

Report to Members

Macroom Electoral Area Local Area Plan
Public Consultation Draft

Managers Opinion on the Issues Raised
& Proposed Amendments

February 2011

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

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

Section 1 Introduction

1.1 Where we are in the process

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

1.1.2. Although not required under the Act, public exhibitions / information day was held during the display period to encourage people to take part in the plan process. This was held in the Oriels House Hotel, Ballincollig on December 7th 2010, where the public and interested parties had an opportunity to speak directly to staff from the Planning Policy Unit regarding the draft LAP.

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

1.2 Submissions

1.2.1. There were a total of 65 submissions received during the public consultation period on the Draft Macroom Electoral Area Local Area Plan. Of these 65, there were 3 duplicates, leaving a net total of 62 valid submissions. 12 submissions focussed on general issues facing the wider County and the Electoral Area as a whole, with a further 50 site specific submissions.

1.2.2. 18 submissions received related to issues in Ballincollig. 19 submissions related to issues in the key villages, 10 submissions related to the villages and village nuclei, with 3 submissions received in relation to the "other Locations".

1.3 Appropriate Assessment

1.3.1. In addition to the submissions raised, the draft plan has also been subjected to 'Appropriate Assessment' and a 'Natura Impact' Report has been prepared. The recommendations from this report are set out in appendix 4 of this report and it is the Recommendation of the Manager that they be included in the amendment.

1.4 How to use this report

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

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

1.4.3. Included thereafter, in Appendix A, is the full list of submissions received during the consultation process with a summary of the submission and the Manager's Opinion included. This list is laid out in alphabetical order by interested party.

1.4.4. Appendix B sets out the list of proposed material amendments to the Draft Local Area Plan. This list is set out by settlement.

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

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

- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
- The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/archaeological designations and record of protected structures information already shown in the County Development Plan 2009 or approved by the 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 23rd February 2011. The Planning and Development Acts make the following provisions and any amendments to the draft plan:

- The local area plan shall be deemed to be made in accordance with the recommendations of the Manager (i.e. as set out in this report) unless the Elected Members of the Council make a resolution making or amending the plan otherwise than in accordance with the Manager's recommendation;

- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council
- The last day on which the Council can make resolutions with regard to the Draft Plan is Tuesday 5th April 2011.

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

- A special meeting of the Macroom Electoral Area Committee has been arranged for Wednesday March 2nd 2011 at 10am in County Hall. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Manager's recommended amendments to the Draft Plan. It is important that Elected Members, who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Wednesday 30th March 2011 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans. In line with the County Council's Standing Orders, Elected Members wishing to propose resolutions for consideration at that meeting should give notice of their motion to Mr Maurice Manning (Meetings Administrator-Corporate Affairs) by Tuesday 22nd March 2011 at the latest. Provision has also been made for an additional meeting, should one be required, on Thursday 31st March 2011 at 11 am.

1.5.3. The Planning and Development Acts require that any material amendments to the plan and must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the end April 2011. (A definite date for the commencement of consultation cannot be given at this stage until the amendments have been assessed to determine the need for any supplementary Environmental Report or Appropriate Assessment report.)

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

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

Section 2 Principal Issues Raised

2.1 Introduction

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

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

2.2 General Issues

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

Flood Risk Management and the Local Area Plans

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Manager's Recommendation: Amend the Draft Macroom Electoral Area Plan as follows:

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

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

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

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

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

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

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

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

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

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

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

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

Department of the Environment, Heritage and Local Government

Department of Education and Skills

Department of Communications, Energy and Natural Resources

Department of Transport

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

Environmental Protection Agency

National Roads Authority

Bus Éireann

Cork City Council

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

Department of the Environment, Heritage and Local Government

2.3.3. The department commended the County Council on several aspects of the plan including the approach taken to flood risk management, the general approach to development in villages and on the new provisions affecting the inhabited islands off the county's coast.

2.3.4. The submission sought improvements to integration of the local area plan with some of the existing objectives of the County Development Plan 2009 particularly through the inclusion of existing built and natural heritage designations on the maps used in the Draft

Local Area Plan. As this request relates only to existing objectives and designations it is not considered to be a material amendment to the plan and these details will be included on the maps of the final plan when published later in the year.

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

2.3.6. This submission raises a number of issues relating to archaeology and archaeological heritage.

Manager's Recommendation: No amendment to the Macroom Local Area Plan proposed.

Department of Education and Skills

2.3.7. In its submission the Department of Education and Skills outlined the requirement for future educational facilities in the main towns in the Macroom Electoral Area. The submission requests that provision is made for a 24 classroom primary school and a 500 pupil secondary school in Ballincollig. It also highlights a deficit at primary school level and secondary school level in Macroom however these deficits can be catered for by way of expansion to existing schools. The LAP makes provision for an educational campus on the proposed X-01 masterplan site which would provide up to two national primary schools and one secondary school to cater for the population targets for the town. Permission has recently been granted for a two storey 16 classroom school for Gaelscoil Ui Riordan at Carrigrohane.

2.3.8. With regard to villages and rural settlements the Department would expect that the existing schools should be capable of catering for the increase in pupil numbers. It states that in most instances it may be possible to cater for this by way of expansion to existing schools and in some cases a new school may be required.

2.3.9. It should also be noted that a submission has been received from the Board of Management of Ballinora National School which requests that a site be included inside the development boundary to facilitate the long term expansion of the school. It is intended to build a new 16 classroom school as the existing school site is totally inadequate to cater for the present number of pupils.

2.3.10. It is recommended therefore that the Draft Plan be amended to identify a site for the long term needs of the school in Ballynora.

Managers Recommendation: Macroom Local Area Plan to be amended to identify additional school site at Ballynora, see proposed amendment MM 03.09.1, Appendix B.

Department Of Transport

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

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

Environmental Protection Agency

2.3.12. The EPA have made a very detailed submission commenting on many aspects of the draft plan. A significant number of the issues raised overlap with the recommendation of

the Natural Impact report and these are included in the Manager's recommendation for the amendments to the plan.

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

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

Managers Recommendation: The EPA's submission raised a large number of issues in relation to the Macroom LAP. It is considered that some of these issues have already been addressed in the County Development Plan 2009 and in the Macroom Local Area Plan itself. There was one issue raised which specifically related to the Macroom EA and will require an amendment for Kilmurry however this change is considered to be non-material. Delete paragraph 15.2.15 in Kilmurry which was included in error.

It should also be noted that a number of recommendations from the EPA will be addressed as part of the Appropriate Assessment of the Macroom LAP, see section 2.6.2. Include reference to sustainable development of towns in DB-01 objectives for Ballincollig and Macroom. MM03.01.07 and MM03.02.01.

National Roads Authority

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

2.3.16. The County Development Plan 2009 already addresses the issues raised concerning general traffic implications for national routes and non-national roads. Location-specific issues arising from this submission are addressed under the appropriate settlement heading. No amendment to the plan is considered necessary.

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

2.4 Other Issues Raised in General Submissions

Construction Industry Federation

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

2.4.2. The submission raises a number of strategic issues best addressed in the normal review of the relevant strategic documents. The aim of masterplans is to provide additional

information to help streamline the planning application process. They are only used in the case of unusually complex and large scale proposals.

2.4.3. The observations made on the approach to flood risk management have been addressed in paragraphs 2.2.2 – 2.2.10 of this report.

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

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

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

Manager's Recommendation: No amendment to the Macroom Local Area Plan proposed.

Irish Farmers Association

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

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

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

Dairygold

2.4.9. This submission from Dairygold relates to co-op sites in the settlements of Clondrohid, Coachford, Ballymakeera, Kilmoney and Cloughduv. In some cases Dairygold seeks to extend sites and in other cases it seeks to have lands zoned for business uses to enable the redevelopment of the sites.

Managers Recommendation: Macroom Local Area Plan to be amended, see proposed amendments MM 03.10.01, MM 03.05.03 and 03.06.02 in Appendix B.

Section 3 Principal Issues Raised in Submissions

2.5 Settlement Specific Issues

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

MAIN SETTLEMENTS:

Ballincollig: A total of 18 submissions were received for the settlement of Ballincollig. The main issues are as follows;

2.5.2. **Flood Risk:** A number of submissions raised concerns in relation to the flood risk areas on the settlement map particularly on the X-01 Masterplan site. The issue raised is that the run off from the Ballincollig by-pass is causing this flooding and that MCOS drafted a detailed drainage scheme to cater for this run off which was agreed with Council engineers. This was called the Barry's road foul and storm sewerage scheme and the submission states that this scheme needs to be agreed, finalised and implemented and the flood risk areas removed.

