, as they are in the 2005 LAP, in recognition of the fact that planning permission has already been granted to development them and in this context it is considered reasonable.</p> <p>Wording of the objective has been amended to reflect recommendations of the Archaeological assessment.</p>
	<p>Rathcoole</p>			
<p>KK.03.23.01</p>	<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,</p>	<p>115</p>	<p>N/A</p>	<p>No change</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
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>	115	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	This change refers to the text of the Plan only.			
	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 change refers to the text of the Plan only.</p>	118	N/A	No change
KK.03.24.02	<p>GEN-01(e) - New objective wording post Appropriate Assessment (addition in bold).</p> <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</p>	118	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>enhancement of biodiversity generally.</p> <p>This change refers to the text of the Plan 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 change refers to the text of the Plan only.</p>	118	N/A	No change
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>	118	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	This change refers to the text of the Plan only.			
	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 change refers to the text of the Plan only.</p>	124	N/A	No change
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</p>	124	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	Area of Conservation. This change refers to the text of the Plan only.			
	Curraraigue			
KK.03.27.01	DB-01 New Development Boundary objective wording post Appropriate Assessment (addition in bold). 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 . This change refers to the text of the Plan only.	126	N/A	No change
KK.03.27.02	New Development Boundary objective post Appropriate Assessment. 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	126	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>This change refers to the text of the Plan only.</p>			
	<p>Cloghboola</p>			
<p>KK.03.28.01</p>	<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>128</p>	<p>N/A</p>	<p>No change</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	This change refers to the text of the Plan only.			
KK.03.28.02	Extend the development boundary of the village. This change refers to the settlement map only– see map on page 131.	129	KKEALAP11/1379	<u>No change.</u> The Environment Report on the Proposed Amendments raised a number of issues in relation to this amendment and the EPA concurs with this assessment. However this amendment reinstates the lands within the development, as they are in the 2005 LAP, in recognition of the fact that planning permission has already been granted to development them, and in this context it is considered reasonable.
	Dromagh, Dromtarriffe			
KK.03.29.01	DB-01- New Development Boundary objective wording post Appropriate Assessment (addition in bold). 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 2010-2020, 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	130	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan 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 change refers to the text of the Plan only.</p>	130	N/A	No change
	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</p>	134	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
	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 change refers to the text of the Plan only.</p>	137	N/A	No change
KK.03.32.02	New Development Boundary objective post Appropriate	137	N/A	No change

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
	<p>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 change refers to the text of the Plan only.</p>			
	<p>Sally's Cross</p>			
<p>KK.03.33.01</p>	<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 change refers to the text of the Plan only.</p>	<p>139</p>	<p>N/A</p>	<p>No change</p>

Change No.	Proposed Amendment	Draft Plan Page No.	Submission Received	Comment
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 change refers to the text of the Plan only.</p>	139	N/A	No change

Appendix C

Proposed Amendments to the Draft Kanturk Electoral Area Local Area Plan NOT recommended by the Manager.

Change No.	Proposed Change	Draft Plan Page No.	Submission Received	Comment
	Section Three: Settlements and Other Locations			
	Charleville			
KK.03.01.01	<p>Change area zoned T-02 back to residential zoning. These lands are now included within the R-02 lands to the north.</p> <p>R-02 Medium Density Residential Development to include a mix of house types and sizes. Layout and design of development will need to have regard to the road reservation affecting the site.</p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 98 of this document.</p>	28	KKEALAP11/1416, KKEALAP11/1336,	See section 2
KK.03.01.12	<p>Amend wording of objective B-05 as follows (new text in bold) :</p> <p>B-05 Business Uses excluding industrial uses, warehousing and distribution. This site is considered particularly appropriate for retail warehousing. A Primary Care Centre and ‘discount food store’ may also be accommodated. Layout of the site should make provision for access road. Individual access points onto this access</p>	29	KKEALAP11/1386, KKEALAP11/1408, KKEALAP11/1411, KKEALAP11/1412, KKEALAP11/1452 KKEALAP11/1432, KKEALAP11/1322, KKEALAP11/1393,	See Section 2. <u>The inclusion of a TTA study is on foot of the recommendations of the NRA.</u>

	road should be avoided in favour of a shared entrance. <u>Any substantial development will require the satisfactory completion of a Traffic and Transport Assessment</u> This change refers to the text of the plan only.		KKEALAP11/1405, KKEALAP11/1331	
	Kanturk			
KK.03.02.14	Amend the plan to include additional lands for residential development east of Kanturk : R-08 Very low density residential development/ serviced sites (maximum 3 houses to the acre) to be developed on a phased basis, 3 or 4 dwellings per phase. This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 109 of this document.	36	KKEALAP11/1379	See Section 2
KK.03.02.15	Consequent to the above change, amend the development boundary of Kanturk to include additional lands within the established built up area. This change refers to the zoning map for the settlement – see map on page 110 of this document.	38	KKEALAP11/1379	See Section2
KK.03.02.16	Amend the Plan to include additional lands for business B-04 –Business uses with new link road connecting Percival Street to the Greenfield Road. <u>This zone is adjacent to the Blackwater River Special Area of Conservation. Development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC.</u>	36		See Section 2 <u>Amendment has been modified to reflect recommendation of Natural Impact Report.</u>

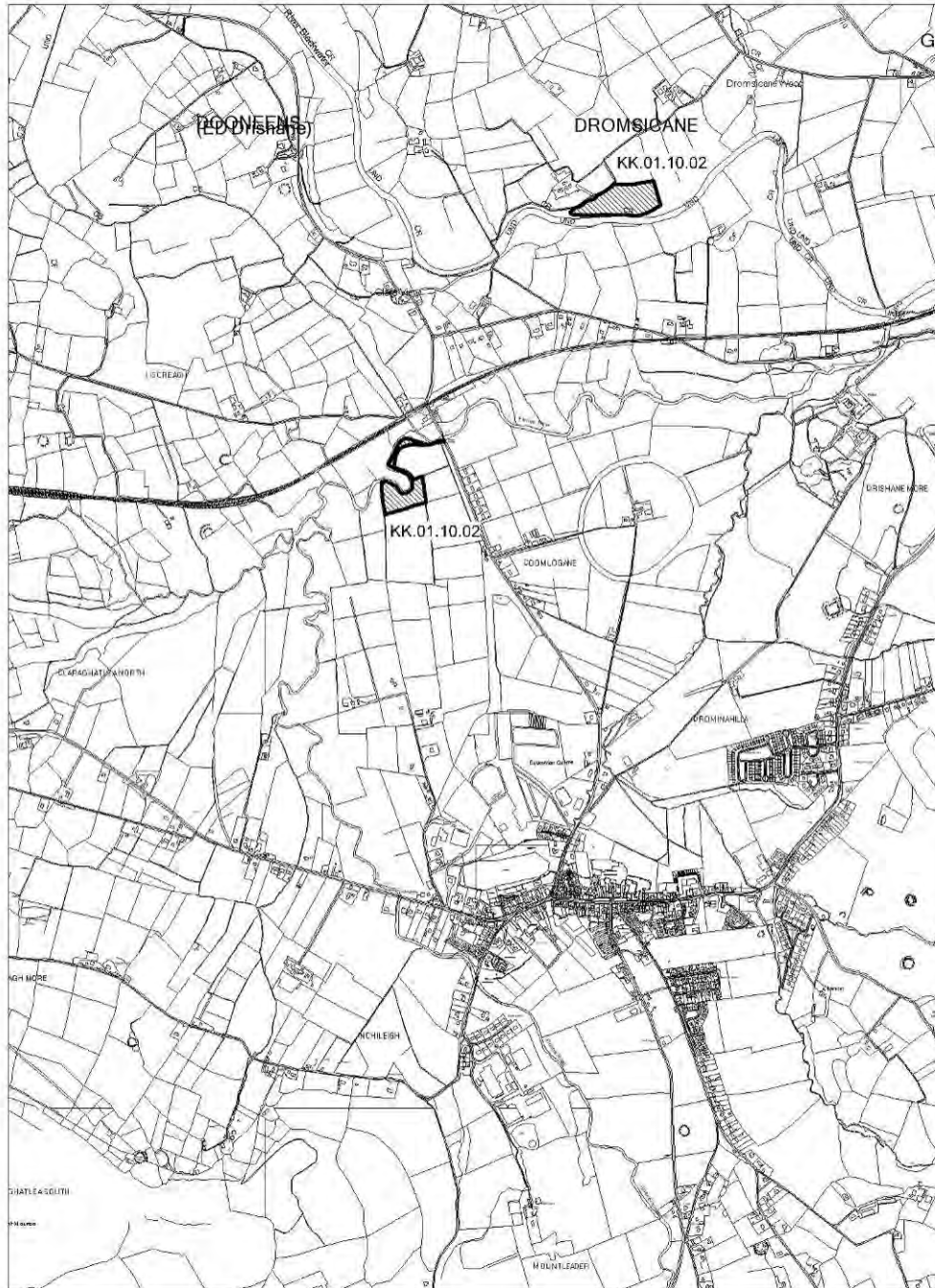
	<p><u>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone is likely to be required to be maintained between the site and the SAC, the size and nature of which will be determined at planning stage.</u></p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 111 of this document.</p>			
	Millstreet			
KK.03.03.13	<p>Amend the Plan to include new lands for Industrial use to the north of the town.</p> <p>I-01 Industrial Use. 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. <u>As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natural Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone is likely to be required between any permitted development and the SAC.</u></p>	42	KKEALAP11/1379	<p>See Section2</p> <p><u>Amendment has been modified to reflect recommendation of Natural Impact Report and the Archaeological Assessment. In particular the proposed lands have been amended so as to avoid direct overlap with the Blackwater SAC.</u></p>

	<p><u>Mapping - Amend proposed boundary of I-01 to exclude land designated as SAC.</u></p> <p><u>The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO003-005, any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment.</u></p> <p>This change refers to both the text of the plan and to the zoning map for the settlement – see map on page 120 of this document.</p>			
	Curragraigue			
KK03.27.03	<p>Amend the Development Boundary of Curragraigue to include additional land.</p> <p>This change refers to the settlement map only– see map on page 130 of this document.</p>	127	n/a	See Section 2.

