

Report to Members

Macroom Electoral Area Local Area Plan
Public Consultation Draft

Interim Report on Proposed
Amendments following the Electoral Area
Committee Meeting of 02 March 2011.

18th March 2011

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Macroom Electoral Area Committee Meeting on 2nd March 2011.

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

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

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

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

Part 1 – Issues raised by members where there is no change proposed

Issue	Response	Action
Killumney/Ovens		
The need for grounds for Killumney United Football Club. This issue relates to a submission proposing to zone lands for residential development for 46 serviced sites. The developer is proposing to set aside an area of open space for Killumney United Football Club which the club would develop into a pitch and ancillary facilities including a car park and changing facilities.	The proposal set out in submission 11/465 was discussed and it was agreed that the proposal does not warrant a residential development of 46 serviced sites.	No change. Retain the manager's recommendation as published in paragraph 2.5.8 of the manager's report however consideration will be given to other sites for the club which could be put forward as an alternative to the 46 serviced sites proposal.
An issue was raised in relation to the removal of the emerging N22 Route Corridor which runs through	It was agreed that the final design of the N22 could still be amended therefore the NRA requires that the	No change. Retain the manager's recommendation as published in paragraph 2.5.9 of the manager's report.

the village of Killumney/Ovens.	Council retain the preferred route corridor.	
Submission 11/949 Request to include lands which are in close proximity to EMC inside the development boundary. The Elected Members stated that the land is one of the few undeveloped portions of land next to this major employer and should be brought inside the development boundary.	It was agreed by the PPU that if EMC require these lands as part of their future expansion proposals then a meeting would be facilitated by the PPU. Elected Members disagreed.	No change. Retain the manager's recommendation as published on page 40 of the manager's report.
Submission 11/945 An issue was raised in relation to lands which were zoned for low density residential development in 2005 but which have been taken out of the settlement boundary of Killumney/Ovens and included as A3 lands in the metropolitan greenbelt. The Elected Members want these lands reinstated back into the development boundary for Killumney/Ovens.	It was agreed by the PPU that these lands are separated from the settlement of Killumney/Ovens by the N22 and it is considered that they would be more suitably located in the A3 greenbelt where local residential needs can still be accommodated. Elected Members disagreed.	No change. Retain the manager's recommendation as published in the manager's report.
Proposal to include lands which abut the N22 route corridor inside the Killumney/Ovens development boundary.	It was agreed that boundaries should not be extended to abut route corridors due to NRA policy relating to land acquisition costs.	No change. Retain the manager's recommendation as published in the manager's report.
Coachford		
Submission 11/672 Inclusion of lands for residential development in Coachford. These lands adjoin the existing development boundary.	PPU agreed that there is already a sufficient amount of residential land inside the development boundary of Coachford to accommodate population targets. Elected Members disagreed.	No change. Retain the manager's recommendation as published on page 35 of the manager's report.
Submission 11/986 Extension of development boundary to include lands for a medical facility in Coachford on which there is a pending planning	The Outline Planning Permission has expired and Development Management expressed concerns in relation to the pending application on the	No Change. Manager's recommendation as published in the manager's report will be retained.

application on FI. Elected Members raised the issue that the land already has Outline Planning and that for this reason the land should be included inside the development boundary.	site.	
Crossbarry		
Submission 11/955 Inclusion of lands for Industrial development in Crossbarry. Lands adjoin the development boundary.	PPU agreed that there is already a sufficient amount of land inside the development boundary of Crossbarry to accommodate employment uses if needed. Elected Members disagreed.	No change. Retain the manager's recommendation as published on page 36 of the manager's report.

Part 2 – Issues raised by members where a change is proposed

Issue	Response	Action
Ballincollig		
MM03.01.05 – T-03 objective Ballincollig. An issue was raised regarding the omission of reference to the Former Murphy Barracks.	It was agreed to include a references to both the Ballincollig Shopping Centre and the former Murphy Barracks.	Amend T-03 objective to include reference to “Former Murphy Barracks”. Include in brackets next to reference to “Ballincollig Town Centre”. +
MM03.01.02 – An issue was raised relating to the C-01 site in Ballincollig. A portion of this site has been included in the existing built up area as a proposed amendment to the draft plan.	It was agreed to look at this again taking into consideration previous decisions made on these lands and the historical context.	Re-instate cemetery extension zoning on entire site.
Submission 11/1021 An issue was raised relating to 1.2ha of land in Ballincollig (part of O-01).	It was agreed to look at this again and give consideration to including a small area of land on the northern side of the site.	Include a small area of land on the northern end of the site in the existing built up area.
Extension of R-04 to include a buffer zone to the east.	After a discussion regarding the NRA's policy	Additional information received from the NRO

	<p>guidance in relation to zoning of land adjacent to National primary and secondary roads and past experience of instances where increased land acquisition costs have been an impediment to road developments, it was decided to proceed with the manager's recommendation which seeks to retain the buffer zone for the Cork Northern Ring Road Scheme.</p>	<p>regarding a revised setback for the Cork Northern Ring Road therefore it has been agreed to reduce the setback from 150m to 75m. An additional area is also required towards the north of the site to allow for a future possible road alignment connecting back to the local road.</p>
Killumney		
<p>Submission 11/983 Proposal to include lands inside the development boundary for Killumney/Ovens to the west of Grange Cross for possible mixed use development and provision of a pitch for Killumney United Football Club.</p>	<p>The submission proposes medium density residential development on these lands however it was agreed to look at this again for a mixed use development with provision for a pitch for Killumney United.</p>	<p>Include part of the proposed area for mixed uses which would include the provision of grounds for a pitch for Killumney United Football Club. Details of proposed change to be circulated prior to meeting on the 31st of March.</p>
Ballyvourney/Ballymakeery		
<p>Submission 11/567 To re-instate X-01 zoning on Colaiste Iosagain site in Ballyvourney/Ballymakeery.</p>	<p>This zoning was taken off due to Flood Risk Issues however it was agreed to give consideration to remove the reference to mixed use zoning.</p>	<p>Reinstate X-01 zoning objective with amendment to objective to read as follows; "Opportunity site to redevelop former secondary school for tourism or mixed use development".</p>
Cloghduv		
<p>Submission XXX raised issues concerning an existing planning permission for 160 dwellings where, although the development has not yet commenced,</p>	<p>The Director of Service indicated concerns that, notwithstanding the Manager's Recommended changes to the draft plan, the unique circumstances in this case, could result in future difficulties because of advance development contributions paid to facilitate infrastructure provision</p>	<p>Include additional text and an objective indication that, in this case, because the advance payment of development contributions has resulted in the provision of significant water infrastructure by the County Council, the commitment to this development will be maintained .</p>