Managers Recommendation: The Masterplan will deal with site specific issues relating to flood risk areas and proposed land uses in these areas therefore no amendment to the Local Area Plan is recommended.

2.5.3. **Town Centre Uses:** A number of submissions raised issues relating to Town and Neighbourhood Centre sites. The submission referred specifically to the T-01, T-03 and T-04 town centre sites. In relation to the T-01 town centre site a request was made to include a phased approach to the zoning in the objective for the site. In relation to the T-03 site it is requested that any reference to the 'former Murphy Barracks' in the objective be removed. In relation to the T-04 site it was requested that the town centre zoning be extended to include the Topaz Service Station to the east of the town.

Managers Recommendation: Amendments will be made to the text of the Draft Plan and the Ballincollig settlement map to reflect the proposed changes.

2.5.4. **Population targets** emerged as an issue in two submissions which stated that the Draft Local Area Plan does not comply with the criteria set out in the CASP update which refers to a larger population for Ballincollig and its Hinterland.

Managers Recommendation: In relation to CASP and its target population for Ballincollig and its hinterland it should be noted that the demographics in CASP are prepared in relation to different spatial areas but it is the Councils view that the Draft LAP is consistent with CASP and the RPG's and no amendment to the Local Area Plan is recommended.

2.5.5. **The Rapid Transit Route** emerged as an issue in a number of submissions. One submission queried the route of the proposed line and the need for it to serve the Ballincollig town centre. Another submission queried if a dedicated Bus Rapid Transit Line is a commercial reality in the present economic climate and suggested that utilising, upgrading and extending existing road and bus infrastructure and linking these assets to appropriately located park and ride sites is a more realistic option.

Managers Recommendation: the route selection study for the proposed Rapid Transit Route has yet to be conducted.

2.5.6. Residential Development: Provision of additional lands for residential development:

Managers Recommendation: A number of submissions were received requesting that additional land is included within the development boundary and outside the development boundary. It is considered that sufficient land has already been provided within the development boundary to accommodate target growth rates and that no additional land is required outside the boundary. However, in the case of O-05 the plan will be amended to revert to the previous objective on the site which allowed for a small portion of housing on the south western portion of the site. In the case

2.5.7. Extension of R-04 to the east to include lands which are required to allow a buffer zone for the Cork Northern Ring Road Scheme.

Managers Recommendation: The guidelines from the NRA instruct the Council to take a particular approach in relation to zoning adjacent to National primary and secondary roads and the Council has been asked to retain this buffer zone for the Cork Northern Ring Road Scheme.

Key Villages

A total of 12 submissions were received for the key village of Kilmuney/Ovens. The following issues were raised;

2.5.8. The need for grounds for **Kilmuney United Football Club**. This need was identified in the 2005 Local Area Plan. The proposal is for the development of 46 serviced sites, pitch, changing rooms and car parking for the Football Club.

Managers Recommendation: It is not proposed to amend the development boundary at this stage as it is considered that sufficient land has been provided within Kilmuney to accommodate future growth targets and the provision of a pitch for Kilmuney United Football Club. A pitch could also be provided on greenbelt lands adjoining the development boundary.

2.5.9 A number of submissions were received requesting the removal of the emerging preferred N22 route corridor from the Kilmuney/Ovens map stating that this corridor is preventing development from taking place.

Managers Recommendation: No change is recommended to the development boundary. The final design of the N22 could still be amended and the NRA requires that the Council retain the preferred route corridor.

2.5.10. Flood Risk Areas: Concerns were raised in relation to flood risk areas on the settlement map. It is stated in submissions that the areas identified are seriously overestimated and inaccurate.

Managers Recommendation: The Masterplan will deal with site specific issues relating to flood risk areas and proposed land uses in these areas therefore no amendment to the Local Area Plan is recommended.

2.5.11. A submission raised concerns that the development objective limiting development to 250 units up to 2020 is overly restrictive.

Managers Recommendation: The growth targets for the villages are set out having regard to the guidelines on "Sustainable Residential Development in Urban Areas". In relation to existing planning permissions within the smaller settlements, it is not necessary to include these as the Planning and Development Act 2010 makes provision for extending unimplemented planning permission in light of economic considerations beyond the control of the applicant which substantially militated against the commencement of development pursuant to the planning permission. It is therefore recommended that no amendment is made to the plan.

A total of 6 submissions were received for the key village of Coachford. The main issues are as follows;

2.5.12. Wording in LAP for the provision of a nursing home to be amended to include additional wording to allow provision for sheltered accommodation units for the elderly.

Managers Recommendation: Text will be amended to include additional wording.

2.5.13. Inclusion of an objective which would provide for a pedestrian connection from the village of Coachford to the River Lee and the development of a walkway along the River. This is linked to the proposal to develop a harbour for water based tourist activities at Lee Valley.

Managers Recommendation: Additional text to be included in section 2 which would support Integrated Tourism Projects.

Villages, Village Nuclei and 'Other Locations'

A total of 13 submissions were received for Villages, Village Nuclei and 'Other Locations'. The main issues raised in the submissions are as follows;

Ballynora

2.5.14. A submission has been received from the Board of Management of Ballinora National School which requests that a site be included inside the development boundary to facilitate the long term expansion of the school. It is intended to build a new 16 classroom school as the existing school site is totally inadequate to cater for the present number of pupils.

Managers Recommendation: The development boundary will be extended at Ballynora to include a site for a new school.

Cloughduv

2.5.15. The submission outlines reservations regarding the general policy to be applied by the Council with respect to limitations on housing development and "dezoning" of lands in villages. The submission states that the proposal has the potential to stifle development in rural areas as there is a real possibility that the rural areas that would benefit from infrastructure development as a "by product" of housing may suffer. The submission suggests that the Council recognise that limitations on housing development and commercial development will be reconsidered where proposals offer a "planning gain" through PPP opportunities.

Managers Recommendation: The growth targets for the villages are set out having regard to the guidelines on "Sustainable Residential Development in Urban Areas". In relation to existing planning permissions within the smaller settlements, it is not necessary to include

these as the Planning and Development Act 2010 makes provision for extending unimplemented planning permission in light of economic considerations beyond the control of the applicant which substantially militated against the commencement of development pursuant to the planning permission. It is therefore recommended that no amendment is made to the plan.

2.6 Issues raised in relation to the Environmental Report and Appropriate Assessment

2.6.1 The following general issues arose following Appropriate Assessment of the Environmental Report and Draft Plan. It is considered necessary to remove unzoned areas of SAC from within development boundaries. This will require some minor alterations to the settlements maps of Ballyvourney/Ballymakeery and Toon Bridge. These amendments are MM 03.04.03 and MM 03.35.05.

2.6.2 It is also considered that waste water treatment facilities in particular must be fully capable and provided and operational prior to commencement of any discharges from all development. In relation to individual settlements general issues to be addressed included the need for capable treatment infrastructure, need to protect and enhance the biodiversity of Natura 2000 sites. In the case of specific sites ecological impact assessment reports will be required depending again on proximity to Natura 2000 sites. In some cases it will be necessary to provide for wastewater and storm water plans so as to protect the relevant river catchment. The following table illustrates the specific amendments that apply to individual settlements.