Appendix D Proposed Map Changes for the Kanturk Electoral Area

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

Millstreet



Managers Recommended Amendment Ref.KK.01.10.02

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

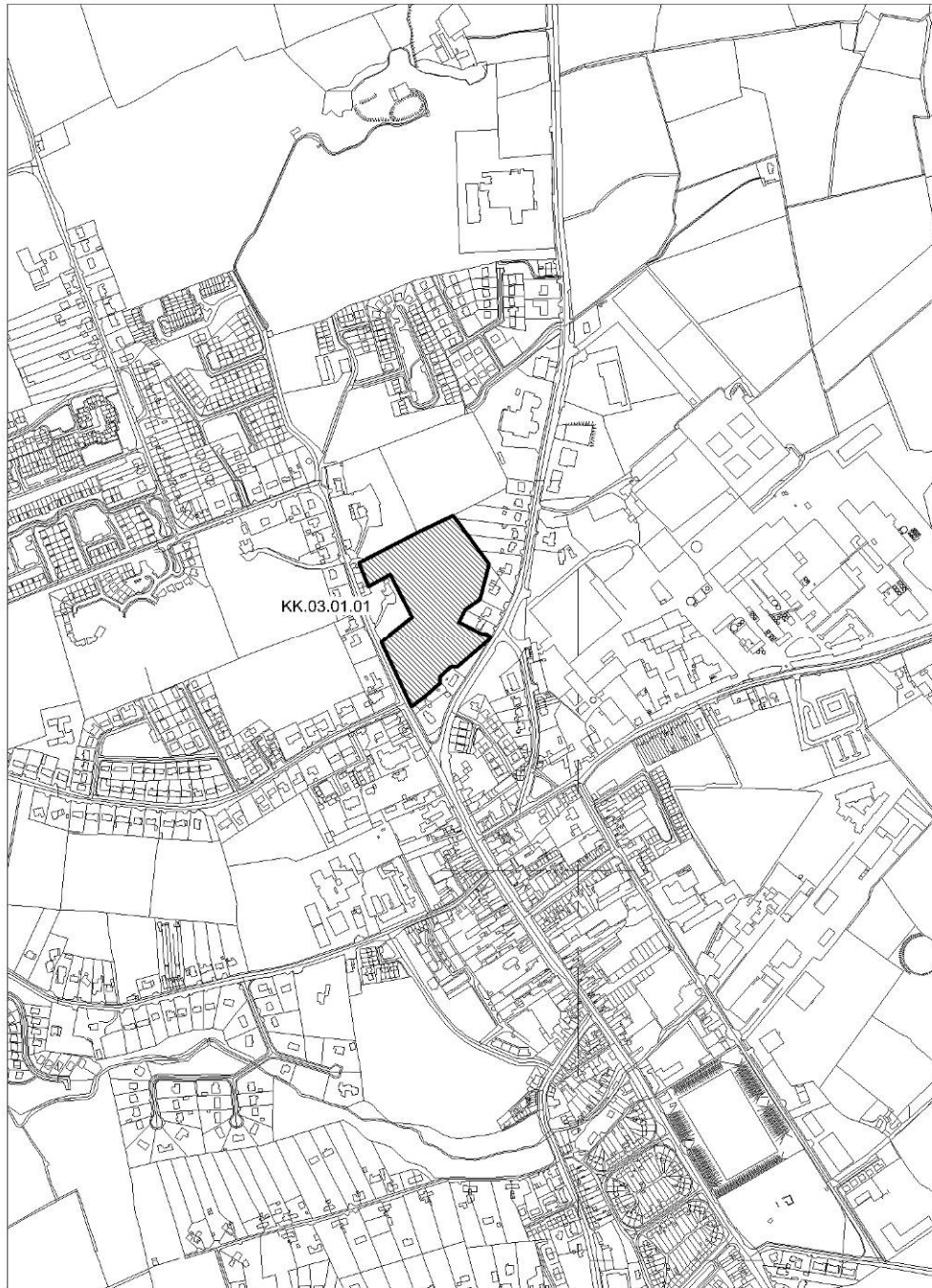
Kanturk



Managers Recommended Amendment Ref.KK.01.10.03

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

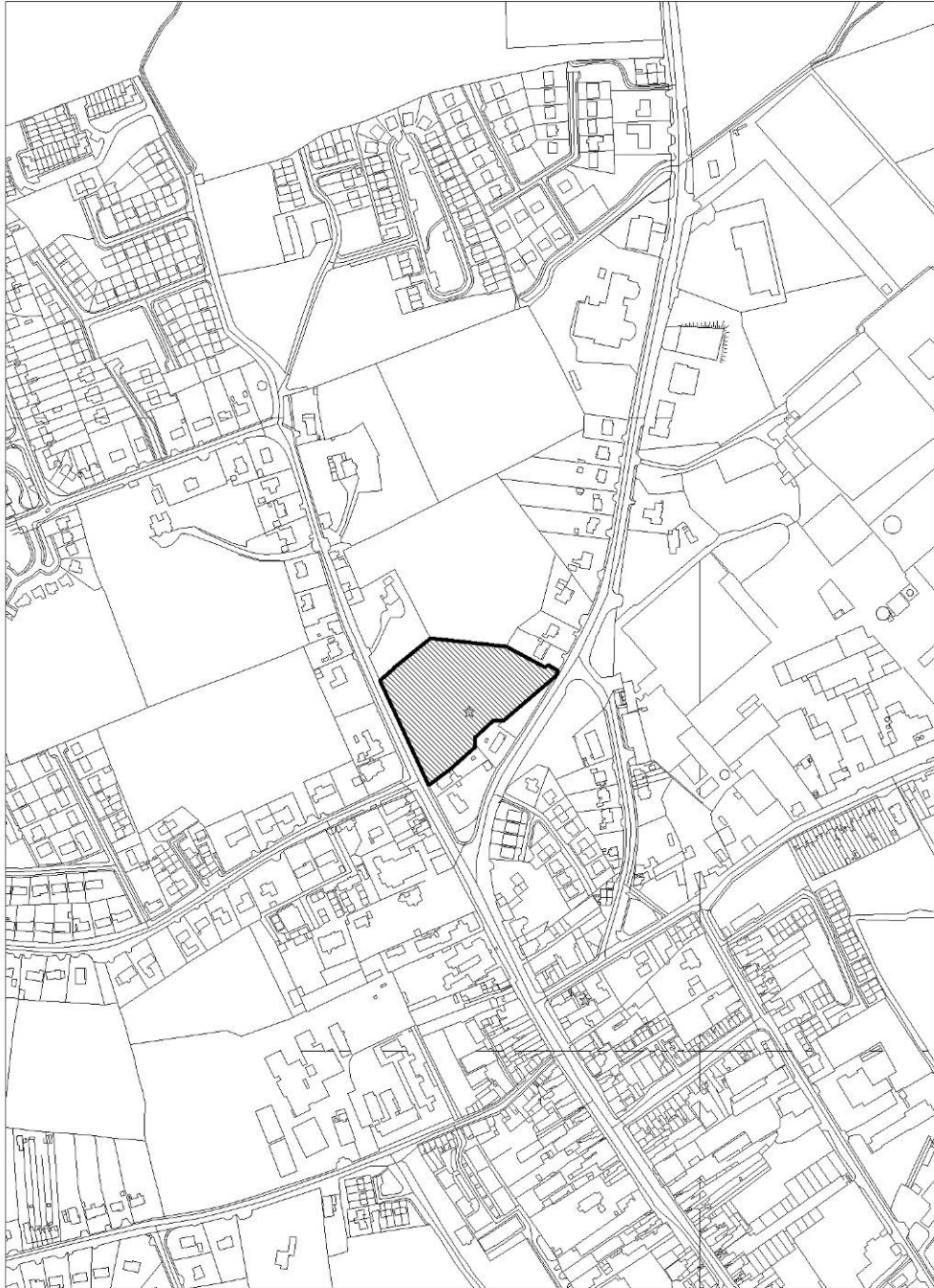
Charleville



Amendment Ref:KK.03.01.01

**Kanturk Electoral Area
Draft Local Area Plan**

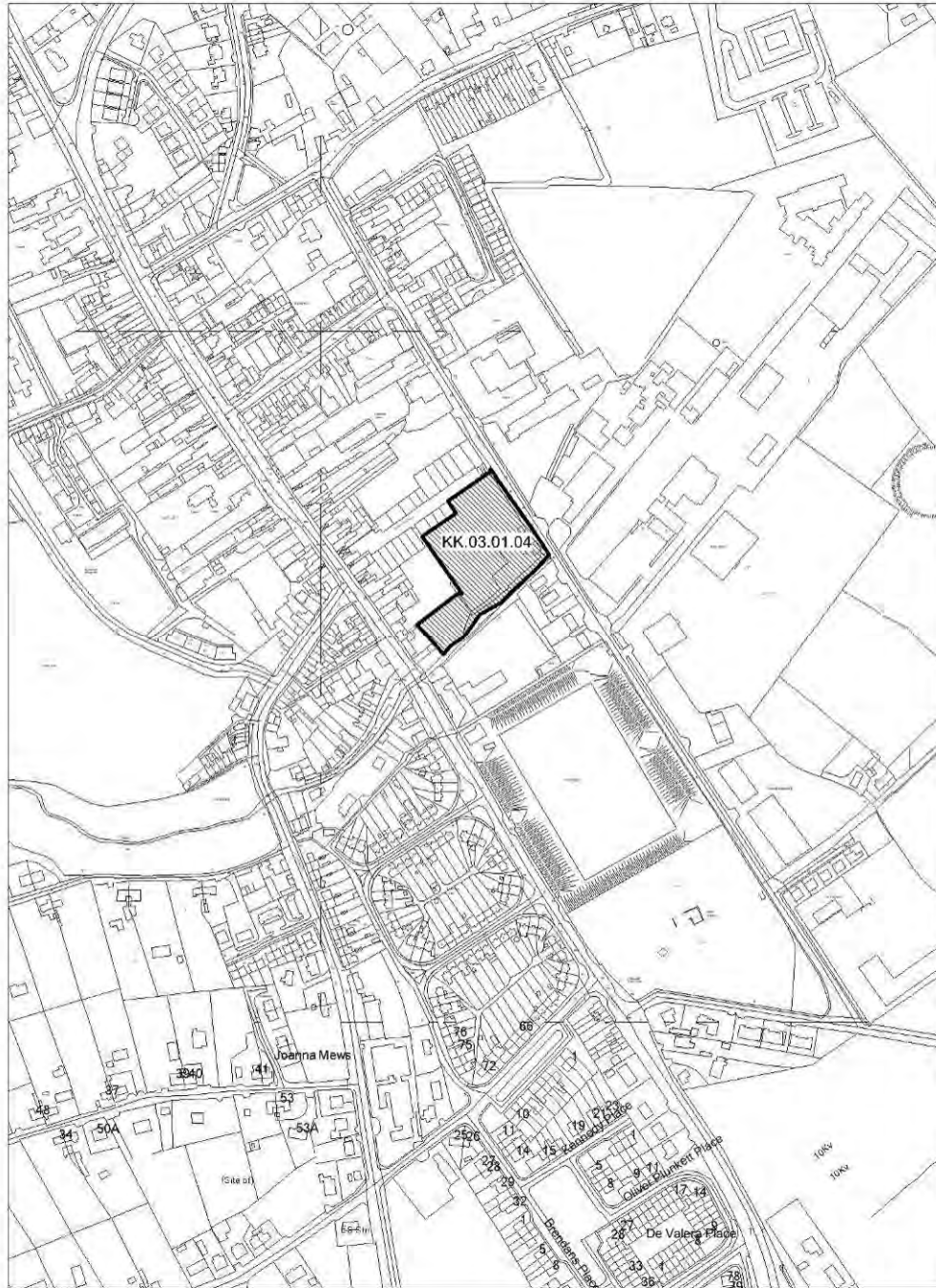
Charleville



Proposed X-01 Site

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

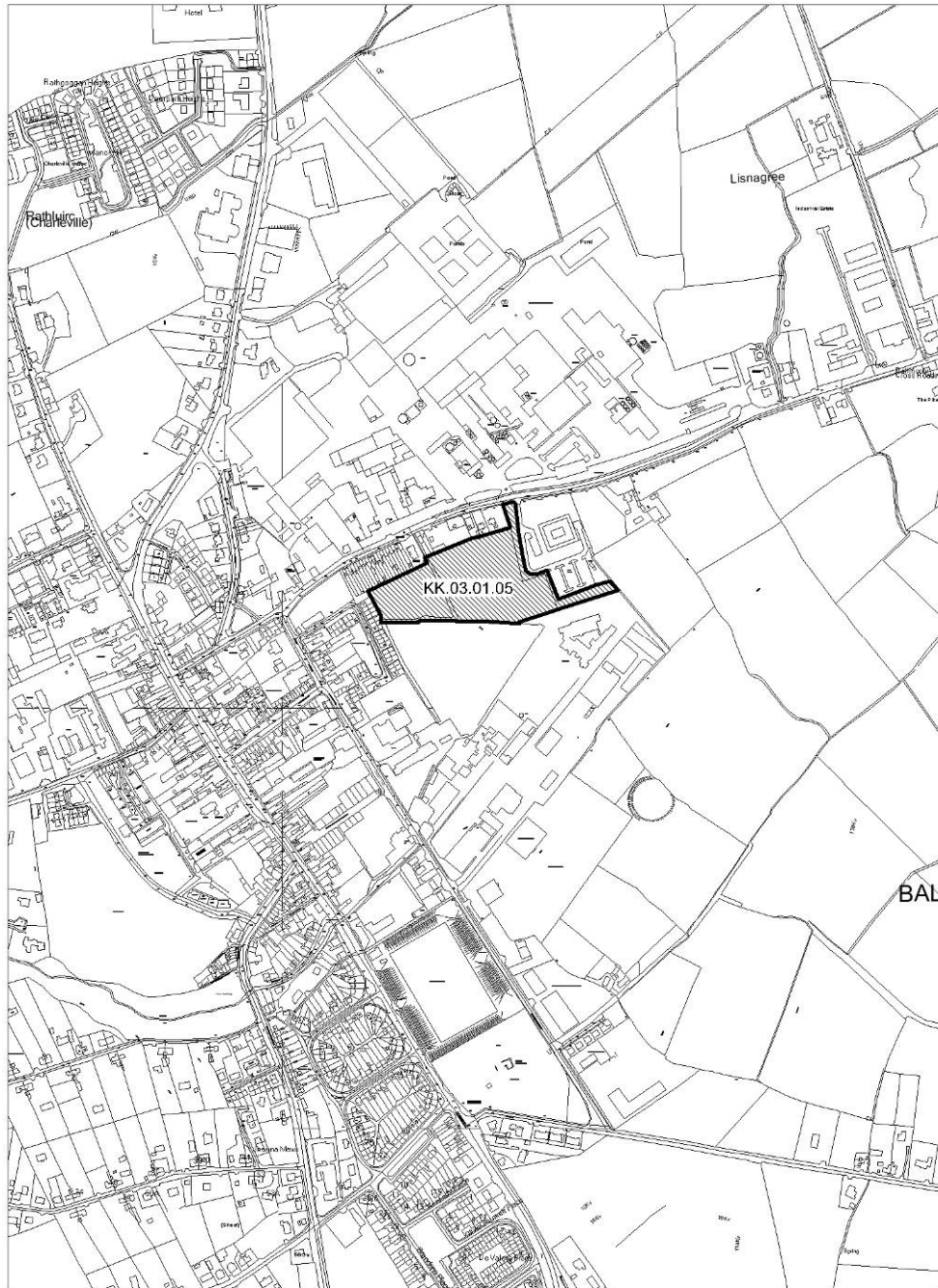
Charleville



Managers Recommended Amendment Ref. KK.03.01.04

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

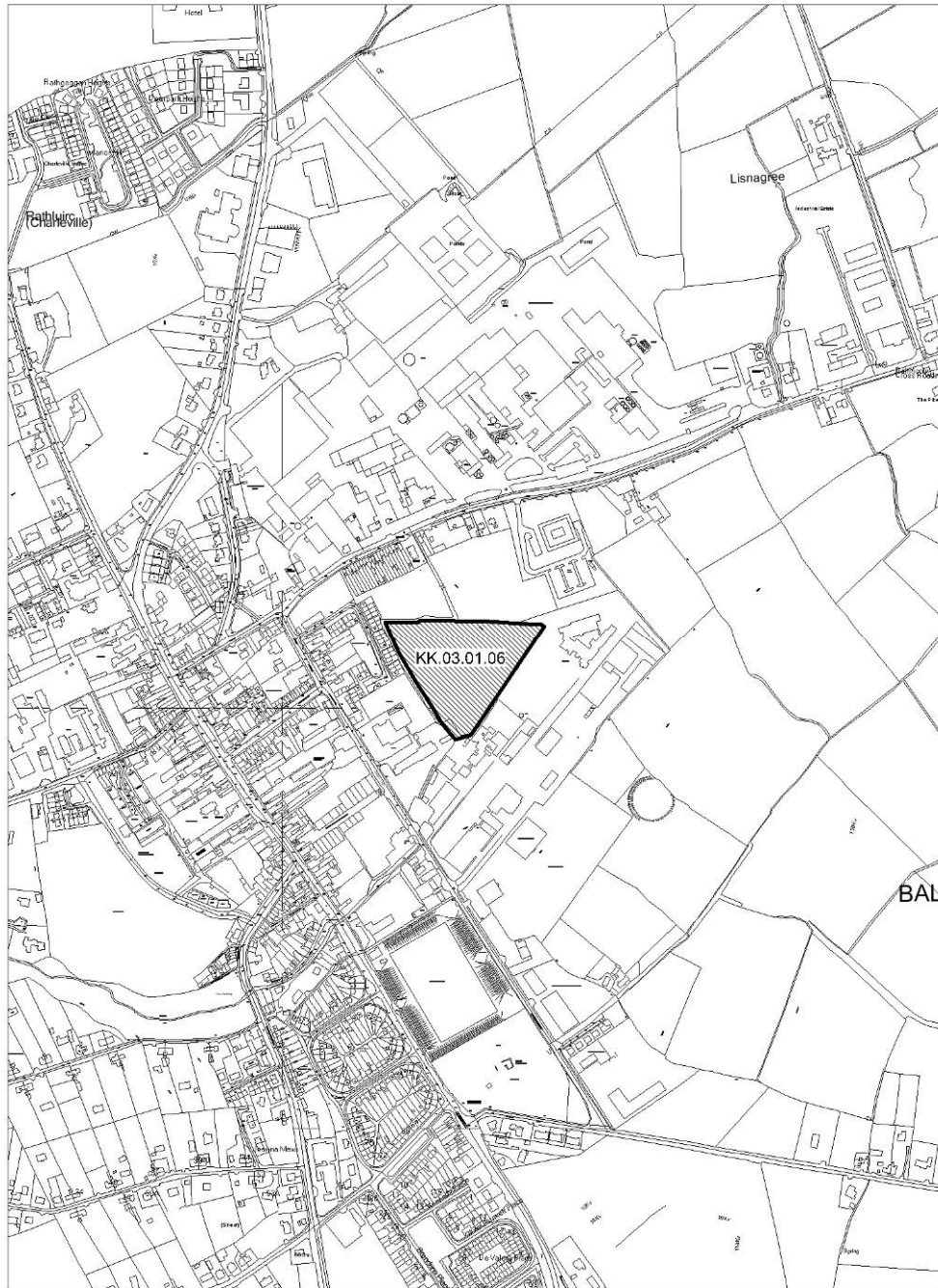