Settlement	Amendment
Ballymakeery/Ballyvourney	MM03.04.01
Ballymakeery/Ballyvourney	MM03.04.02
Ballymakeery/Ballyvourney	MM03.04.03
Inchigeelagh	MM13.14.01
Inchigeelagh	MM13.14.02
Toon Bridge	MM03.35.01
Toon Bridge	MM03.35.02
Toon Bridge	MM03.35.03
Toon Bridge	MM03.35.04
Toon Bridge	MM03.35.05

Appendix A

List of Submissions

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
MMDLAP1 1/1000	Electoral Area Wide	Dairygold	This submission relates to Dairygold lands at Clondrohid, Coachford, Ballymakeera, Kilmoney and Cloughduv. In relation to Clondrohid the submission is seeking to extend the development boundary to include additional lands to accommodate future expansion of the co-op site. In relation to Coachford the submission states that the co-op lands do not have a history of flood risk to the extent noted in the Draft Local Area Plan. The submission is also seeking to extend the development boundary in Coachford to include additional dairygold lands and requests that the lands are zoned for business use. In Ballymakeera the submission seeks to retain the co-op within the development boundary. In Kilmoney the submission seeks to extend the development boundary of B-01 to include additional lands to the north and west. In Cloughduv the submission requests that the B-01 site is extended to include additional dairygold lands to the east.	Clondrohid – amend development boundary to include additional land to accommodate future expansion of the co-op site. See amendment 03.10.01 Appendix B. Coachford- include portion of co- op lands inside the development boundary. See amendment 03.05.03 Appendix B. Ballymakeera – noted Kilmoney – no objection to the proposed amendment to B-01 subject to buffer with residential development to the north east. See amendment 03.06.02 Appendix B. Cloughduv – no change recommended
MMDLAP1 1/1015	Electoral Area Wide	Department of Education and Skills	This submission from the Department of Education and Skills outlines how the requirement for educational	Macroom Local Area Plan to be amended to

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>facilities is calculated and sets out the future educational requirement in the Macroom Electoral Area. The submission requests that provision is made for a) a 24 classroom primary school (2.2 ha) and a 500 pupil secondary school (4.86 ha) in Ballincollig b) it also refers to a 4 classroom deficit at primary school level in Macroom and a deficit of 68 places at post primary level. It is noted in relation to Ballincollig that permission has been granted for a two storey 16 classroom school for Gaelscoil Ui Riordan at Carrigrohane. With regard to villages and rural settlement projections the Department would expect that the existing schools should be capable of catering for the increase in pupils numbers. In some instances it may be necessary to extend existing schools. With regard to the projected increase at post primary level it should be possible to cater for this by way of expansion to existing schools. In some cases a new school may be required. Other general points made are that the Department always requests site reservations to be made as close as possible to community facilities and the Department is also open to the concept of multi campus school arrangements. These approaches can have the affect of reducing the land take for school development.</p>	<p>identify additional school site at Ballynora, see proposed amendment 03.09.01 Appendix B.</p>
MMDLAP1 1/1048	Electoral Area Wide	OPW	<p>The submission welcomes the approach taken to flooding and recommends a number of changes: Section 1.7.7 – broaden the list of information to include, where applicable, reports or flood maps from localised flood studies. Section 1.7.9 -references to the Draft Indicative Flood Extent Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text</p>	<p>No amendment to the Macroom Local Area Plan proposed – See section 2.2 above.</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>describing Flood Zone B should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A. Objective FD1-4 - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. Zoning Objectives - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals shall / should be accompanied by an FRA. All settlements - Plan should note than "possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate. Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even through they are almost entirely within both Flood Zones A and B). Justification Test to be fully applied to confirm the suitability of such zoned sites.</p>	
MMDLAP1 1/1053	Electoral Area Wide	Bus Eireann	<p>SPECIFIC OBJECTIVES Important in the provision of high quality public transport are:</p> <ul style="list-style-type: none"> • Well designed bus stops • Disabled accessible bus stops, including wheelchair accessibility • Easy of access for buses to urban bus stops • Safety, in terms of design and location, is of paramount importance at school settings • Use of parking restrictions and one-way systems in urban areas to assist free-flow for buses • Consideration of use of road hard shoulders when exiting & entering urban areas 	No amendment to the Macroom Local Area Plan proposed - See section 2.2 above.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>IMPLEMENTATION</p> <p>Public transport needs must be integrated into the planning process when considering new development proposals, within both greenfield and existing development areas, as follows:</p> <ul style="list-style-type: none"> • Bus lanes in urban areas • Well positioned and accessible bus stops • Bus lanes on motorways • Bus priority at traffic signals • Linking traffic signals with bus based AVL • Control of parking • Traffic calming • Pedestrian zones <p>ADDITIONAL ISSUE</p> <p>Provision for the overnight parking of buses for early morning departures in outlying towns should be made.</p>	
MMDLAP1 1/1055	Electoral Area Wide	Department of Transport	<p>Highlights the crucial role of transport in the economic and social development of the country. LAP's should take account of the Governments Smarter Travel Policy. It sets targets for modal shift, a reduction in transport emissions and easing of congestion. Address the need for an alignment of spatial planning and transport. Also encourages more sustainable forms of transport. Needs to be a radical shift in emphasis in how cycling and walking is provided in the future including the need to promote more compact urban forms, provision of safe cycling routes to schools and identification of inter urban cycling networks. The relevance in the LAP of the vision of the National Cycle Policy Framework (NCPF) to create a cycling culture in Ireland is highlighted. Would welcome greater emphasis in the LAP on the Smarter Travel Policy and its implications.</p>	No amendment to the Macroom Local Area Plan proposed - See section 2.2 above.
MMDLAP1 1/1057	Electoral Area Wide	National Roads	The NRA are concerned that the Electoral Area Local Area Plans have	No amendment to

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
		Authority	<p>not taken into consideration the following points:-</p> <ol style="list-style-type: none"> 1. The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities, 2. More explanation and transparency in respect of how the population and household se figures were derived 3. No details of the current national road schemes 4. The distinction between strategic traffic on national roads and local traffic on non national roads. 5. Additional traffic at major national road junctions' from new business zoning. <p>In relation to the Macroom EA the submission states that the Local Area Plan does not include any objectives in relation to protection of the route of the proposed N22 scheme or in relation to delivery and completion of the project. In addition the LAP should similarly accommodate and provide for the Cork Northern Ring Road. Specific reference is made to Ballincollig, Macroom Environs, Ballymakeery/Ballyvourney, Killumney/Ovens, Lissarda, Farran/Lower Farran and Srelane Cross and the safeguarding of the N22 and its junctions for the safe and efficient movement of major interurban and interregional traffic. The authority requests that appropriate traffic and transport assessment accompany applications that may have an impact on the adjoining national road network, such assessments should consider the cumulative impact of planned/proposed development in the area. In relation to Ballincollig the submission requests that reference is made to the Cork Area Transit Study.</p>	the Macroom Local Area Plan proposed - See section 2.2 above.
MMDLAP1 1/1130	Electoral Area Wide	IFA	The submission raises a number of issues relating to the agriculture industry; namely:-	No amendment to the Macroom

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>1. The LAP’s need to emphasize the role to be played by a vibrant agriculture and food industry in the resurrection of the economy in the future.</p> <p>2. There needs to be a solid commitment in the plans to improve rural infrastructure such as access roads and high speed broadband services.</p>	<p>Local Area Plan proposed – see section 2.3 above.</p>
<p>MMDLAP1 1/1131</p>	<p>Electoral Area Wide</p>	<p>Construction Industry Federation</p>	<p>ZONING Minimise use of Masterplans, LAPs Infrastructure deficits Significant development constraints in key areas Infrastructure investment Underperformance of Cork City should be accommodated within Metropolitan Cork FLOODING Extreme, based on imprecise data SMALLER SETTLEMENTS No deletion of zoning in smaller settlements Zoning be retained where the developer has permission or has progressed an application Inflexible approach taken Amend specific target population growth to approx. target OBJECTIVES Guidelines allow for greater growth than envisaged in LAPs. Limiting growth will limit the provision of services MARKET No demand for higher densities outside of urban location & special sites Review density targets Future funding of infrastructure cannot be largely borne by private sector TAXATION Windfall tax legislation impacts on amended zonings CRECHE Greater flexibility required in the provision of crèches</p>	<p>No amendment to the Macroom Local Area Plan proposed – see section 2.3 above.</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>CONTRIBUTIONS Review of development contributions is required Preparation of a more comprehensive list of infrastructural projects to be considered would provide greater certainty to developers and investors</p> <p>PLANNING GAIN Planning gain policies will stifle economic recovery and requires review</p> <p>DOCUMENT Confusion arises where the Draft Indicative Flood Extent Maps overlie zoned land use objectives Requirement for improved linkage between LAPs and CDP</p>	
MMDLAP1 1/1132	Electoral Area Wide	O'Flynn Construction	<p>The submission raises a number of general issues in relation to the review of the local area plans:</p> <ol style="list-style-type: none"> 1. The changes to the zoning regime has introduced too many special policy areas (X-01) and have removed the established zoning category so that it is impossible to tell what mix of uses might be acceptable and this results in a dilution of the planning policy framework. 2. Council should take regard of market needs (lower densities) in terms of house type and location when considering the nature and spatial distribution of zoned residential land. 3. Consideration should be given to the preparation of more comprehensive list of infrastructure projects to be considered under the General Contribution Scheme and adopt an approach of reinvesting the development contributions in the area where they were collected. 4. Local Area Plans should establish clear objectives to ensure the enhancement of residential amenity through the possibility of monetary contributions in lieu of the Recreation and Amenity Strategy; a 	No amendment to the Macroom Local Area Plan proposed – see section 2.3 above.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county.</p> <p>5. Cork County Council should call for a national review of policy on planning gain and should review its own policies on planning gain in regard to the provision of Part V, recreation and amenity strategy and monetary contributions.</p>	
MMDLAP1 1/1134	Electoral Area Wide	Department of the Environment Heritage and Local Government	<p>Submission complements the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.</p> <p>Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAP's policies (in particular Phasing of development, towns/village growth balance, and growth in CASP Ring) are aligned with it.</p> <p>Note that Appropriate Assessment should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or dezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be</p>	Clarifications to be inserted as required, no material amendment proposed - See section 2.2 above.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>shown on settlement maps including lines of medieval town walls. Suggest that specific policies and objectives on archaeological heritage should be included in LAP's. Specific comments are made about Architectural Heritage in some LAP's expressing the need for greater clarity. Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p>	
MMDLAP1 1/1135	Electoral Area Wide	EPA	<p>The EPA's submission relates to four areas as follows: a) Integration of environmental considerations in the landuse plans, b) General comments on the EALAP Environmental Reports c) General comments on the EALAPS and d) Specific comments on the EALAPs. The EPA includes a number of key recommendations to be included in the plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans. The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in each of the EALAP Environmental Reports and the need to better address and incorporate in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p>	<p>The EPA's submission raised a large number of general issues in relation to the Macroom LAP. It is considered that most of these issues have already been addressed in the County Development Plan 2009 and in the Macroom Local Area Plan itself. There was one issue raised which specifically related to the Macroom EA and will require an amendment for Kilmurry however this change is considered to be non-material. Delete paragraph 15.2.15 in</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				<p>Kilmurry which was included in error. It should also be noted that a number of recommendations of the EPA will be addressed as part of the Appropriate Assessment of the Macroom LAP.</p>
<p>MMDLAP1 1/1263</p>	<p>Electoral Area Wide</p>	<p>Department of Communications, Energy and Natural Resources</p>	<p>The Department of Communications had no comment to make at this stage.</p>	<p>No amendment to the Macroom Local Area Plan proposed - See section 2.2 above.</p>
<p>MMDLAP 11/1271</p>	<p>Electoral Area Wide</p>	<p>BamGable</p>	<p>This submission objects to the crude mapping of areas identified as at risk of flooding generated from highly suspect and out of date data, with particular reference to Carrigtwohill in the Midleton Electoral Area. It is requested that as the areas of probable flooding risk are inaccurate and worthless then they should be removed from the documents. The submission also objects to the requirement for the carrying out of repeat flood risk assessments where the probability of flooding has been removed by infrastructural works or where conditions have been complied with obviating flood risk.</p>	<p>The Flood Risk Assessment of the county has been carried out in accordance with the Ministerial Guidelines and no change to flood extent maps is proposed. It is considered that the flood risk assessment does not necessarily preclude development, rather it informs the process.</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				It is recommended that there is no amendment to the Macros Local Area Plan (see Section 2.3 above).
MMDLAP1 1/459	Ballincollig	Murray, Michael and O'Donoghue, Paraic	This submission supports the zoning objective for T-01 in Ballincollig. It also states that the proposed zoning offers flexibility in relation to the delivery of redevelopment and requests that the Macroom LAP reflect this by the addition of the following sentence in section 1.4.18: 'The County Council is satisfied that a phased approach to the redevelopment of these sites will be acceptable'.	No objection to the proposed amendment.
MMDLAP1 1/532 and 723	Ballincollig	O'Regan, Terry	This extensive submission raises a number of concerns in relation to the proposals for Ballincollig in the Draft Local Area Plan for Macroom. The following key issues have been raised; Preparation of two individual LAP's for Ballincollig and Macroom and not one LAP for the entire Macroom Electoral Area; engagement with the heritage council on a village design process for the villages in the Macroom EA; no further development of any further houses, apartments or offices until the existing stock are used; focus on how best to serve the needs of a community with a burgeoning young and senior population; focus on the delivery of infrastructure today and not in the future; turn Ballincollig into a heritage town; prepare a public realm strategy for the town, protect the green belt around Ballincollig.	All the issues raised in this comprehensive submission have been noted however many of the issues raised are not directly relevant to the Local Area Plan.
MMDLAP1 1/541	Ballincollig	Colm Cummins	This submission relates to the ESB premises in Ballincollig which occupies a site of circa .78ha. The submission supports the zoning "existing built up area" for the retail property on the basis that it is	This has been noted.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			consistent with established and proposed uses at this location	
MMDLAP1 1/569 and 549	Ballincollig	T F MURPHY	<p>This submission relates to Ballincollig and its Hinterland as contained in the CASP 2008 update. The submission outlines a number of points which can be summarised as follows</p> <ul style="list-style-type: none"> - The Draft LAP does not comply with the criteria set down in CASP which refers to a larger population for Ballincollig and its Hinterland. - The Plan is an inadequate document for public consultation. - The Plan fails to chart the physical development of the town in an understandable format. - Ballincollig and its hinterland require a dedicated master plan to guide and direct the urban layout to accommodate the doubling of the population envisaged in CASP. 	All the issues raised in this comprehensive submission have been noted. In relation to CASP and its target population for Ballincollig and its Hinterland it should be noted that the demographics in CASP are prepared in relation to different spatial areas but it is the Council's view that the LAP is consistent with CASP and the RPG's.
MMDLAP1 1/584	Ballincollig	Murnane O'Shea	<p>Submission proposes to extend R-04 zoning in Ballincollig to include 6.7ha of land to the east of the site subject to the following specific objective: "As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location."</p>	No change to the LAP is recommended. The Guidelines from the National Roads Authority instruct the Council to take a particular approach in relation to zoning adjacent to National primary and secondary roads and the Council have been asked to retain this