Charleville



Managers Recommended Amendment Ref. KK.03.01.05

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

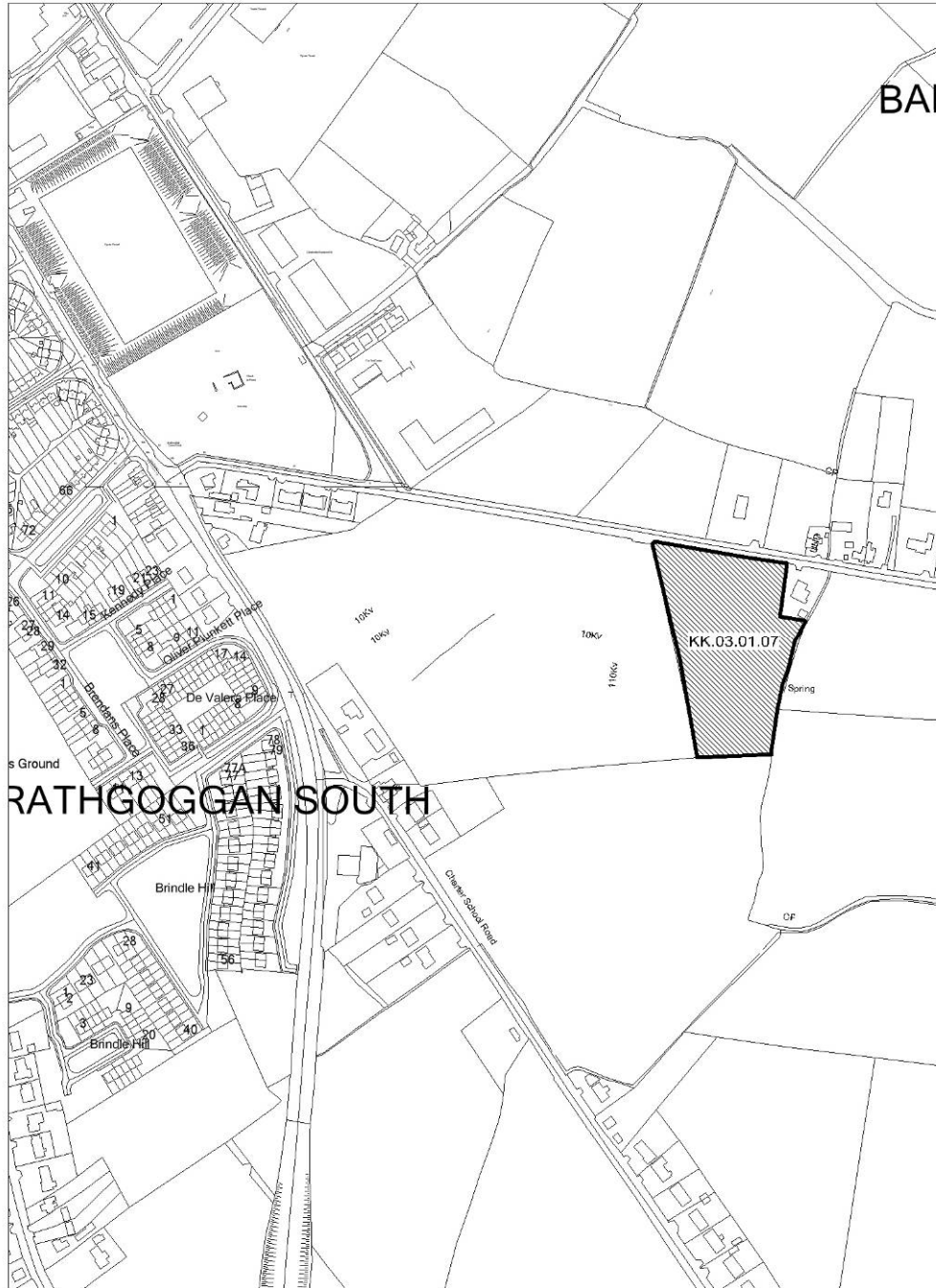
Charleville



Managers Recommended Amendment Ref. KK.03.01.06

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

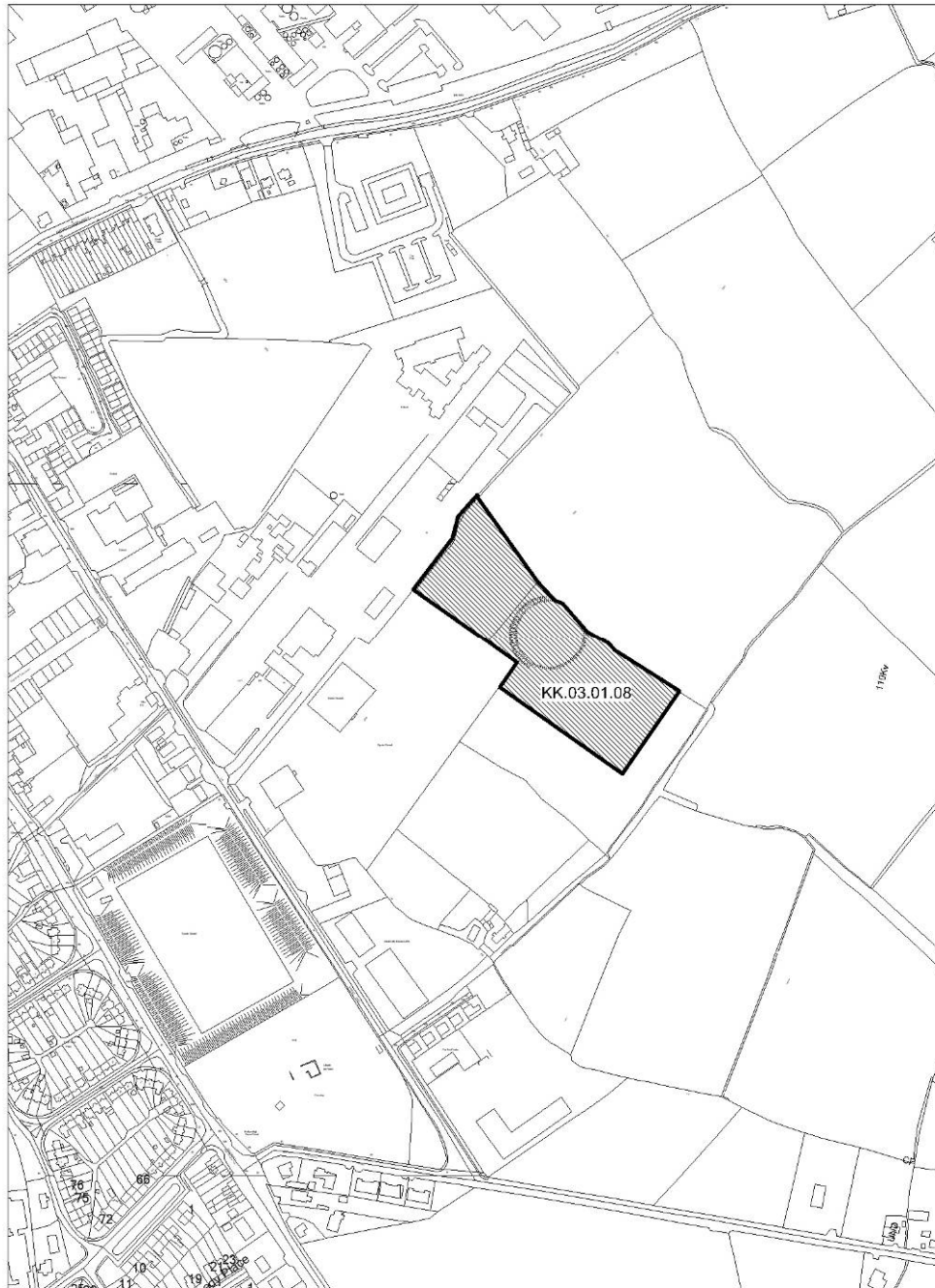
Charleville



Managers Recommended Amendment Ref. KK.03.01.07

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

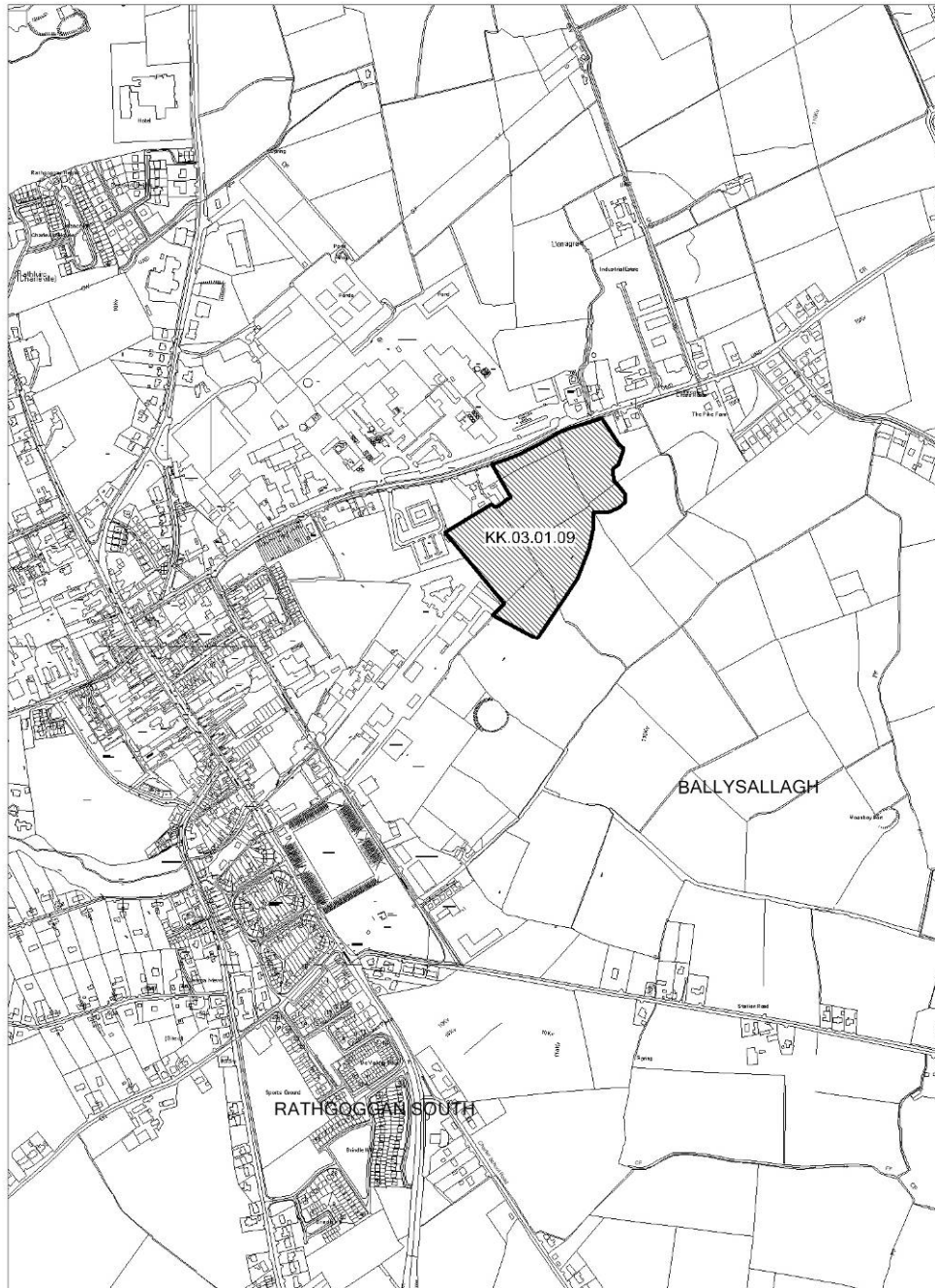
Charleville



Managers Recommended Amendment Ref. KK.03.01.08

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

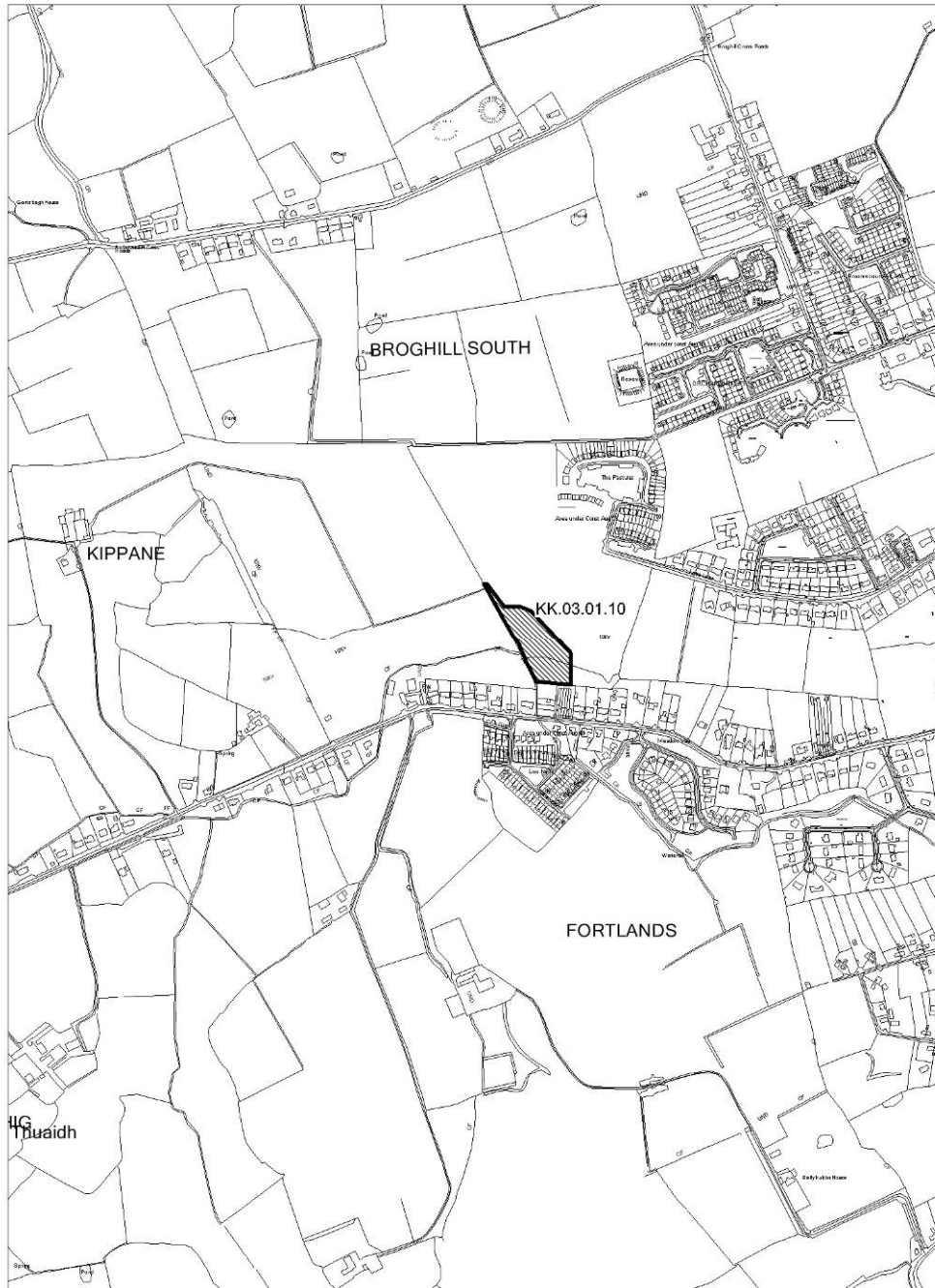
Charleville



Managers Recommended Amendment Ref. KK.03.01.09

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

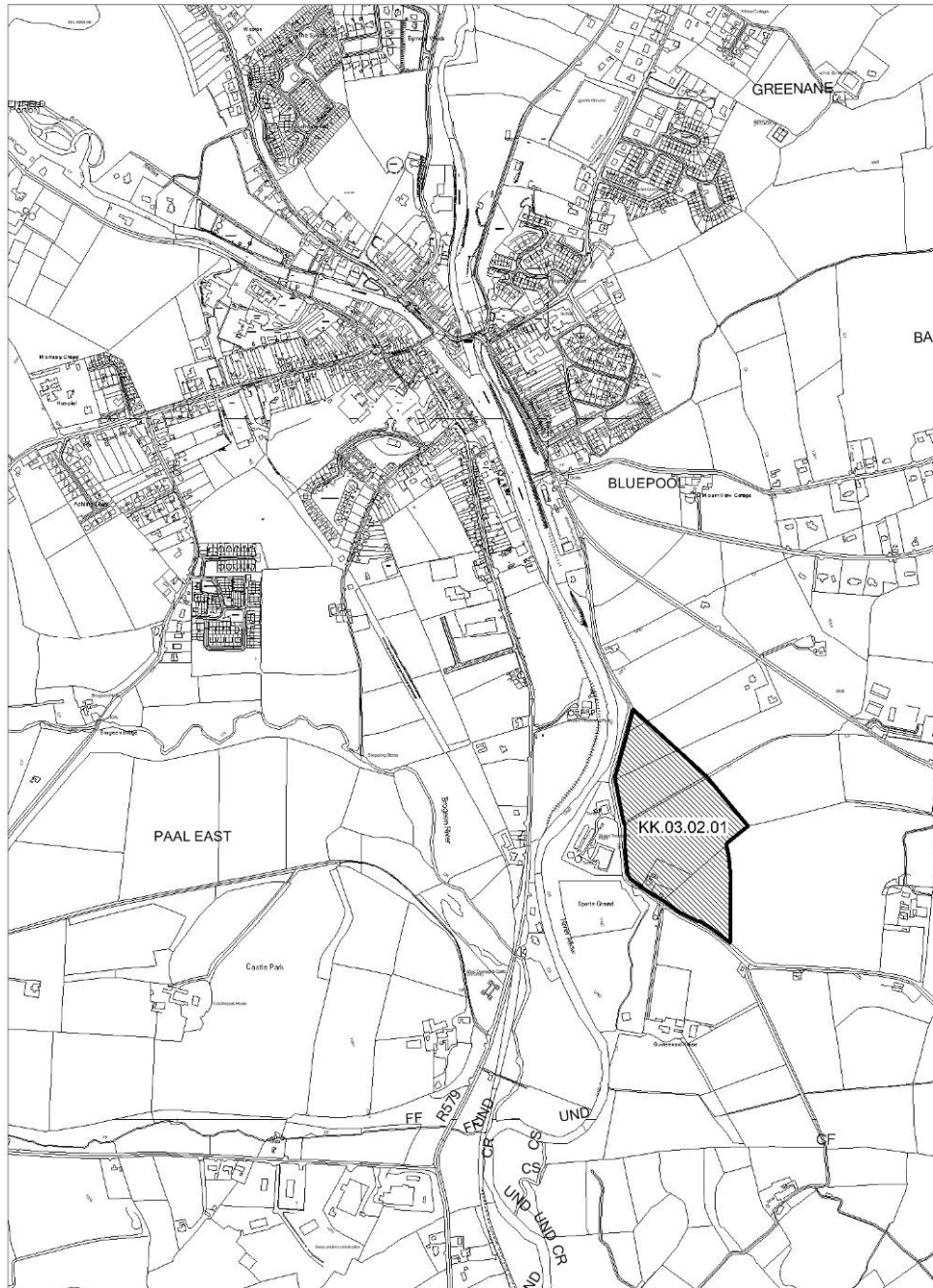
Charleville



Managers Recommended Amendment Ref. KK.03.01.10

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

Kanturk



Managers Recommended Amendment Ref. KK.03.02.01

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

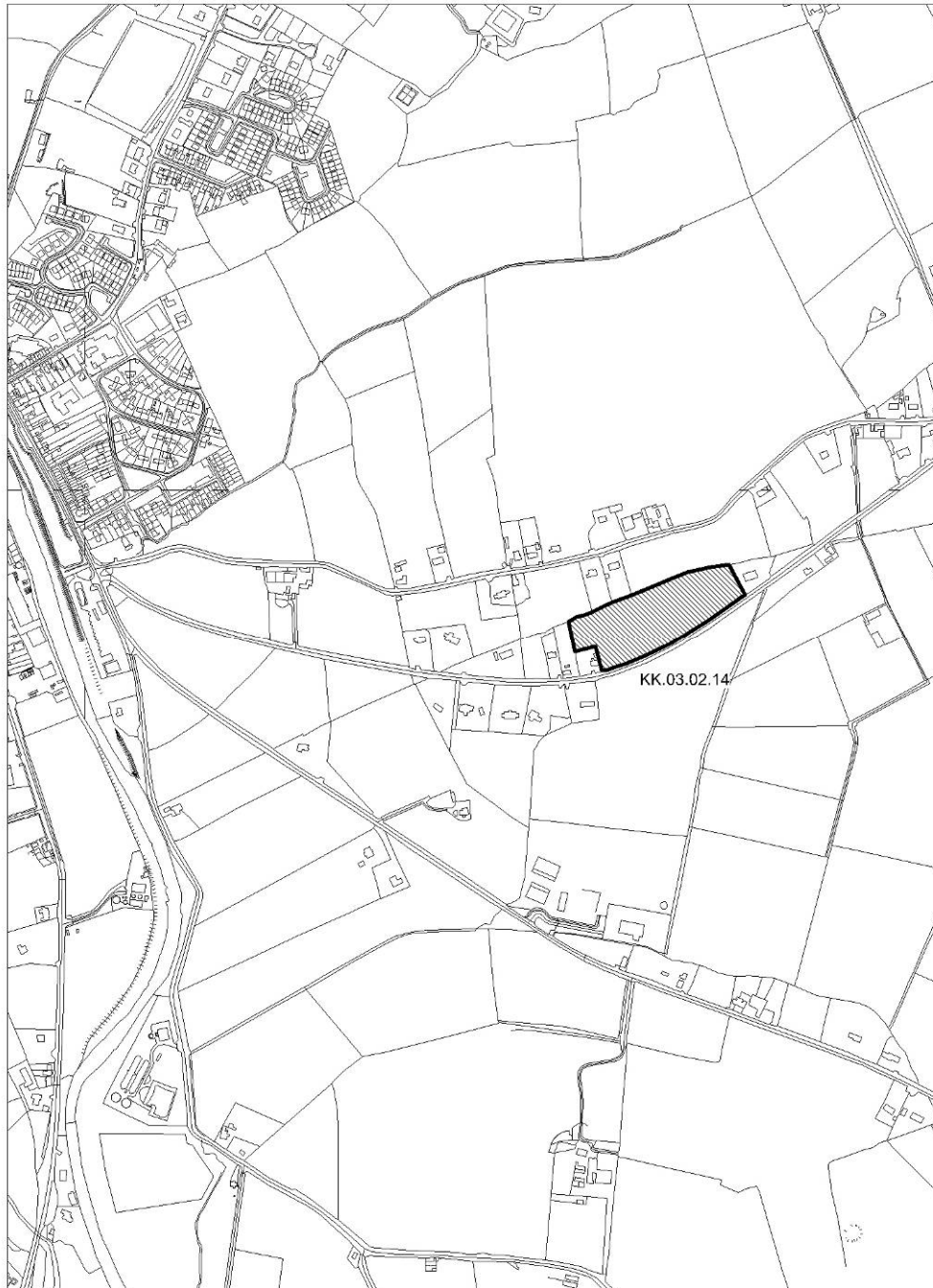
Kanturk



Amendment Ref:KK.03.02.02

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

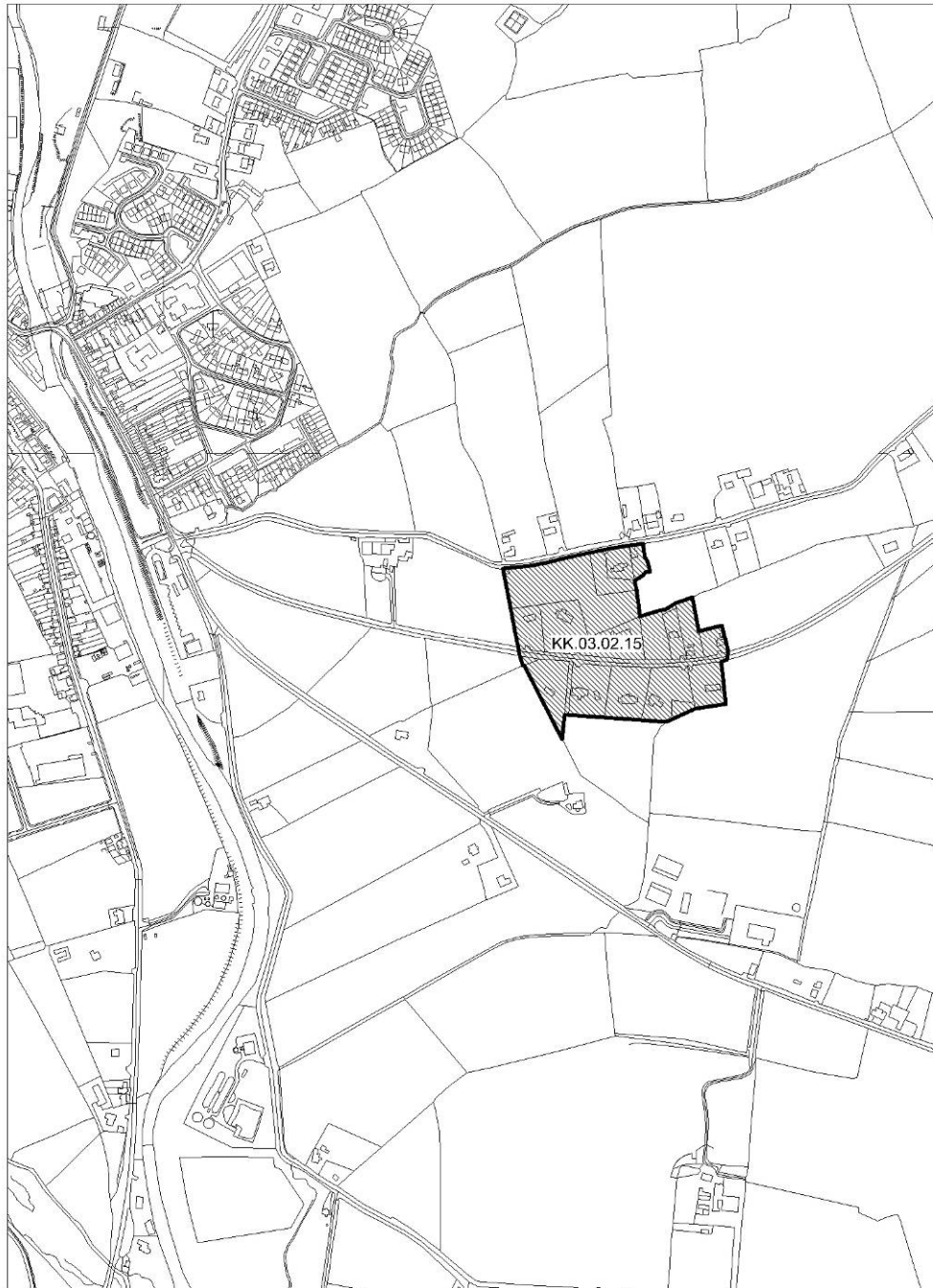
Kanturk



Amendment Ref:KK.03.02.14

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

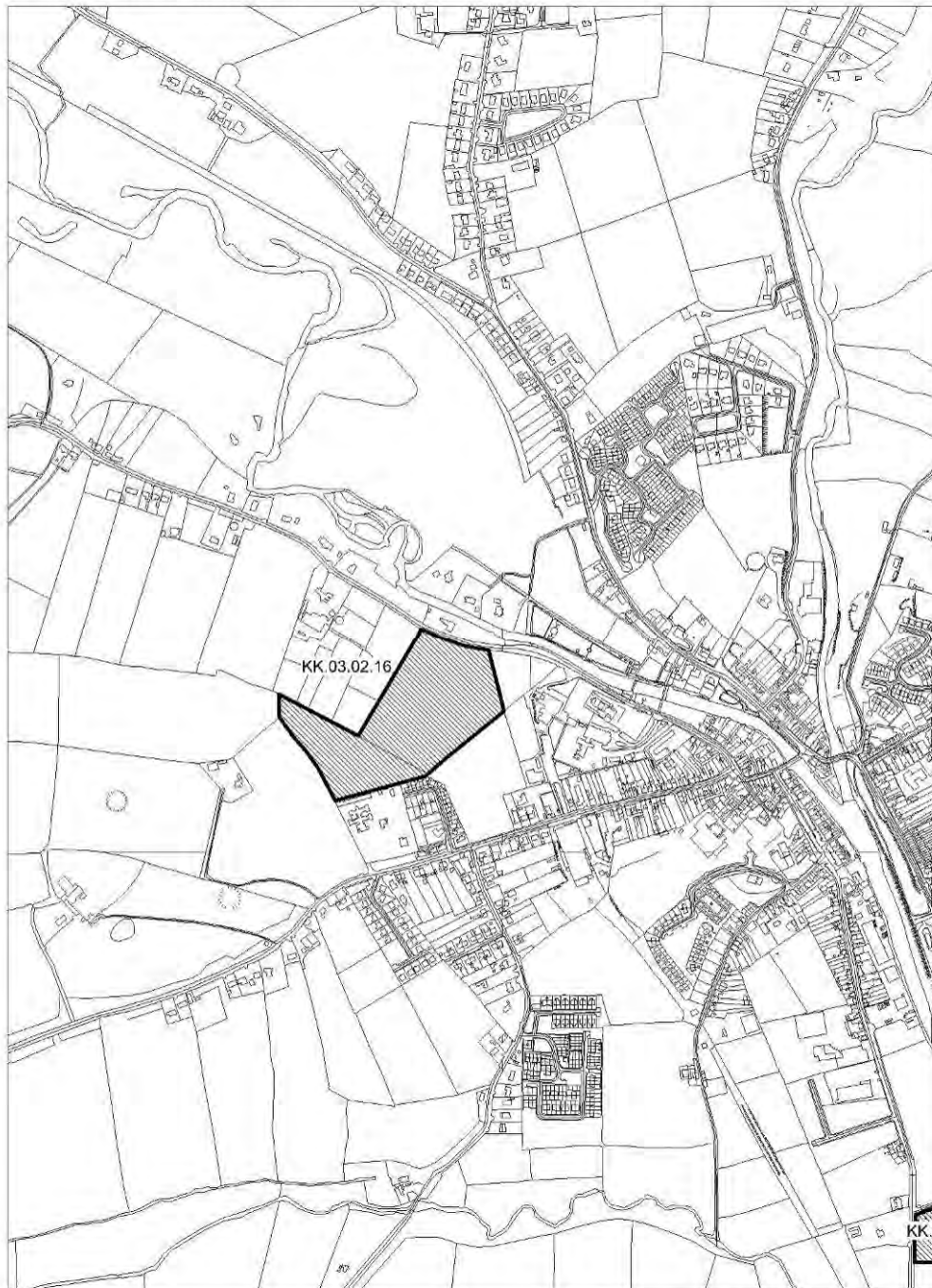
Kanturk



Amendment Ref:KK.03.02.15

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

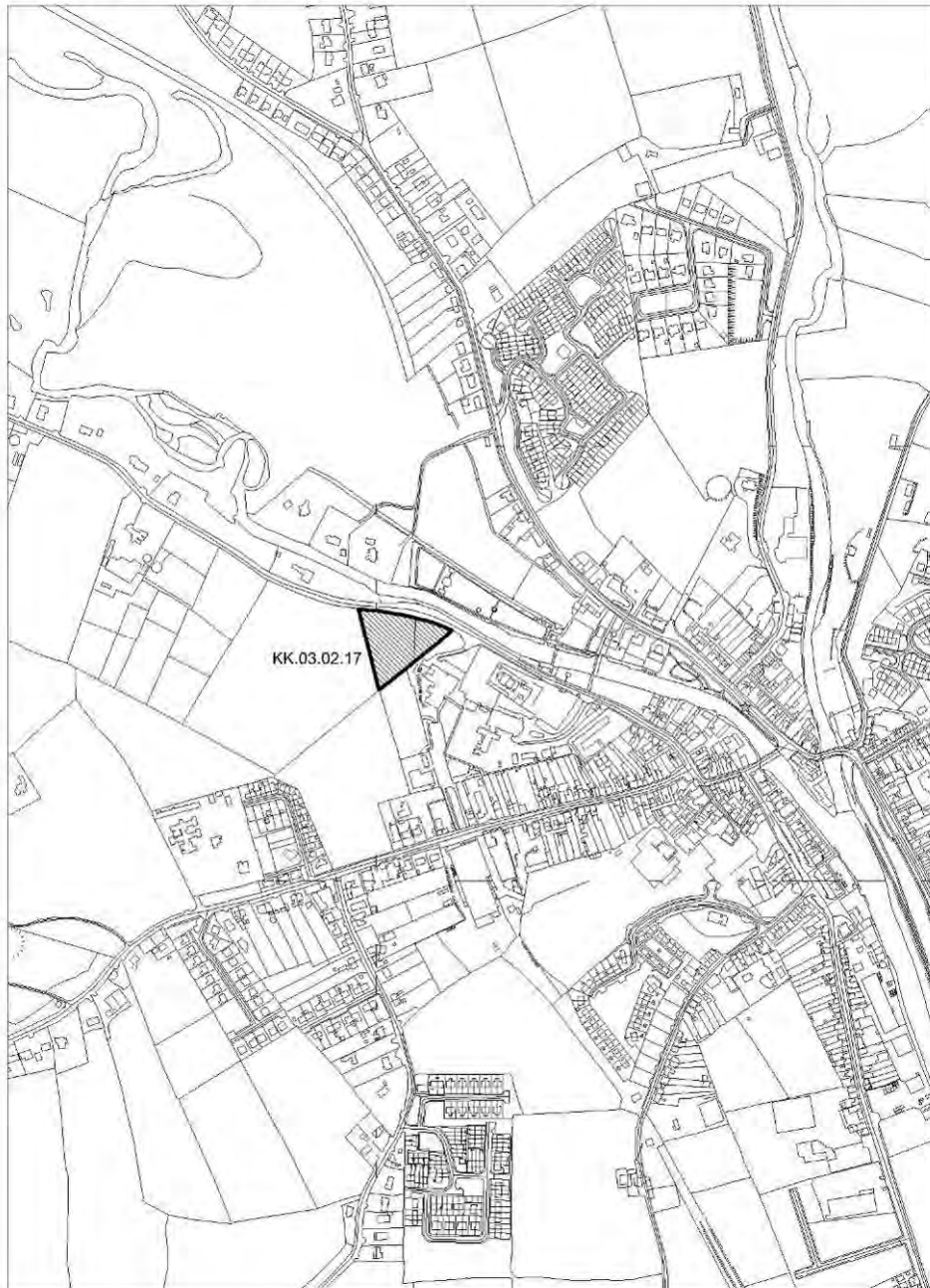
Kanturk



Amendment Ref:KK.03.02.16

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

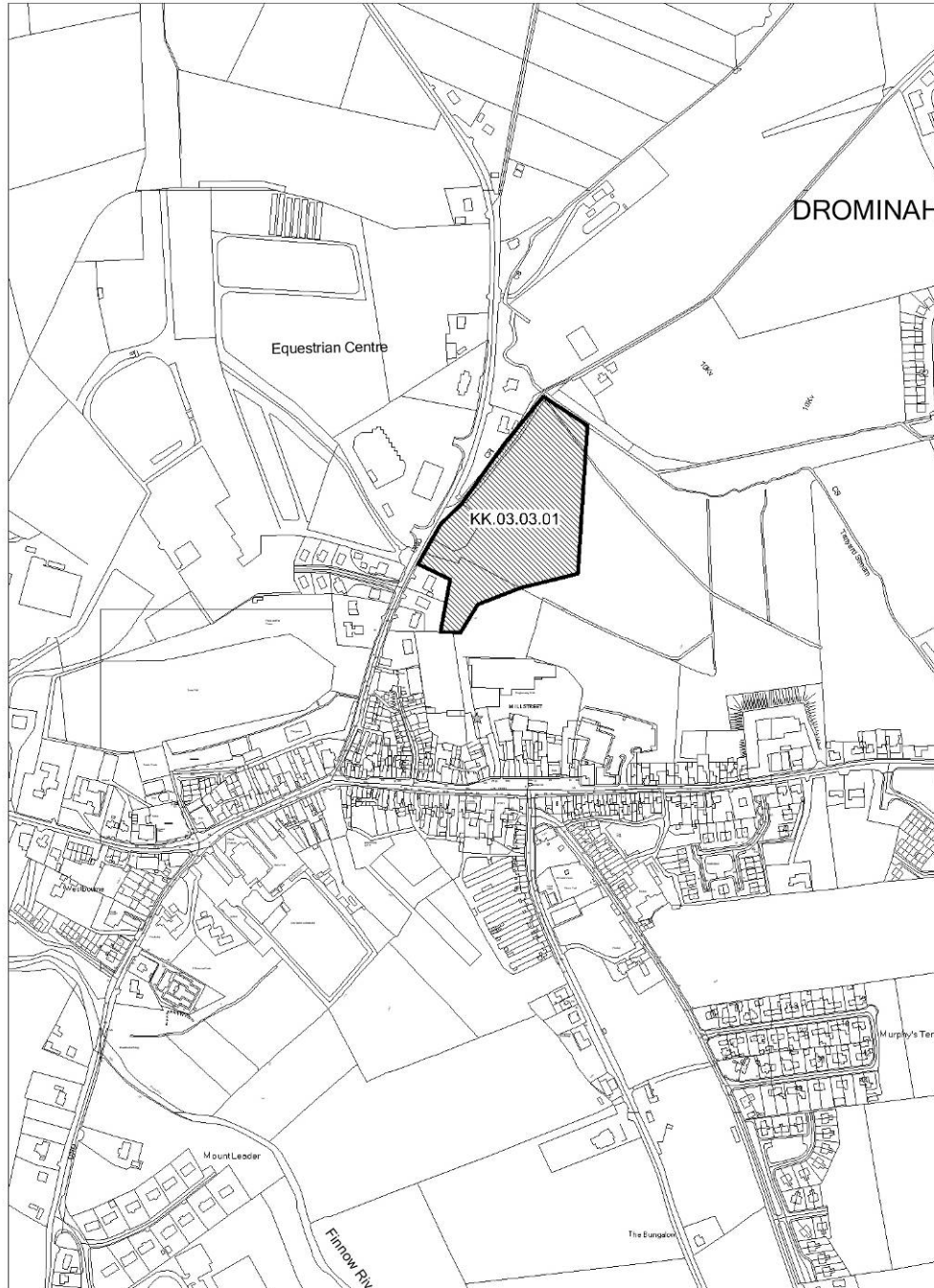
Kanturk



Amendment Ref:KK.03.02.17

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