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				buffer zone for the Cork Northern Ring Road Scheme.
MMDLAP1 1/591	Ballincollig	Burke, Matthew	This submission requests that the proposed R-04 zone for medium density residential development is extended west. The subject land form part of the proposed X-01 Masterplan area.	No change to the LAP is recommended as this land is of strategic importance to the X-01 area.
MMDLAP1 1/594	Ballincollig	Maloney, Regina	This submission supports the revised zoning objective for R-06 in Ballincollig. The revision provides for medium rather than high density residential development.	This has been noted.
MMDLAP1 1/615	Ballincollig	Moloney Family	This submission relates to C-01 in Ballincollig. It requests that consideration be given to a number of suggestions relating to the site which would enable the Planning Policy Unit to achieve its objective for a cemetery extension. The submission proposes that the north western portion of the land is zoned for residential development to allow for the completion of a residential development at Clash Cross Roads. The submission also proposes to extend C-01 to the east.	Part of the C-01 site will be included in the existing built up area. See proposed amendment 03.01.02 in Appendix B.
MMDLAP1 1/715	Ballincollig	O'Brien, Donal	This submission refers to flood risk areas on lands zoned X-01 in the Draft Macroom LAP. The submission states that the increase in water levels presently in the stream on this land is due solely to the run off from the Ballincollig by-pass. An ESBI report of 2003 on this indicated that run off would occur due to the by-pass and gave recommendations on managing the run-off. MCOS drafted a detailed drainage scheme to cater for this run-off and for future development of the whole area of X-01. This was called the Barry's road foul and storm sewerage scheme. The submission states that this scheme needs to be agreed, finalised and implemented and the proposed	The future use of this area is for a mixed use Masterplan therefore the Masterplan will deal with site specific issues relating to flood risk areas and proposed land uses in these areas.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			flood risk areas removed.	
MMDLAP1 1/761	Ballincollig	Crawley, Michael	This submission relates to lands in Ballincollig which are zoned X-01 in the Draft Local Area Plan for Macroom. The submission states that the areas marked on the lands as susceptible to flooding do not reflect reality and that any over bank flooding in the area is as a result of the construction of the Ballincollig by-pass. The submission states that studies were carried out prior to the construction of the bypass which identified the impact the bypass would have on water levels and included recommendations to resolve these impacts. The implementation of the recommendations in these reports, which relate to development drainage, would make flooding impossible. The submission requests that the Council acknowledge this work and remove the areas susceptible to flooding from the map.	The future use of this area is for a mixed use Masterplan therefore the Masterplan will deal with site specific issues relating to flood risk areas and proposed land uses in these areas.
MMDLAP1 1/771	Ballincollig	Crawley, FF	This submission requests that lands in Ballincollig be included as part of zoning objective X-01 in the Draft Plan. The submission also states that lands identified as being susceptible to flooding within the boundary of X-01 do not flood and that this information is inaccurate. The submission also refers to proposed river training works as set out in section 1.2.28 of the Draft Plan and states that the inaccurate flood zones should be removed.	The future use of this area is for a mixed use Masterplan therefore the Masterplan will deal with site specific issues relating to flood risk areas and proposed land uses in these areas
MMDLAP1 1/786	Ballincollig	Crowley, Dermot	This submission focuses on two existing Topaz service stations in Ballincollig. Firstly, the submission supports the decision to retain the current town centre zoning objective at the western end of the town centre. Secondly, it also requests that the Topaz Service Station at the eastern end of the town centre be included within the proposed T-04 town centre zoning objective. The	No objection to proposed amendment. See proposed amendment 03.01.03 in Appendix B.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			submission requests that the planning authority take note of the following; 1) the service station's location adjoining the existing town centre, opposite Aldi. 2) Its current commercial use 3) The proposed 'existing built up area' zoning objective for the site fails to reflect its current town centre use.	
MMDLAP1 1/885	Ballincollig	Ritford Ltd.	This submission refers to lands at Poulavone, Ballincollig. The lands are identified for open space and recreation uses in the Draft Macroom Local Area Plan. Previously in the 2005 Local Area Plan the subject lands were zoned for active open space with the option for a small portion of housing on the south western part of the site subject to flood protection. The submission proposes that the south western portion of O-05 is zoned for residential development as there is no risk of flooding within this area and permission was previously granted for residential development on these lands.	Revert to previous objective for active open space with the option for a small portion of housing on the south western part of the site subject to flood protection.
MMDLAP1 1/951	Ballincollig	Healy, Paul	This submission relates to lands in Ballincollig. The submission welcomes the inclusion of lands within the X-01 Special Policy Area and considers that the X-01 area should be extended southward as far as the natural boundary provided by the Ballincollig by-pass. The submission also makes the following points in relation to flooding; i) the flood zones indicated on land in X-01 are not accurate ii) the increase in water levels on the river system flowing through the lands has been caused by run off from the Ballincollig by-pass. The submission requests that Cork County Council implement the recommendations provided to it in the ESBI report of February 2003 to manage the increase water levels resulting from the bypass run off.	The future use of this area is for a mixed use Masterplan therefore the Masterplan will deal with site specific issues relating to flood risk areas and proposed land uses in these areas.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
MMDLAP1 1/965	Ballincollig	O'Flynn Construction	This submission requests that objective T-03 is amended to 'Town Centre Uses' and that reference to the completion of the former Murphy Army Barracks site is deleted because reference to this is not relevant in terms of developing a coherent and vibrant town centre. It also requests that an objective is established to ensure that the proposed Rapid Transit Route fully serves the town centre because a lack of service may result in diverting market demand away from the centre of Ballincollig to its southern boundary, undermining the viability of the existing town centre. The submission welcomes the plan referencing that it is a priority to ensure existing town centre offices are let before future office development takes place.	There is no objection to amend the T-03 objective for 'Town Centre Uses'. The Route Selection Study for the proposed Rapid Transit Route has yet to be conducted. See proposed amendment 03.01.05 in Appendix B.
MMDLAP1 1/976	Ballincollig	O'Driscoll, Jim	This submission relates to lands at Barnagore. The submission requests that the lands, which lie to the west of Ballincollig, are included inside the development boundary of the town for medium density residential development.	Sufficient land has been provided within the development boundary of Ballincollig to accommodate the target population as set out in the Draft Plan. Therefore, no change to the LAP is recommended.
MMDLAP1 1/980	Ballincollig	McCarthy Development s Ltd.	This submission relates to the X-01 masterplan objective in Ballincollig and in particular to the Cork Area Transit Study Line which the proposed masterplan is tied in with. The submission queries whether a dedicated Bus Rapid Transit service is a commercial reality in the current economic climate. The submission suggests that utilising, upgrading and extending existing road and bus infrastructure and linking these	Noted

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			assets to appropriately located park and ride sites is a far more realistic option than pursuing a commercially unviable alternative.	
MMDLAP1 1/1021	Ballincollig	CCFR Partnership	This submission relates to 1.2ha of land in Ballincollig which forms part of the site zoned O-01 in the Draft Macroom Local Area Plan. Ballincollig RFC is to the west of the proposed site and the stables estate is to the east. The submission requests that these lands are excluded from the O-01 zoning and zoned for residential development. If the land is zoned for development it is the intention of the developer to clean up the pond which would form the focal point of the development and create an open space/amenity area for the residents.	It is not envisaged that any change will occur to the existing zoning however the objective may change as it refers to Ballincollig RFC and the site does not entirely belong to the RFC. See proposed amendment 03.01.06 in Appendix B.
MMENV1 1/567	Ballymakeery/Ballyvourney	Baile Mhuirne Cumann	This submission requests that the existing X-01 zoning at Colaiste Iosagain be retained and states that any development would be subject to a flood risk study.	The LAP does not preclude future development on this site but highlights an issue in relation to the site in terms of flood risk.
MMDLAP1 1/441	Ballymakeery/Ballyvourney	Deasy, Cormac	This submission relates to the key village of Ballymakeery/Ballyvourney. The submission states that the draft plan does not make any reference to the fact that there is a community pharmacy in both settlements.	Noted, the plan will be amended to include reference. This is a non material change.
MMDLAP1 1/661	Ballynora	Ballinora National School	This submission from the Board of Management of Ballinora National School refers to a letter from Gerard O'Callaghan to Noel Sheridan Senior Executive Planner of 25th February 2010. The importance of the letter was the inclusion of the site adjacent to the	No objection to the proposed amendment to extend the development boundary at Ballynora to include a site for a new

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>school. The purpose of this desired inclusion is to facilitate the long-term expansion of the school and environs.</p> <p>The submission states disappointment that the site described in the letter of 25.02.10 has not been included in the draft local area plan and respectfully requests that consideration be given to the inclusion in same.</p>	<p>school – additional wording to be included in the objective regarding appropriate design as it is recognised that the site is very exposed and adds to the attractive rural setting of the village. See proposed amendment 03.09.01 in Appendix B.</p>
MMDLAP1 1/679	Ballynora	Dineen, William and Mary	Submission requests that consideration be given to zoning an area of land outside the development boundary of Ballynora. This land is A3 greenbelt.	This land is located in the A3 greenbelt which is dealt with in the County Development Plan. No change to the LAP is recommended.
MMDLAP1 1/717	Cloughduv	O'Callaghan Properties	This submission relates to two tracts of land in Cloughduv which were previously zoned for residential development in the 2005 Local Area Plan and on which there is outstanding planning permission for over 200 units which have not yet been constructed. The Council entered into a PPP with the developer based on the delivery of these units. The infrastructure proposed under the PPP has been constructed and the submission states that the Draft LAP gives no recognition to the investment in infrastructure by Classes Land/O'Callaghan Properties in Cloughduv. The submission outlines	The growth targets for the villages are set out having regard to the guidelines on "Sustainable Residential Development in Urban Areas". In relation to existing planning permissions within the smaller settlements, it

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			reservations regarding the general policy to be applied by the Council with respect to limitations on housing development and "dezoning" of lands in villages. The submission states that the proposal has the potential to stifle development in rural areas as there is a real possibility that the rural areas that would benefit from infrastructure development as a "by product" of housing may suffer. The submission suggests that the Council recognise that limitations on housing development and commercial development will be reconsidered where proposals offer a "planning gain" through PPP opportunities.	is not necessary to include these as the Planning and Development Act 2010 makes provision for extending unimplemented planning permission in light of economic considerations beyond the control of the applicant which substantially militated against the commencement of development pursuant to the planning permission. It is therefore recommended that no amendment is made to the plan.
MMDLAP1 1/442	Coachford	Deasy, Cormac	This submission relates to the key village of Coachford. The submission states that the draft plan does not make any reference to the fact that there is a community pharmacy in both settlements.	Noted, the plan will be amended to include reference. This is a non material change.
MMDLAP1 1/463	Coachford	Ashford, Andrew and O'Leary, Marian	The submission requests that text contained in paragraph 5.4.4, which refers to the provision of a nursing home, be amended to include	No objection to proposed amendment to include

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			additional wording which would also allow provision for residential living units for the elderly.	additional wording. See proposed amendment 03.05.01 in Appendix B.
MMDLAP1 1/672	Coachford	Dorney, Michael	This submission requests that the development boundary of Coachford Village be extended to include land to the north east of the village. The submission states that the lands are within close proximity of the village centre and are inside the 50km speed limit.	No change to the LAP is recommended.
MMDLAP1 1/701	Coachford	Connolly, Mark	This submission requests that additional land is made available in the village of Coachford for a retirement home/senior citizens home and allotments for cultivation of vegetables.	Noted
MMDLAP1 1/875	Coachford	O'Regan, Jackie	This submission proposes the development of a harbour at Lee Valley which it is envisaged would be the hub in the transformation of the Inniscarra Lake into a significant tourism and leisure amenity. It is envisaged that Coachford will play a part in this tourist attraction. It is proposed to include an objective in the Local Area Plan to provide an attractive pedestrian connection from the village of Coachford to the river and to develop a walkway along the river.	No objection to additional wording being included in Section 2 relating to pedestrian connections throughout the County. See proposed amendment 02.02.01 in Appendix B.
MMDLAP1 1/986	Coachford	O'Dubhghaill, Cormac Dr.	This submission requests that the development boundary in Coachford be extended to include lands to the west for a crèche/playschool facility which has already been established and for a medical facility with GP surgeries which has a planning application pending.	No objection to amending the boundary to include the lands on which the crèche/playschool facility has already been built however no change to boundary to include the GP surgery site to the west of the

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				crèche as the application is still pending and there are a number of outstanding issues which need to be addressed by the applicant. See proposed amendment 03.05.02 in Appendix B.
MMDLAP1 1/747	Crookstown	O'Regan, Caroline	This submission relates to lands at Crookstown which are marked as being susceptible to flooding in the Draft Local Area Plan. The submission states that the subject lands have never flooded and that it is impossible for them to ever flood due to the sharply rising contours of the land.	A planning application may be made and site specific issues can be addressed in the planning application.
MMDLAP1 1/457	Crossbarry	Kelleher, Sean	This submission supports the inclusion of amenity area O-02 in Crossbarry and states that the location of the area, adjoining a historical monument, would make it an ideal location for a historical site commemorating the major battle that took place there in March 1921 during the war of independence. This would help to promote Crossbarry as a tourist destination.	Noted.
MMDLAP1 1/709	Crossbarry	Murphy, Donal	This submission requests that O-02 in Crossbarry remain within the development boundary but that the specific objective for open space and amenity is removed. The submission states that the land, which has a public road going through it, would be more suitable for small scale low density development with an area of open space being retained in front of the monument so that it is clearly visible from the public road.	No change to the LAP is recommended.
MMDLAP1 1/955	Crossbarry	Ring, Cornelius	This submission proposes that the Council amend the vision statement for Crossbarry to encourage	No change to the LAP is recommended.

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			employment and economic growth in the village, to provide an employment/jobs target for the village and to identify additional lands for economic/employment use. In addition the submission proposes that approximately 2 ha of land is zoned for industrial/employment uses. The lands lie outside the village but are contiguous to the development boundary.	
MMDLAP1 1/507	Farnanes	Creedon, Noel	This submission proposes the zoning of land for the development of one dwelling house on a 6.5 acre landholding at Farnanes Wood	Development Management issue. No change to the LAP is recommended.
MMDLAP1 0/400	Farran	Rowing Ireland	Request acknowledgement of and support for national sports facility at this location, which is important in terms of amenity and the economy. Also requests that the plan acknowledge amenity value of Farran Woods.	Noted. Acknowledgement will be given to the National Rowing Centre and Farran Wood. This is a non material change.
MMDLAP1 1/465	Killumney/Ovens	O'Brien and O'Flynn (Wilton) Ltd	Proposal by O'Brien & O'Flynn (Wilton) Ltd for localised extension of the Development Boundary at the western end of Killumney village to include a site which can be readily serviced by mains infrastructure; provides significant improvement to a presently hazardous junction at the Killumney Road and the Crossbarry/Bandon Road; provides access to and provision for a soccer pitch and facilities for Killumney United Football Club; and a development of houses and serviced sites in accordance with DoEHLG Sustainable Residential Development Guidelines.	It is not proposed to amend the development boundary at this stage as it is considered that sufficient land has been provided within Killumney to accommodate future growth targets and the provision of a pitch for Killumney United Football Club. A pitch could also be provided on greenbelt lands

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				adjoining the development boundary.
MMDLAP1 1/568	Kilumney/Ovens	O'Regan, Loretto and Patrick	Submission proposes to extend the development boundary of Kilumney/Ovens to include 1.74ha of land between the emerging preferred route corridor for the N22 and the existing development boundary. The submission states that it would be a natural extension to the village boundary.	No change to the LAP is recommended.
MMDLAP1 1/597	Kilumney/Ovens	Keane, Margaret C	Submission requests that lands at Grange, Ovens be included inside the development boundary.	No objection to including a small portion of these lands inside the development boundary. See proposed amendment 03.06.01 in Appendix B.
MMDLAP1 1/614	Kilumney/Ovens	Killumney United Football Club	Proposal to include 7.71ha of land for low density residential development with provision for open space area for a soccer pitch for Kilumney United Football Club at Ballygroman Lower, Killumney, Ovens.	It is not proposed to amend the development boundary at this stage as it is considered that sufficient land has been provided within Kilumney to accommodate future growth targets and the provision of a pitch for Kilumney United Football Club. A pitch could also be provided on greenbelt lands adjoining the development

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				boundary.
MMDLAP1 1/945	Kilumney/ Ovens	McCarthy, Mary and Phil	This submission relates to lands which were previously zoned for low density residential development in the 2005 Local Area Plan. The draft local area plan now proposes to include the lands in the metropolitan green belt as A3 lands however the submission objects to this and wants the lands reinstated inside the development boundary.	No change to the LAP is recommended.
MMDLAP1 1/946	Kilumney/ Ovens	O'Brien & O'Flynn	This submission relates to lands at Grange Ovens. The submission proposes an amendment to the plan so that the subject lands are not affected by an overly restrictive development objective which limits planning applications for new dwellings in Kilumney/Ovens to 50 units and to a total of 250 units by 2020. The submission states that this approach is overly prescriptive and requests that objective DB-01 be amended to read as follows "within the development boundary of Killumney/Ovens it is an objective to require any additional development in the period 2010-2020 to be in accordance with Planning Guidelines, 'sustainable residential development in urban areas'.	The growth targets for the villages are set out having regard to the guidelines on "Sustainable Residential Development in Urban Areas". In relation to existing planning permissions within the smaller settlements, it is not necessary to include these as the Planning and Development Act 2010 makes provision for extending unimplemented planning permission in light of economic considerations beyond the control of the applicant