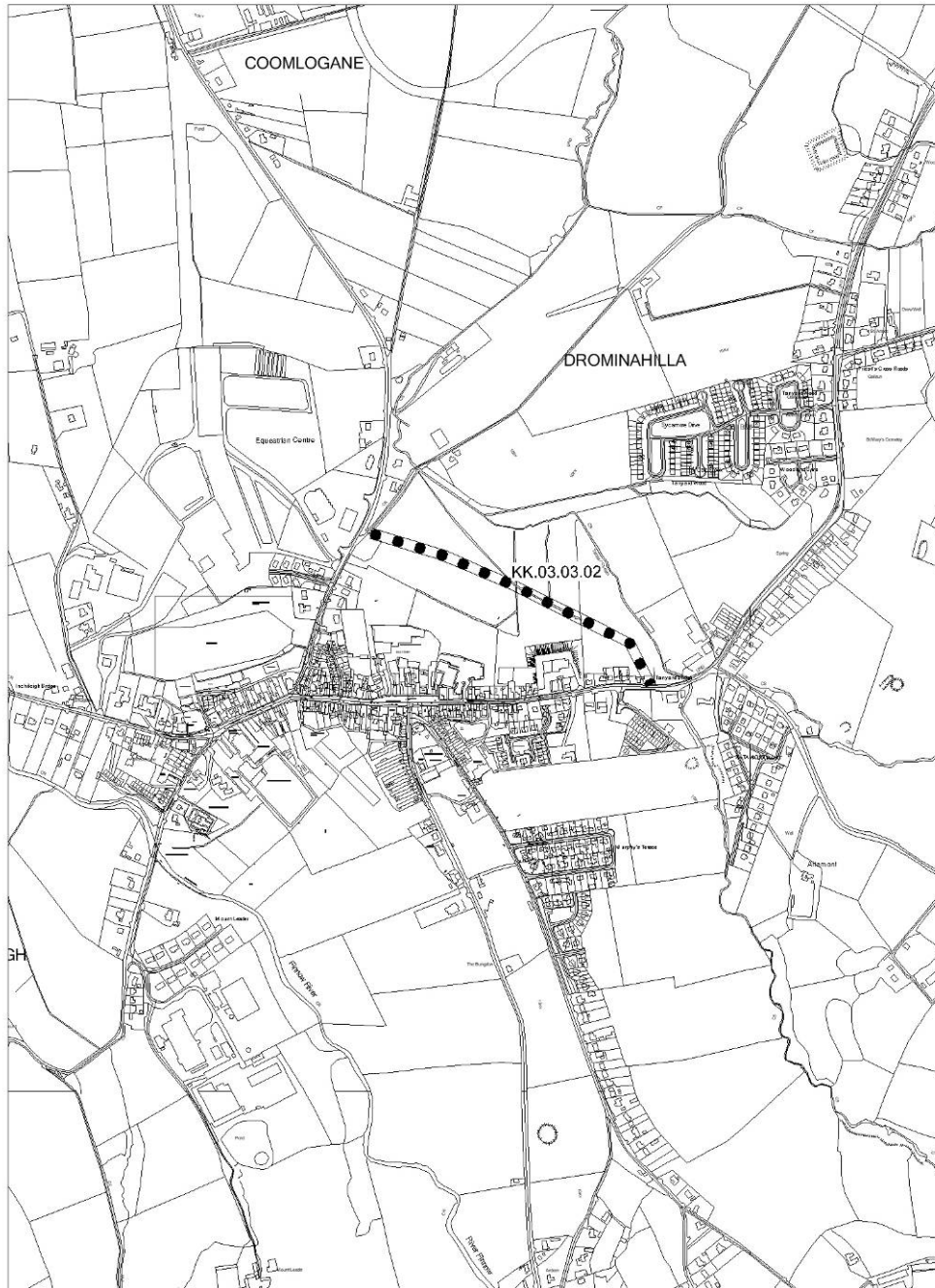
Millstreet



Managers Recommended Amendment Ref. KK.03.03.01

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

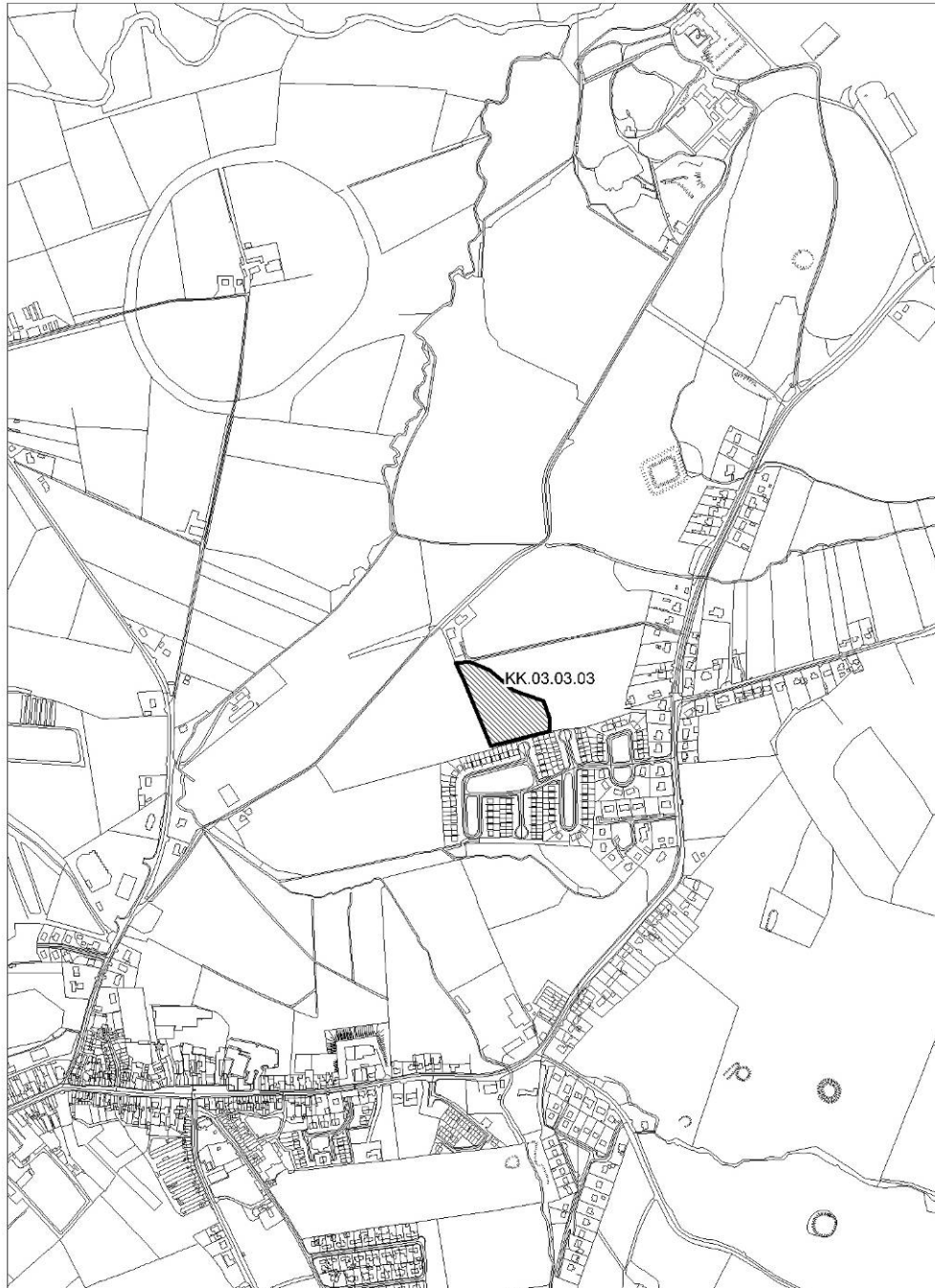
Millstreet



Managers Recommended Amendment Ref. KK.03.03.02

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

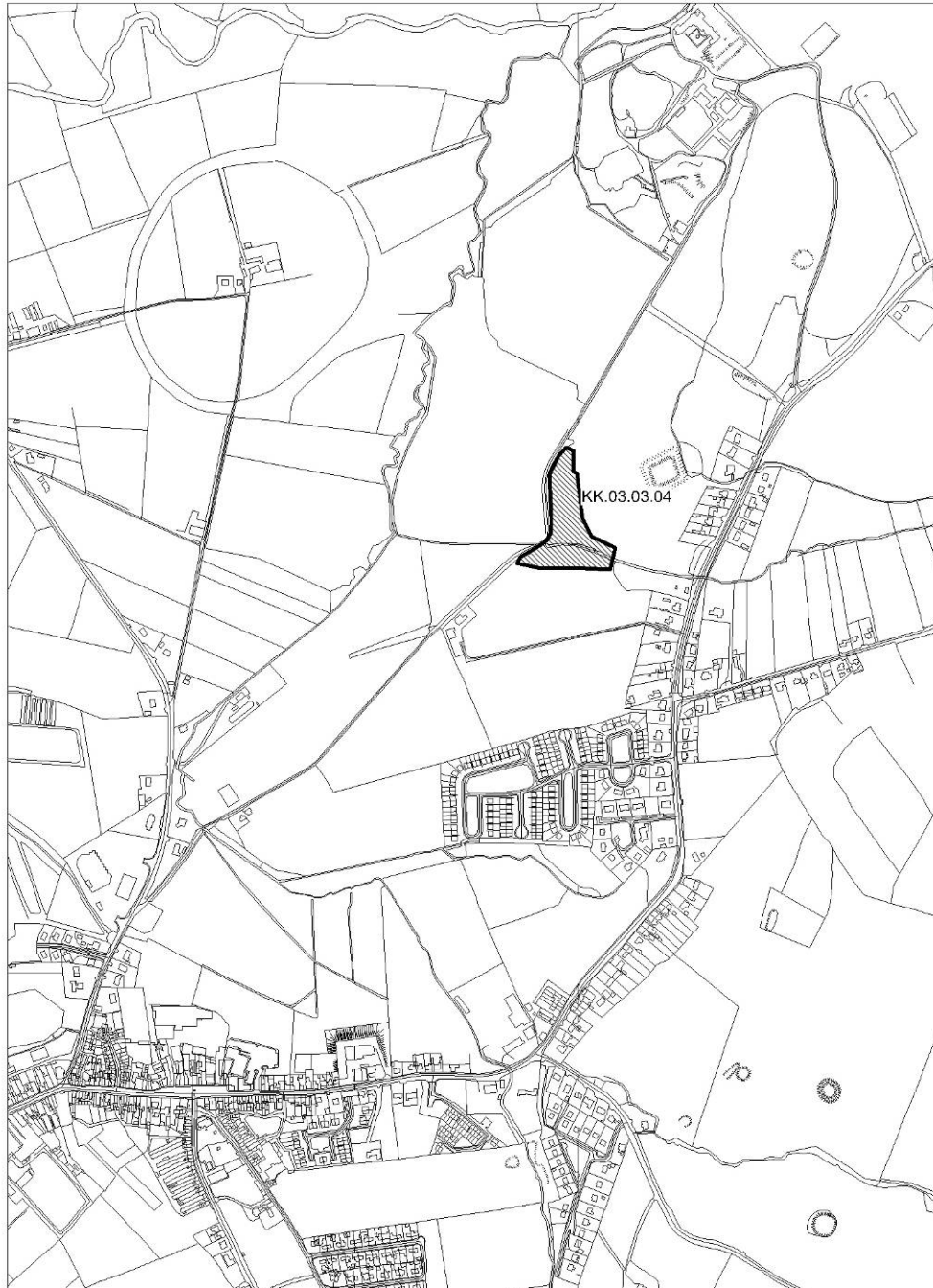
Millstreet



Amendment Ref:KK.03.03.03

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

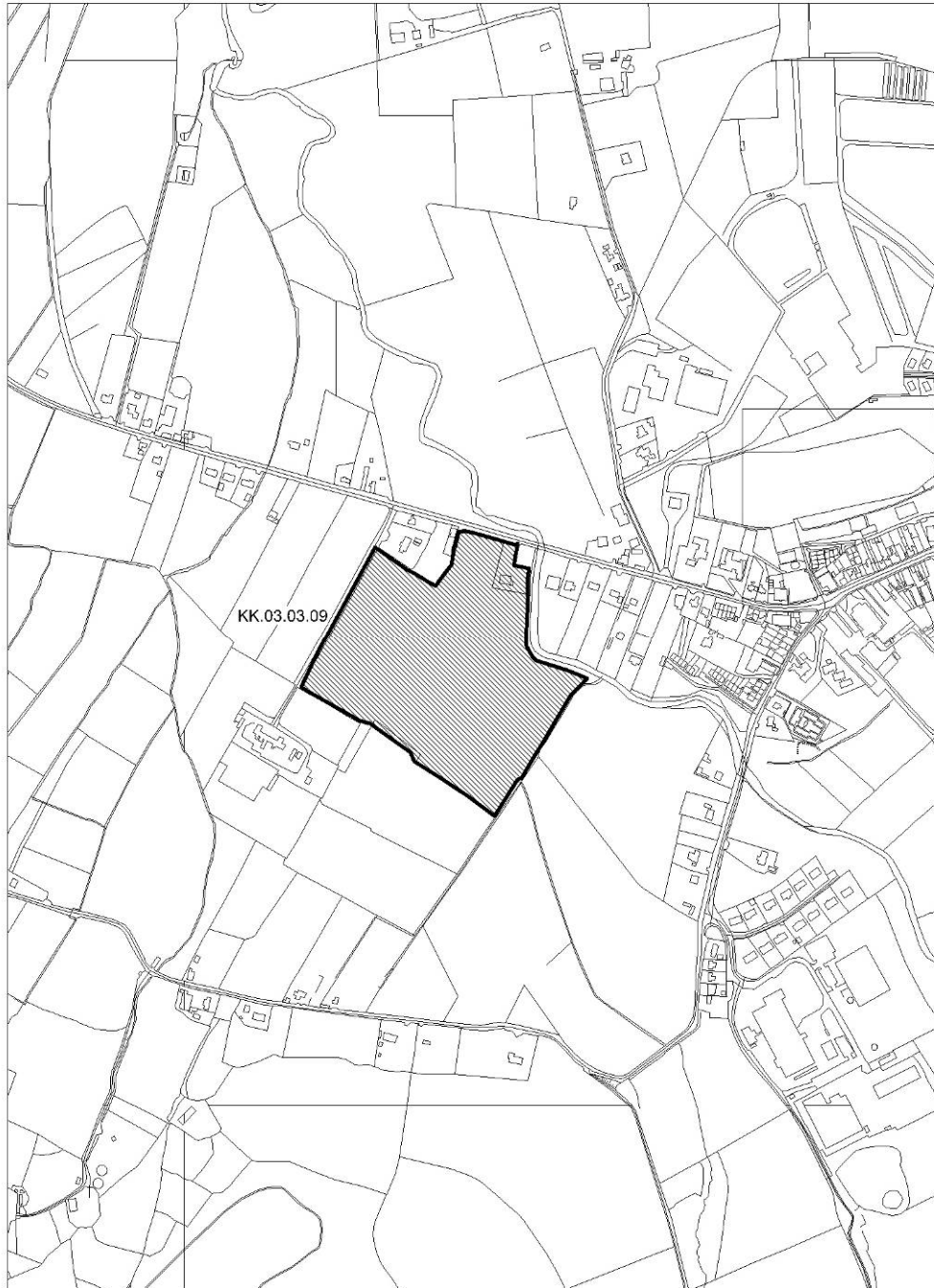
Millstreet



Amendment Ref:KK.03.03.04

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

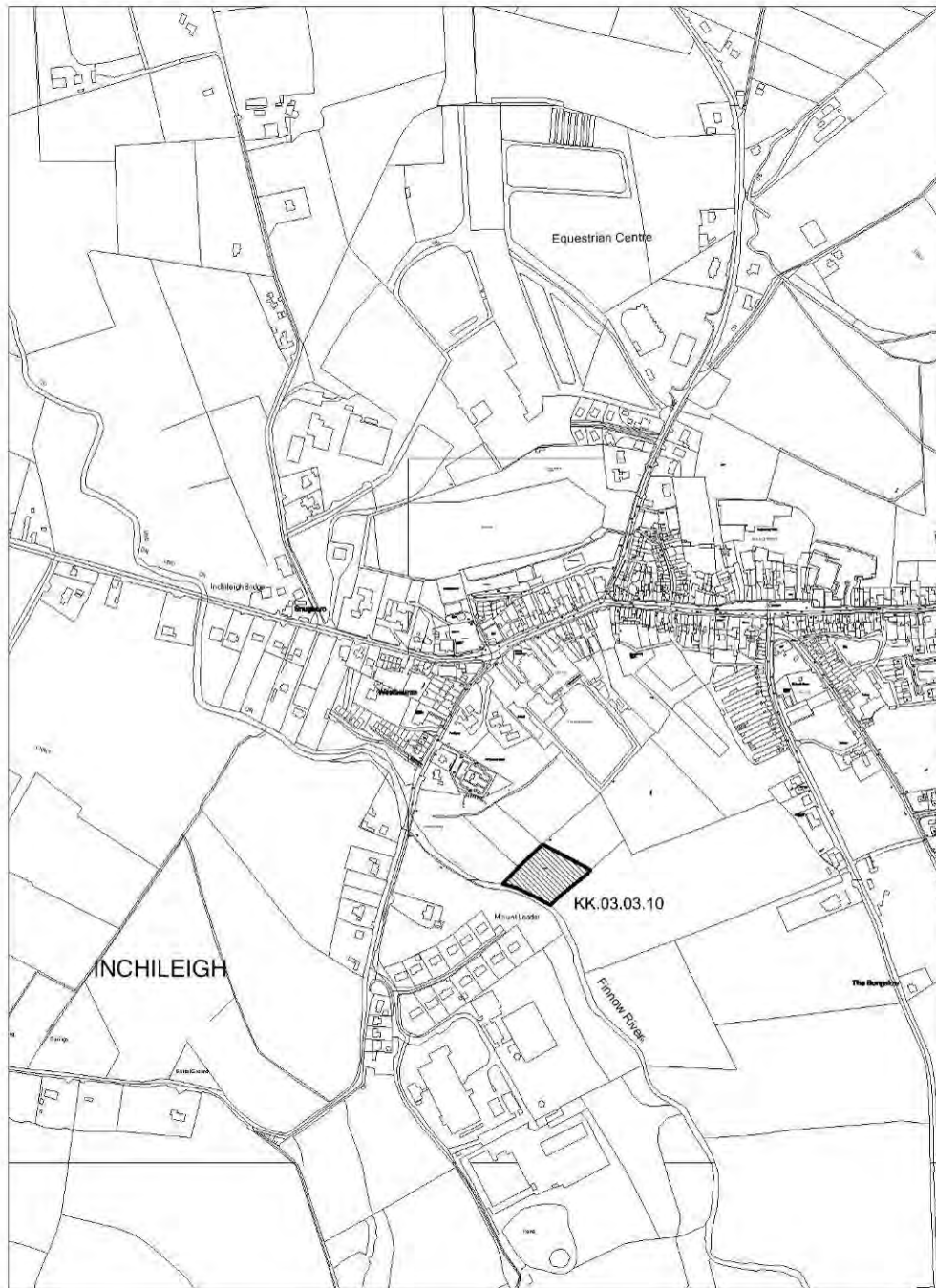
Millstreet



Amendment Ref:KK.03.03.09

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

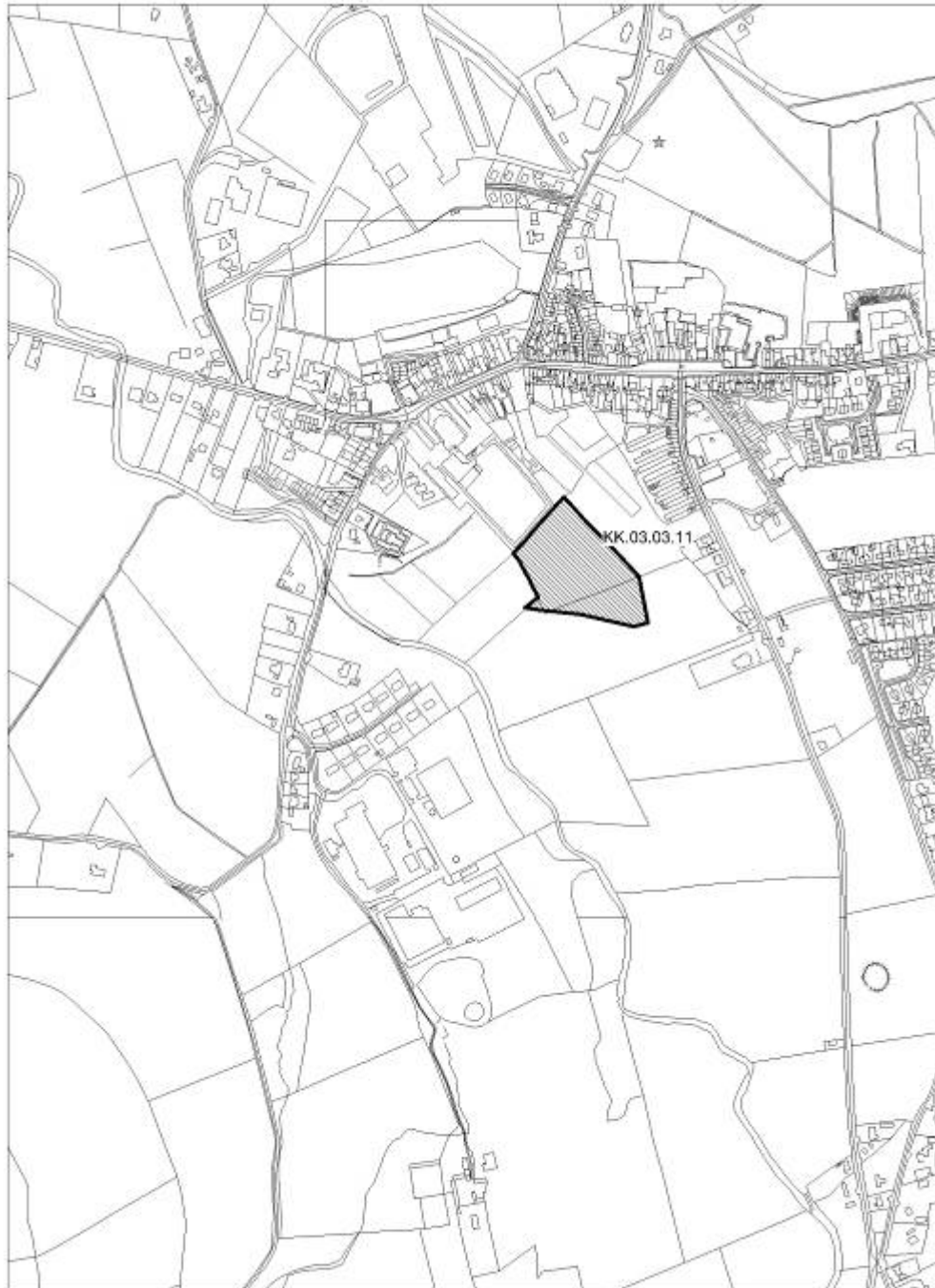
Millstreet



Managers Recommended Amendment Ref.KK.03.03.10