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				which substantially militated against the commencement of development pursuant to the planning permission. It is therefore recommended that no amendment is made to the plan.
MMDLAP1 1/949	Kilumney/ Ovens	McCarthy, Joseph	This submission proposes to extend the Kilumney/Ovens development boundary to include an additional 5ha of land at Carrigane, Ovens.	No change to the LAP is recommended. The land is partially located in a flood risk zone and the N22 corridor.
MMDLAP1 1/947	Kilumney/ Ovens	McCarthy, Frank	This submission proposes the following in relation to Kilumney/Ovens; i) remove the "emerging preferred route corridor" from the LAP ii) remove lands from the metropolitan greenbelt iii) extend the Kilumney/Ovens development boundary to include lands for residential development.	No change is recommended to the development boundary. The final design of the N22 could still be amended and the NRA requires that the Council retain the preferred route corridor.
MMDLAP1 1/950	Kilumney/ Ovens	O'Brien & O'Flynn	This submission proposes the following in relation to Kilumney/Ovens i) to remove the 'emerging preferred route corridor' ii) to remove lands from the metropolitan green belt and iii) to extend the development boundary to	No change is recommended to the development boundary. The final design of the N22 could

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			include lands for residential development.	still be amended and the NRA requires that the Council retain the preferred route corridor.
MMDLAP1 1/969	Kilumney/Ovens	McCarthy, Phil	This submission states that the extent of flood risk identified in the draft LAP is seriously overestimated and inaccurate. The submission relates to lands at Kilumney which are located within a flood risk area. The submission states that there are major inconsistencies between the flood risk mapping and the levels/contours of the site and do not represent the actual risk of flooding on the subject lands.	A planning application may be made and site specific issues can be addressed in the planning application.
MMDLAP1 1/974	Kilumney/Ovens	O'Driscoll	The submission proposes that the development boundary of Kilumney/Ovens be extended to the east to include lands at Barnagore for residential development and enterprise development.	No change to the LAP is recommended.
MMDLAP1 1/983	Kilumney/Ovens	McCarthy, Anthony, Frank and Michael	This submission proposes that the Kilumney/Ovens development boundary be extended to include 10ha of land for medium density residential development.	No change to the LAP is recommended.
MMDLAP1 1/794	Rylane	Buckley, Tadhg; Foley, Joe; Kiely, Pat	Submission proposes that lands in Rylane Village be included within the development boundary. The submission states that the lands are currently outside the development boundary of the village but lie adjacent to a number of recently completed residential developments and are in close proximity to the core of the village.	No change to the LAP is recommended.
MMDLAP1 1/820	Rylane	Murphy, Desmond	This submission relates to lands at Rylane which were previously zoned for low density residential development in the 2005 Local Area Plan. In the recent draft Macroom Electoral Area Plan the lands were included within the development	No change to the LAP is recommended. The subject lands are within the development

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
			<p>boundary for the village. The submission requests that the lands are zoned for an overall masterplan area which would allow for the development of 10 no. serviced residential sites, a crèche/pre school facility and community/healthcare uses such as a nursing home. The submission states that this proposal would represent a logical and practical resolution to the development of the site and it addresses the Council's concerns regarding the overprovision of dwellings within the settlement</p>	<p>boundary. The site has outstanding planning permission for 38 detached dwellings and 6 serviced sites, crèche and a preschool facility. If the applicant wishes to submit a new planning application for a revised proposal then this will be addressed on its merits.</p>
MMDLAP1 1/490 and 11/491	Srelane Cross	Casey, Mary	<p>This submission relates to approximately 70 acres of land to the south of Srelane Cross at Casey's Road, Ovens. The site is an infill site surrounded on three sides by excavated quarries. The submission states that the site is within a long established area of aggregate extraction and has proven gross reserves of c 17 million tonnes of sand and gravel. The submission requests that the following text is included in section 41.3 of the Macroom Electoral Area Local Area Plan; 'the area to the south of the existing N22 has known established reserves of sand and gravel and the extraction of this important reserve is supported by Cork County Council subject to the quarrying activities not having undue adverse impact on the receiving environment'.</p>	<p>The policy in relation to Strategic Reserves is set out in the 2009 CDP which states that 'where appropriate during the lifetime of the CDP important strategic mineral reserves, particularly aggregates should be identified and appropriate site specific policies developed for safeguarding the reserves.' The subject lands are located in the</p>

Sub. No.	Settlement	Interested Party	Summary of Submission	Managers Opinion
				<p>A1 greenbelt and adjoin an existing quarry. No change to the plan as this is considered to be a strategic issue for the County Development Plan.</p>

Appendix B

Proposed Amendments to the Macroom Draft Electoral Area Local Area Plan

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

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

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

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

List of Draft Proposed Changes

Ref.	Draft Change Title	Page No.
	Section One: Introduction	
MM 01.06.01	<p>Insert new paragraphs after Paragraph 1.6.4</p> <p>“Transitional Issues Affecting Development</p> <p>In some villages, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</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</p>	7

	<p>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>Note: this change refers to the text of the draft plan only</p>	
MM 01.06.02	<p>Insert a new objective following the previous amendment:</p> <p>“Existing Planning Permissions – Transitional Issues</p> <p>Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan</p> <p>Note: this change refers to the text of the draft plan only</p>	7
MM 01.07.01	<p>Insert the following new paragraph following paragraph 1.7.9</p> <p>‘Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.’</p> <p>Note: this change refers to the text of the draft plan only</p>	9
MM 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</p>	9

	<p>have not been included as zoned land unless the proposed use or development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines.</p> <p>With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005, then, generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p>Note: this change refers to the text of the draft plan only</p>	
<p>MM 01.07.03</p>	<p>Replace Paragraph 1.7.12 with the following:</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the 'Indicative Flood Extent Maps' shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks should carry out this first stage of the site-specific flood risk</p>	<p>9</p>

	<p>assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> • An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps. • A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search). • An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources. • Site cross sections or spot levels, including the river and surrounding lands. • Description of the site and surrounding area, including ground conditions, levels and land use. • Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area. • Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> • further study; • revision of proposals to avoid area shown at risk of flooding; or • continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B). <p>Note: this change refers to the text of the draft plan only</p>	
MM 01.07.04	Add the word “detailed” before site-specific in paragraph 1.7.13	9

	Note: this change refers to the text of the draft plan only	
MM 01.07.05	<p>Replace Objective FD 1-4 with the following</p> <p>“Development in Flood Risk Areas</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.7.13 of this plan”</p> <p>Note: this change refers to the text of the draft plan only</p>	10
MM 01.10.01	<p>It is an objective to amend GB 1-1 b as follows;</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>Note: this change refers to the text of the draft plan only</p>	12
	Section Two: Local Area Strategy	
MM 02.02.01	<p>Amend table 2.5 to include outstanding planning permissions of 12 for Ballingeary.</p> <p>Note: this change refers to the text of the draft plan only</p>	16
MM 02.02.02	<p>Include additional text in tourism section (paragraphs 2.2.24 and 2.2.25) to acknowledge the potential for integrated tourism projects in some locations.</p> <p>2.2.24. Macroom Electoral Area has many scenic attractions and historical features. Both Ballincollig and Macroom are an ideal base for exploring the excellent scenery and historical sites of Gougane Barra, Inchigeelagh Lakes and the Gearagh. It is also recognised that there is potential to develop water based tourism related activities at and around Inniscarra Lake and to create sustainable links between the lake and villages in proximity to Inniscarra.</p> <p>2.2.25. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated sustainable tourism development facilities projects and associated infrastructure (including sports and recreation activities, marine</p>	16

	<p>leisure tourism, walking routes and food related tourism).</p> <p>Note: this change refers to the text of the draft plan only</p>	
MM 02.02.03	<p>Refer to the Science Park after Paragraph 2.2.21.</p> <p>The site for the development of the Cork Science, Innovation and Technology Park lies partly with the Macroom Electoral Area with the majority of the site in the Carrigaline Electoral Area. The development of the Science Park will enhance the existing employment spectrum in the Cork region. The critical role of the CSITP will be to provide an innovation led future economic base for the region and nationally. The key proposals for the development are outlined in the Carrigaline Electoral Area Local Area Plan.</p> <p>Note: this change refers to the text of the draft plan only</p>	16
MM 02.02.04	<p>Amend objective LAS 2-1 to include additional text as follows;</p> <p>In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan is already in a programme or is to be provided in tandem with the development. and the protection of sites designated for nature conservation. This must be provided and be operational in advance of the commencement of any discharges from the all residential and other development.</p> <p>Note: this change refers to the text of the draft plan only</p>	17
MM 02.02.05	<p>Amend objective LAS 2-2 to include additional text as follows;</p> <p>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</p>	18