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

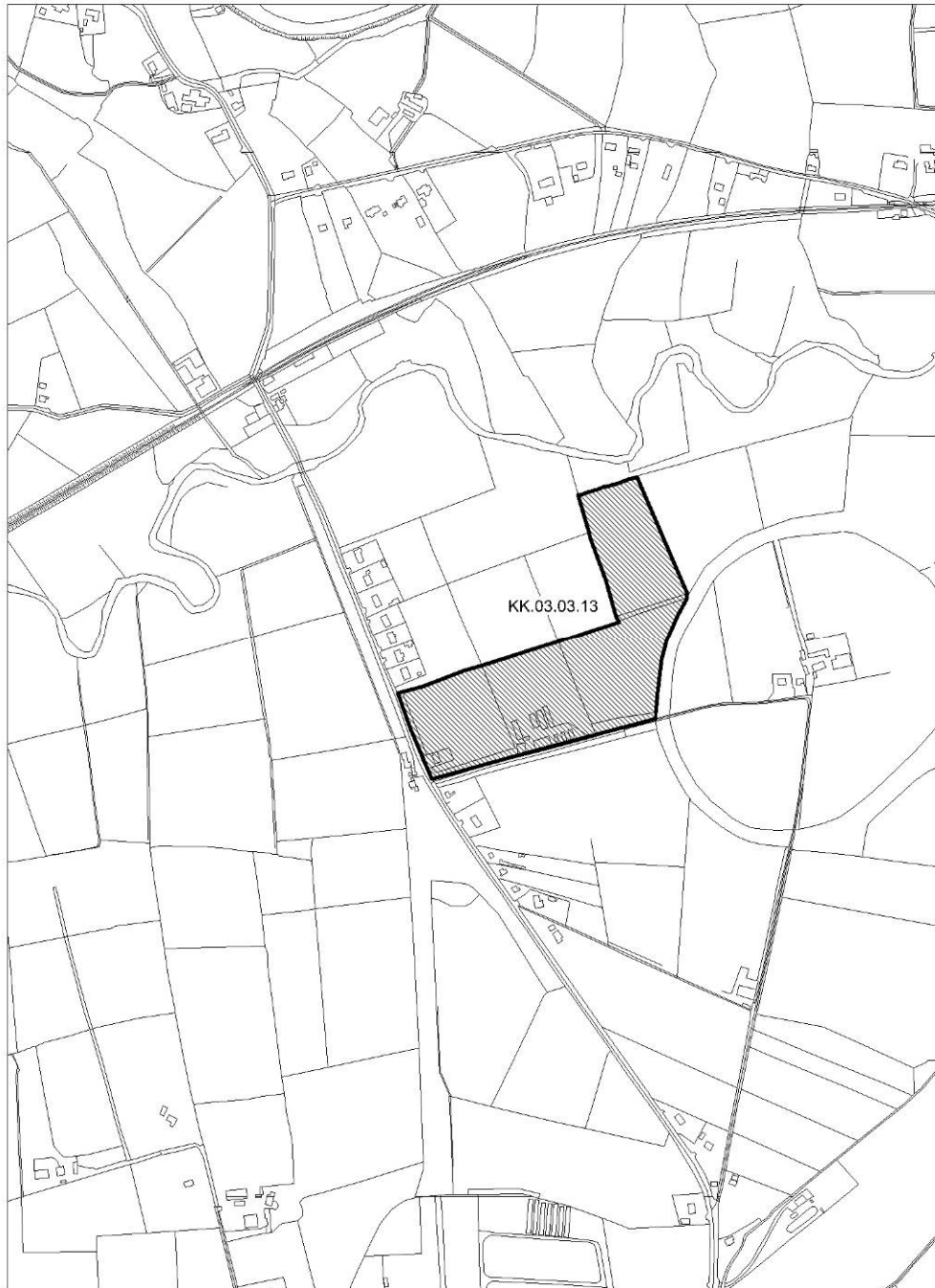
Millstreet



Amendment Ref:KK.03.03.11

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

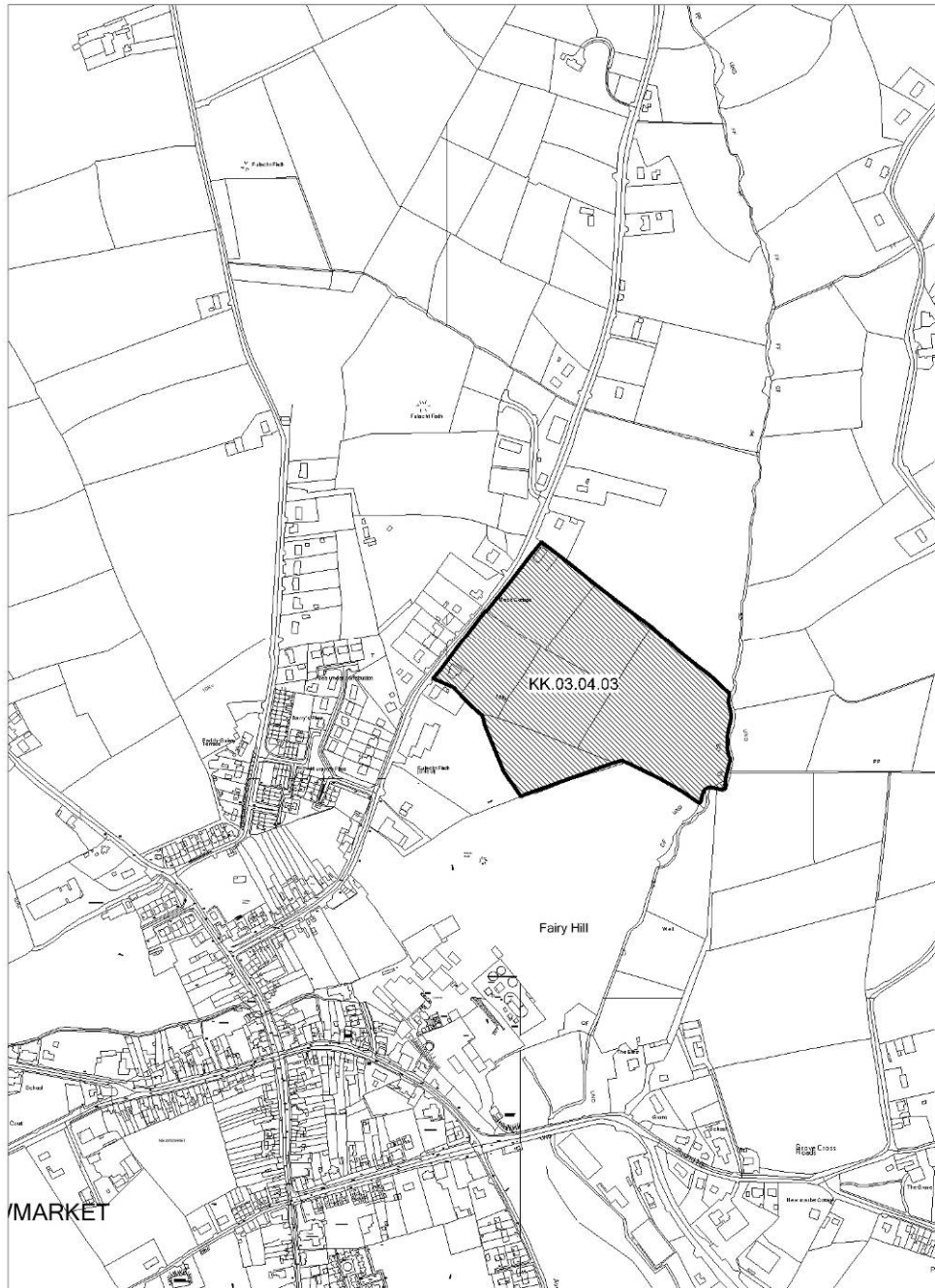
Millstreet



Amendment Ref:KK.03.03.13

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

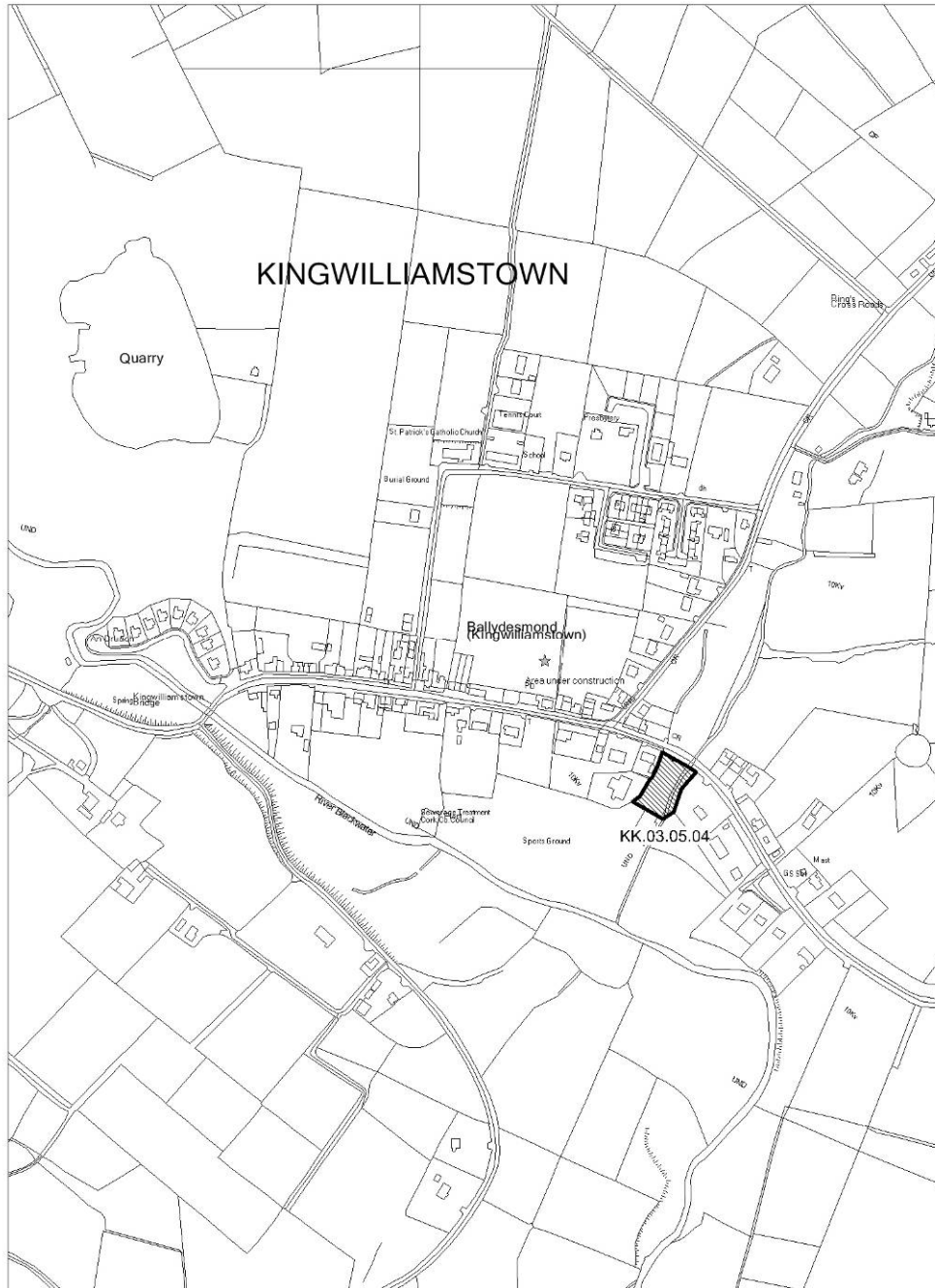
Newmarket



Managers Recommended Amendment Ref.KK.03.04.03

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

Ballydesmond



Managers Recommended Amendment Ref.KK.03.05.04

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

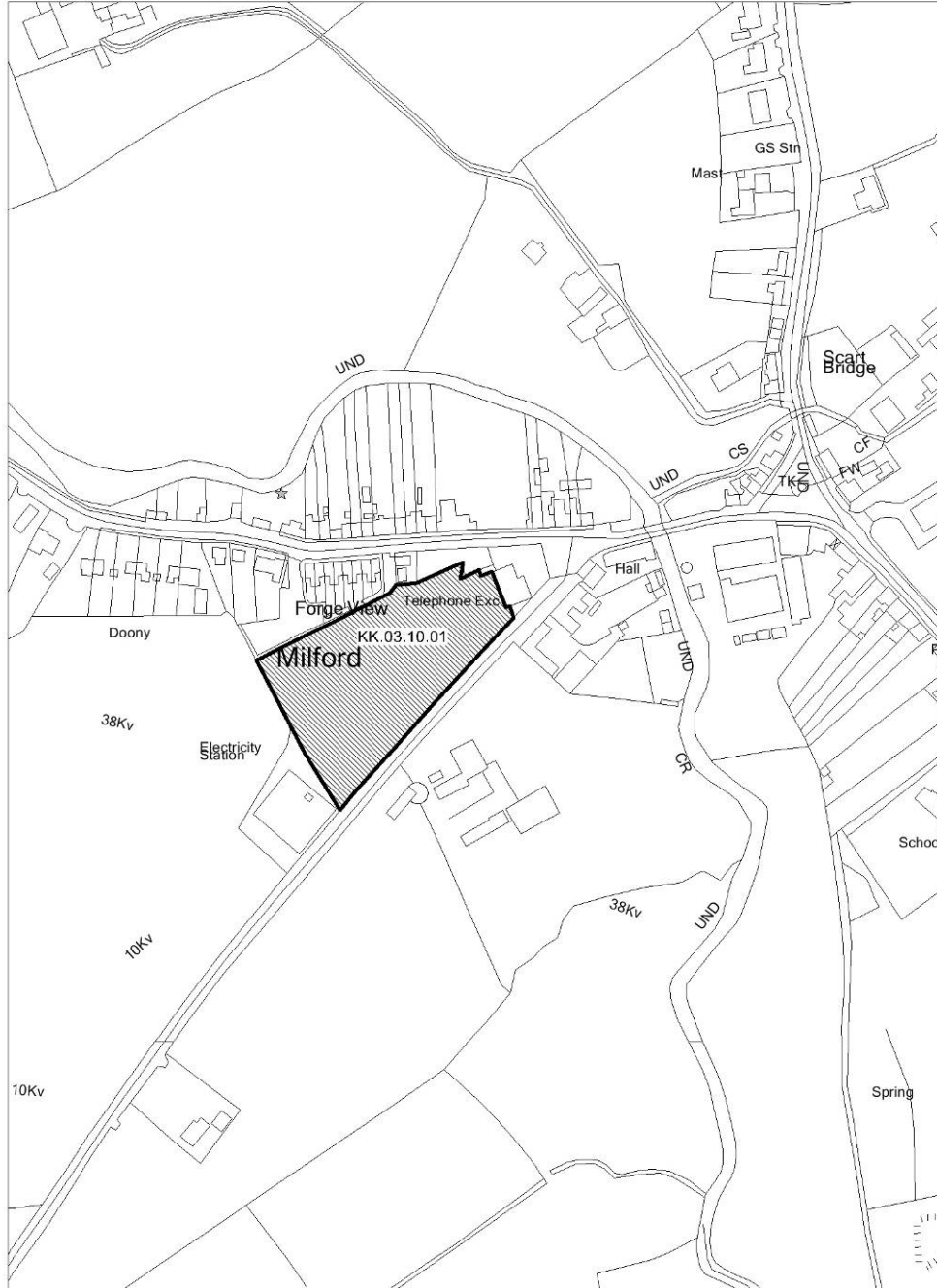
Banteer



Amendment Ref:KK.03.06.01

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

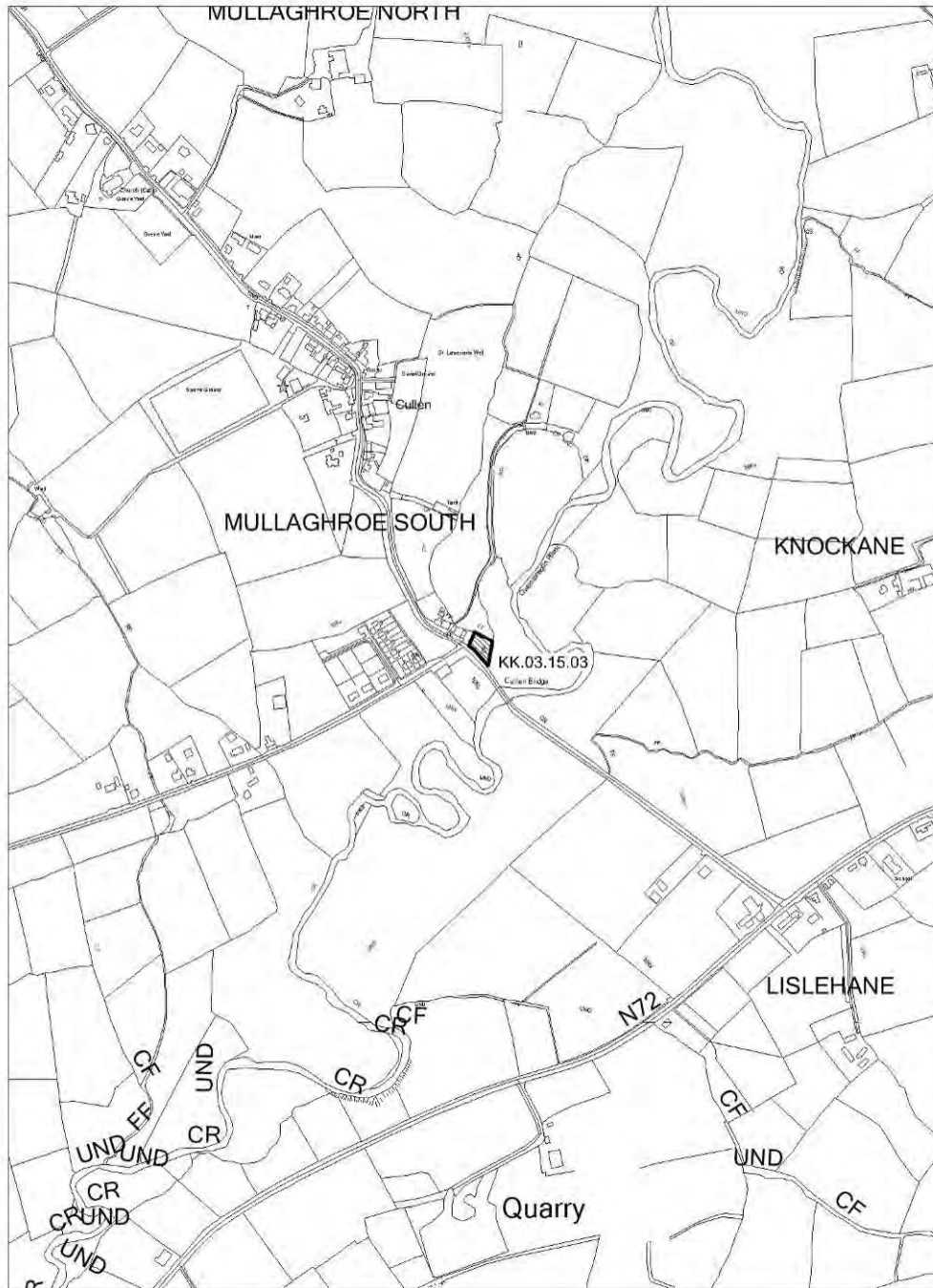
Milford



Managers Recommended Amendment Ref.KK.03.10.01

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

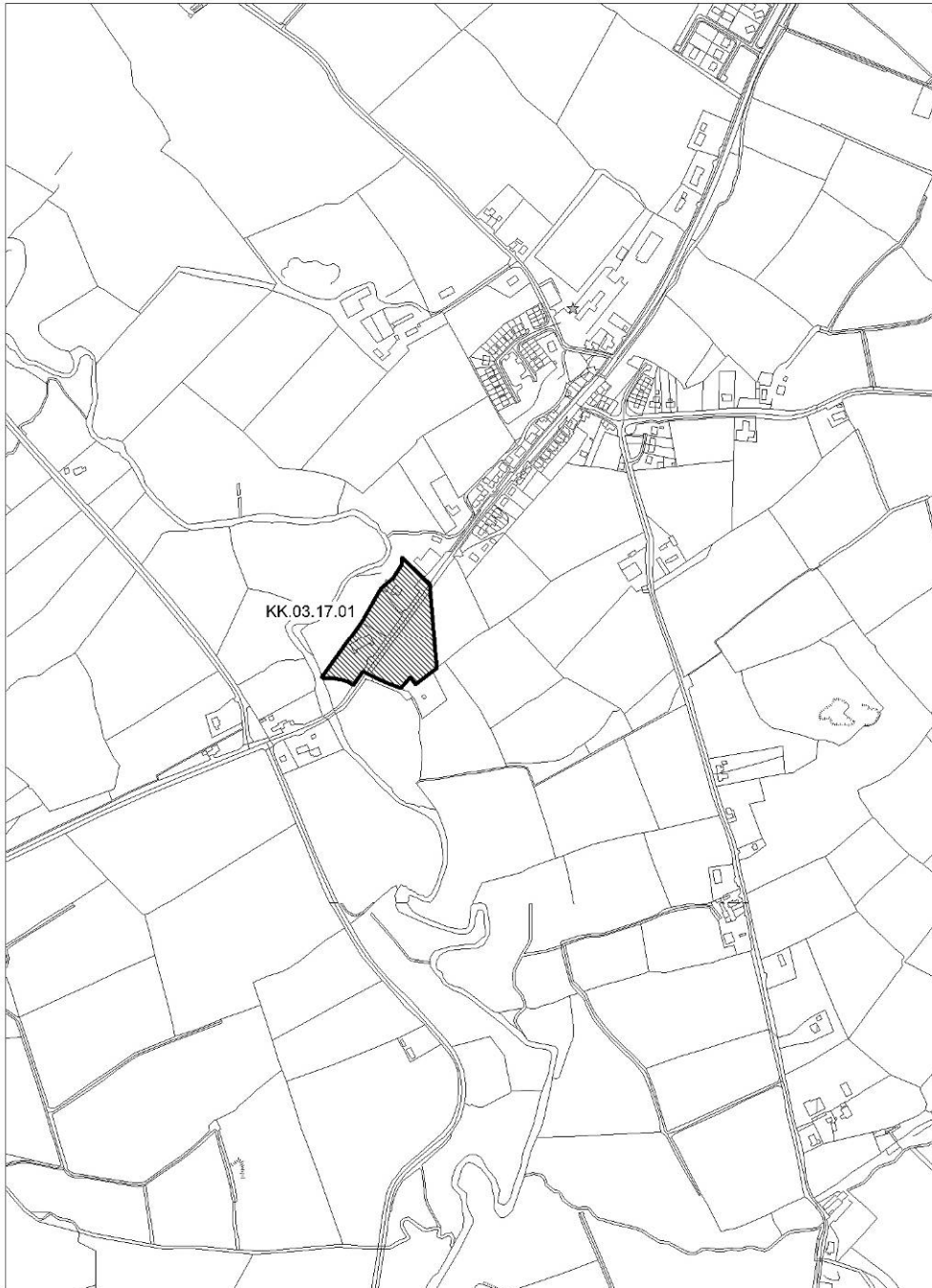
Cullen



Managers Recommended Amendment Ref.KK.03.15.03

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

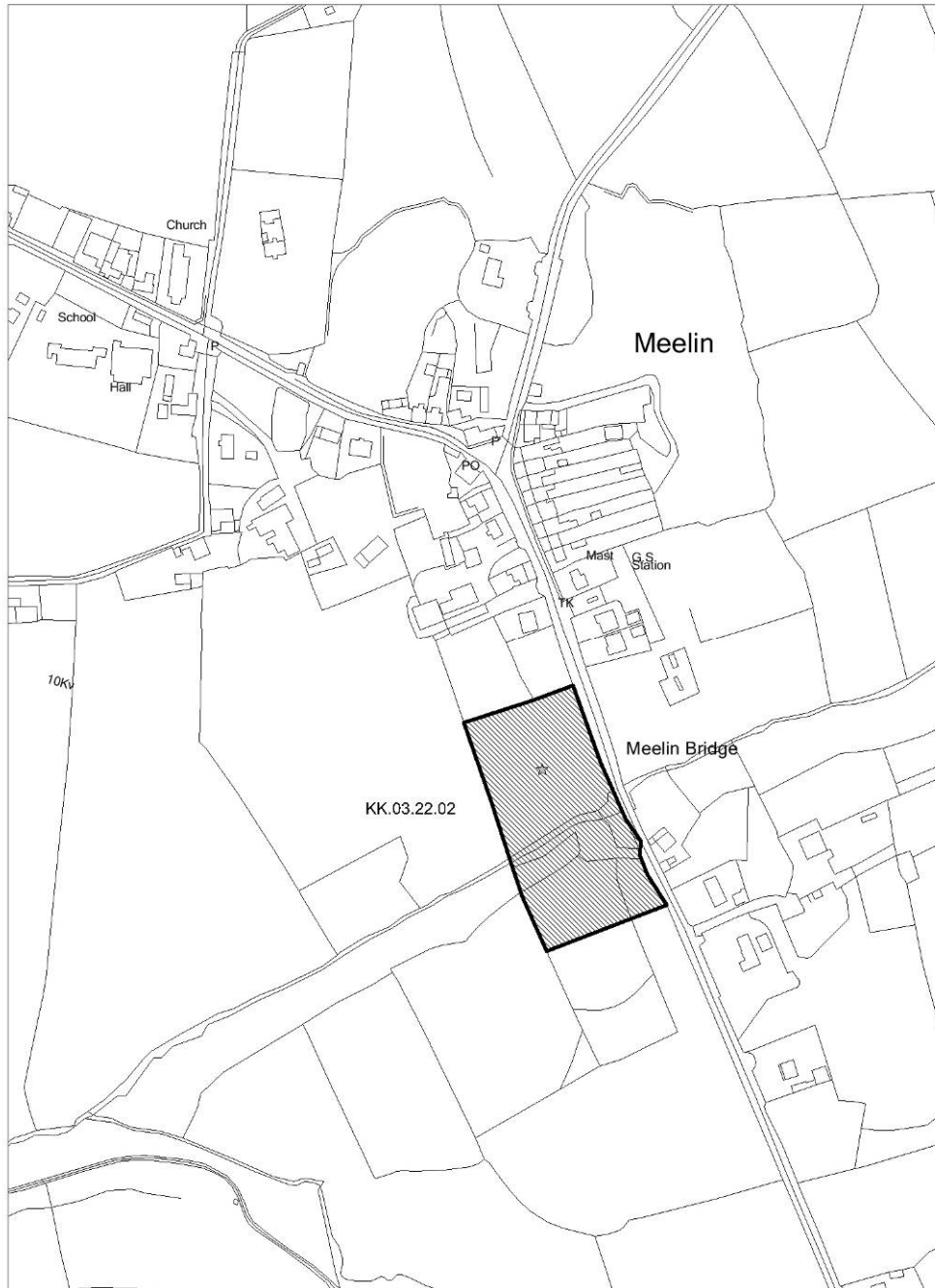
Freemount



Amendment Ref:KK.03.17.01

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

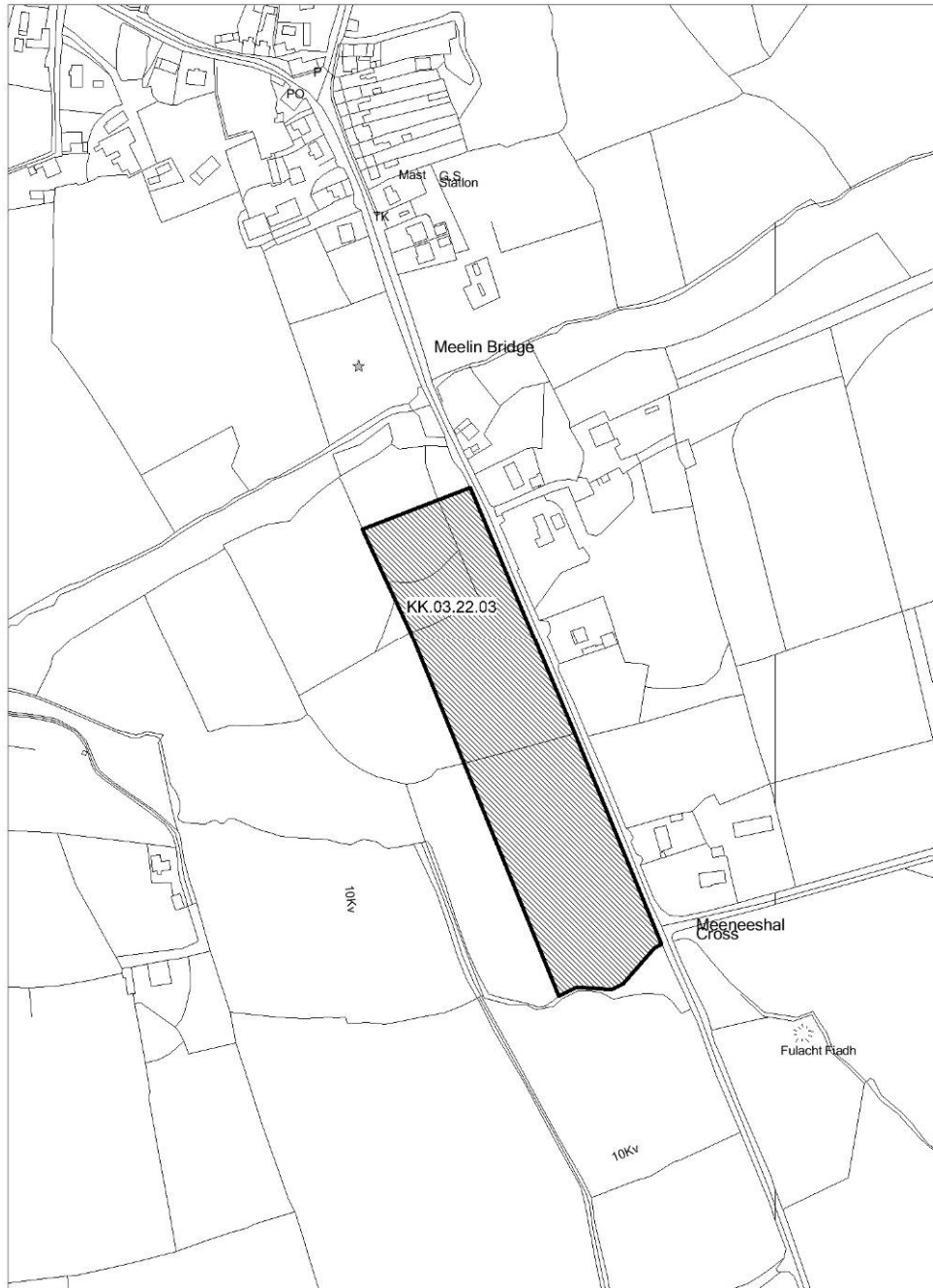
Meelin



Managers Recommended Amendment Ref.KK.03.22.02

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

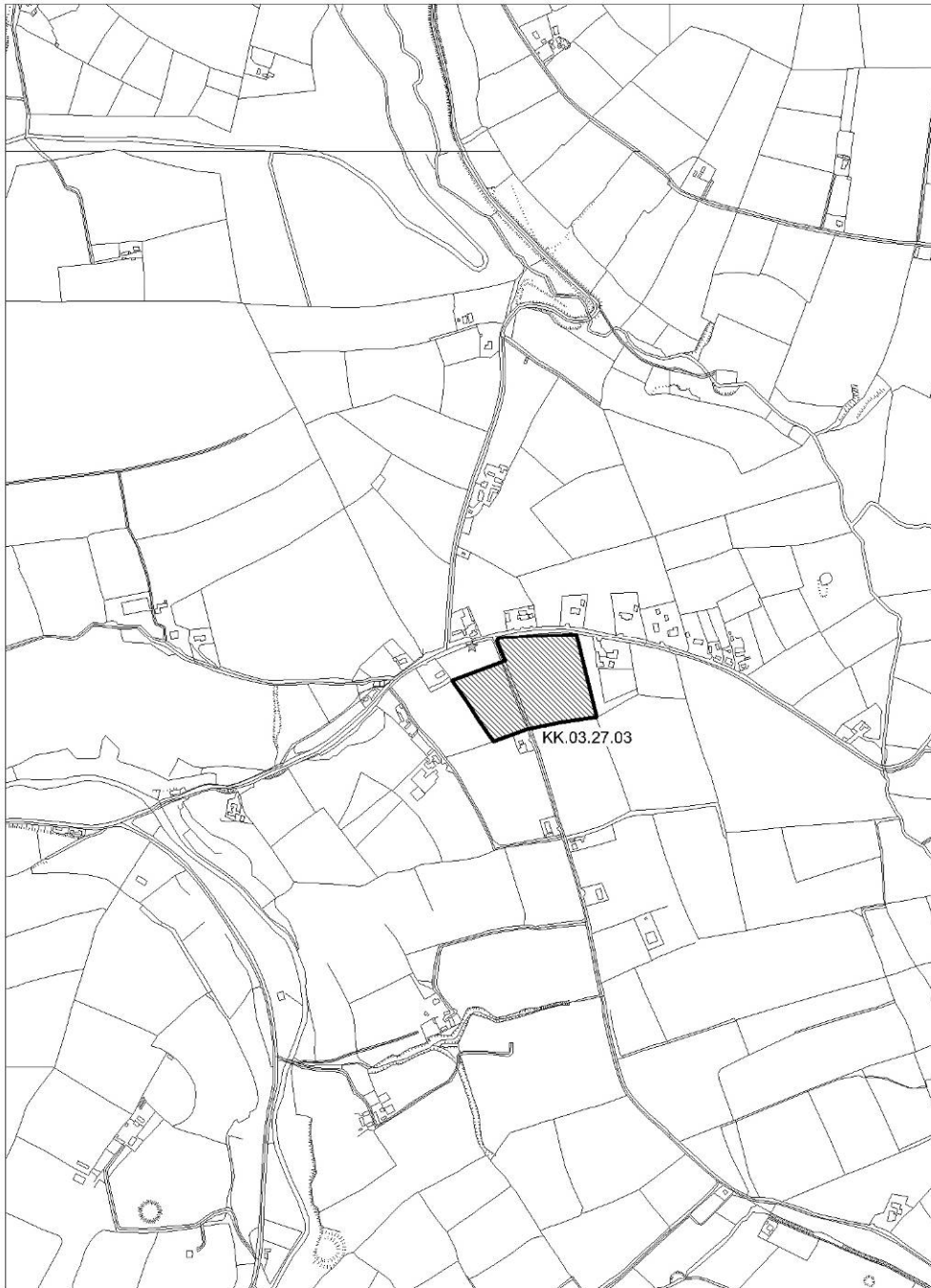
Meelin



Managers Recommended Amendment Ref.KK.03.22.03

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

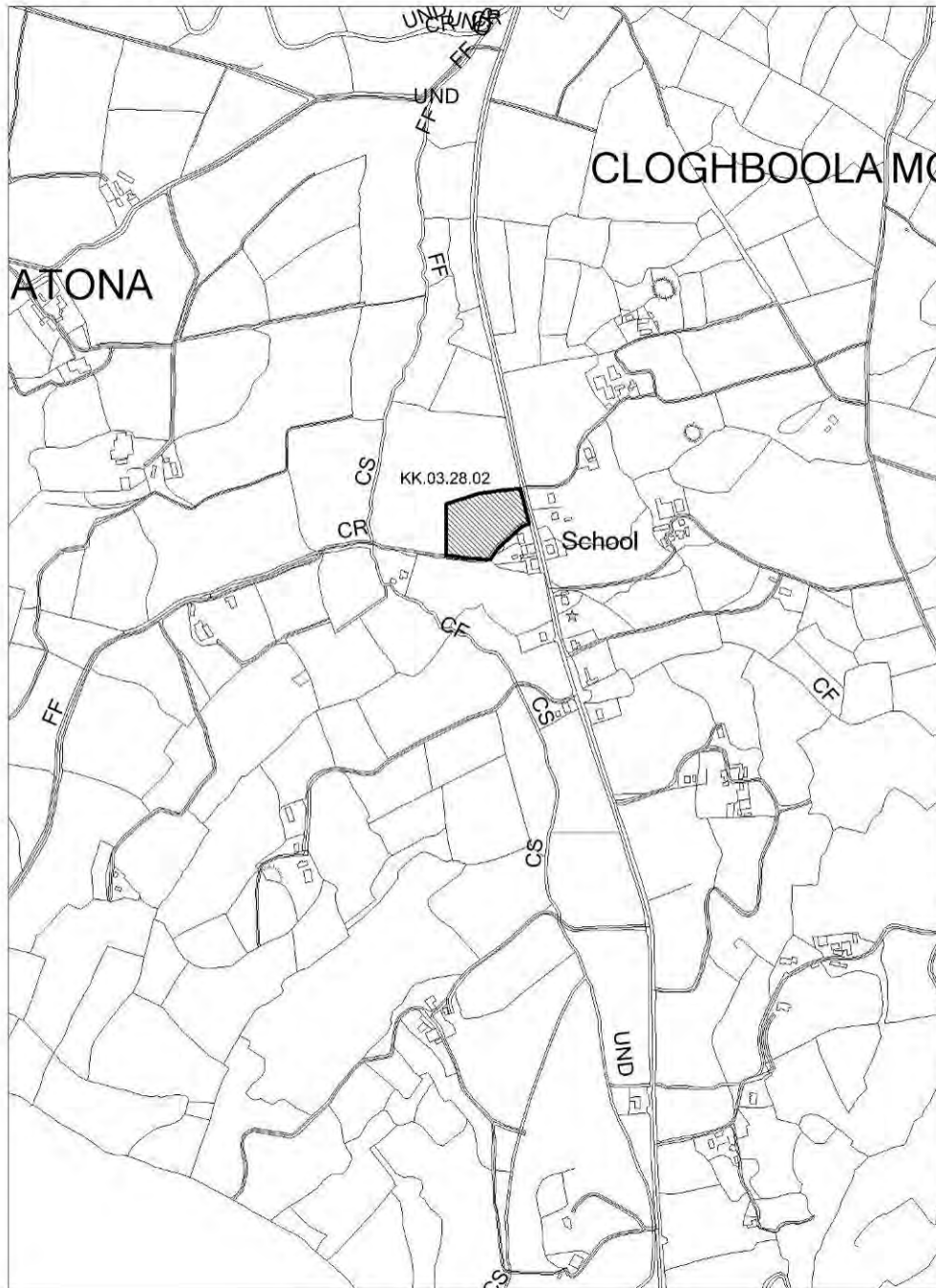
Curraraigue



Amendment Ref:KK.03.27.03

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

Cloghoola



Managers Recommended Amendment Ref.KK.03.28.02

Appendix E –

List of Submissions by Interested Party

Interested Party	Submission No.	Settlement Name
Coombes F	KKEALAP11/1393	Charleville
Cork VEC	KKEALAP11/1398	Kanturk
Department of Education and Skills	KKEALAP11/1395	Kanturk
Department of the Arts, Heritage and the Gaeltacht.	KKEALAP11/1390	Countywide
Donegan J	KKEALAP11/1408	Charleville
Environmental Protection Agency	KKEALAP11/1379	Countywide
ESB	KKEALAP11/1322	Charleville
ESB	KKEALAP11/1325	Kanturk
Joyce P	KKEALAP11/1412	Charleville
Lehane C	KKEALAP11/1414	Castlemagner
McElhinny D	KKEALAP11/1411	Charleville
National Roads Authority	KKEALAP11/1386	Countywide
O Donnell M	KKEALAP11/1416	Charleville
Tesco	KKEALAP11/1336	Charleville
Walsh P	KKEALAP11/1452	Charleville
Walsh P	KKEALAP11/1331	Charleville
Walsh P and Walsh J	KKEALAP11/1432	Charleville
Walsh P and Walsh J	KKEALAP11/1405	Charleville