	<p>integrity of the biodiversity of the area.</p> <p>Note: This change refers to the text of the draft plan only</p>	
MM 02.02.06	<p>Include additional new objective LAS 2-3 as follows;</p> <p>It is an objective to provide protection to all proposed and designated natural heritage sites and protected 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 (see Map x).</p> <p>Note: This change refers to the text of the draft plan only</p>	18
MM 02.02.07	<p>Include additional new objective LAS 2-4 as follows;</p> <p>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>Note: This change refers to the text of the draft plan only</p>	18
	Section Three: Settlements and Other Locations	
Ballincollig		
MM 03.01.01	<p>Amend text relating to T-01 town centre site to include additional wording which allows for a phased approach to the development of this site.</p> <p>1.4.18 Two sites in the town have been zoned for neighbourhood centre uses. A phased approach to the development of these sites will be acceptable. There is an existing shopping centre and public house on one site however there are opportunities for the extension and regeneration of this site.</p> <p>Note: This change refers to the text of the draft plan only</p>	26
MM 03.01.02	<p>Amend the development boundary of C-01 (Cemetery Extension) to provide for additional land in the existing built up area of the town for small scale residential development.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	28
MM 03.01.03	<p>Amend the development boundary of the T-04 Town Centre site to include the Topaz Service Station at the eastern end of the town</p>	26

	<p>centre.</p> <p>Note: This change refers to the zoning map for the settlement.</p>							
MM 03.01.04	<p>Amend objective O-05 to include additional wording to allow for development on the south western portion of the site subject to flood protection.</p> <table border="1" data-bbox="347 539 1042 1729"> <thead> <tr> <th>Objective No.</th> <th>Open Space Objective</th> <th>Approx ha</th> </tr> </thead> <tbody> <tr> <td>O-05</td> <td> <p>“Active open space for informal public recreation including the provision of an amenity walk along the river bank with the option for a small portion of housing and associated open space on the south western section of the site. As part of the development of this site provision shall also be made for an amenity walk along the river bank. 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> </td> <td>18.9</td> </tr> </tbody> </table> <p>Note: This change refers to the text of the Draft Plan only</p>	Objective No.	Open Space Objective	Approx ha	O-05	<p>“Active open space for informal public recreation including the provision of an amenity walk along the river bank with the option for a small portion of housing and associated open space on the south western section of the site. As part of the development of this site provision shall also be made for an amenity walk along the river bank. 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>	18.9	27
Objective No.	Open Space Objective	Approx ha						
O-05	<p>“Active open space for informal public recreation including the provision of an amenity walk along the river bank with the option for a small portion of housing and associated open space on the south western section of the site. As part of the development of this site provision shall also be made for an amenity walk along the river bank. 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>	18.9						
MM 03.01.05	<p>Amend wording of objective T-03 for the ‘Ballincollig Town Centre’ site.</p>	26						

	<table border="1"> <thead> <tr> <th>Objective No.</th> <th>Town and Neighbourhood Centre Objectives</th> <th>Approx ha</th> </tr> </thead> <tbody> <tr> <td>T-03</td> <td>Completion of the former Murphy Army Barracks 'Ballincollig Town Centre' site for town centre uses.</td> <td>49.0</td> </tr> </tbody> </table> <p>Note: This change refers to the text of the Draft Plan only</p>	Objective No.	Town and Neighbourhood Centre Objectives	Approx ha	T-03	Completion of the former Murphy Army Barracks 'Ballincollig Town Centre' site for town centre uses.	49.0	
Objective No.	Town and Neighbourhood Centre Objectives	Approx ha						
T-03	Completion of the former Murphy Army Barracks 'Ballincollig Town Centre' site for town centre uses.	49.0						
MM 03.01.06	<p>Amend zoning objective O-01 to include wording which reflects open space use in addition to Rugby Club use.</p> <table border="1"> <thead> <tr> <th>Objective No.</th> <th>Open Space Objectives</th> <th>Approx ha</th> </tr> </thead> <tbody> <tr> <td>O-01</td> <td>Protection of the existing Rugby Club and open space area to the east of the pitches.</td> <td>5.1</td> </tr> </tbody> </table> <p>Note: This change refers to the text of the Draft Plan only</p>	Objective No.	Open Space Objectives	Approx ha	O-01	Protection of the existing Rugby Club and open space area to the east of the pitches.	5.1	26
Objective No.	Open Space Objectives	Approx ha						
O-01	Protection of the existing Rugby Club and open space area to the east of the pitches.	5.1						
MM03.01.07	<p>Amend objective DB-01 as follows;</p> <p>It is an objective of this plan to secure the development of 4,407 new dwellings in Ballincollig between 2010 and 2020 in order to facilitate the sustainable growth to cater for the projected growth of the town's population from 15,760 in 2006 to 21,430 in 2020.</p> <p>Note: This change refers to the text of the Draft Plan only</p>	25						
Macroom								
MM03.02.01	<p>Amend objective DB-01 as follows;</p> <p>It is an objective of this plan to secure the development of 498 new dwellings in Macroom between 2010 and 2020 in order to facilitate the sustainable growth to cater for the projected growth of the town's population from 3,553 in 2006 to 4,351 in 2020.</p>	32						

	Note: This change refers to the text of the Draft Plan only	
Ballingeary		
MM 03.03.01	Amend paragraph 3.2.5 to refer to outstanding planning permission for 12 dwellings. Note: This change refers to the text of the Draft Plan only	36
Ballymakeery/Ballyvourney		
MM 03.04.01	Amend objective U-02 to include additional wording as follows; Maintain amenity walk through Saint Gobnait's Wood. Path upgrades or other works 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. Note: This change refers to the text of the Draft Plan only	42
MM 03.04.02	Amend objective U-03 to include additional wording as follows; Maintain amenity walk through Saint Gobnait's Wood. Path upgrades or other works 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. Note: This change refers to the text of the Draft Plan only	42
MM 03.04.03	Amend development boundary to remove unzoned areas of SAC from within development boundary. Note: This change refers to the map of the Draft Plan only	
Coachford		
MM 03.05.01	Include additional wording in paragraph 5.4.4 which allows for residential living units for the elderly on land within the development boundary to the south of the town. 5.4.4 Consideration may be given to the provision of a nursing home and/or associated sheltered living units for the elderly on land to the south of the town.	45

	Note: This change refers to the text of the Draft Plan only							
MM 03.05.02	Extend development boundary at Coachford to include lands to the west for an established crèche/playschool facility. Note: This change refers to the zoning map for the settlement.	47						
MM 03.05.03	Extend the development boundary at Coachford to include a small portion of the Dairygold co-op lands for future development. Note: This change refers to the zoning map for the settlement.	47						
Kilumney/Ovens								
MM 03.06.01	Extend development boundary at Kilumney/Ovens to include additional land for development at Grange Cross. Note: This change refers to the zoning map for the settlement.	51						
MM 03.06.02	Extend boundary of B-01 lands in Kilumney/Ovens to the north and west. Also include additional wording in B-01 objective which would include a buffer zone on its north eastern boundary which adjoins a residential development. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Objective No.</th> <th style="text-align: center;">Business Objective</th> <th style="text-align: center;">Approx ha</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">B-01</td> <td>Business development suitable for small industrial units and /or warehousing. Any future development should include a tree lined buffer along the north eastern boundary of the site to protect adjoining residential properties.</td> <td style="text-align: center;">-</td> </tr> </tbody> </table> Note: This change refers to both the text of the plan and to the zoning map for the settlement.	Objective No.	Business Objective	Approx ha	B-01	Business development suitable for small industrial units and /or warehousing. Any future development should include a tree lined buffer along the north eastern boundary of the site to protect adjoining residential properties.	-	51
Objective No.	Business Objective	Approx ha						
B-01	Business development suitable for small industrial units and /or warehousing. Any future development should include a tree lined buffer along the north eastern boundary of the site to protect adjoining residential properties.	-						

Ballynora								
MM 03.09.01	<p>Extend the development boundary at Ballynora to include a site for a new school – include additional wording regarding appropriate design as it is recognised that the site is very exposed and adds to the attractive rural setting of the village.</p> <p>Insert after paragraph 9.3.2</p> <p>A site for a new primary school, adjacent to the GAA lands has been reserved for the long term expansion of the existing school.</p> <p>Insert the following objective;</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Objective No.</th> <th style="text-align: center;">Open Space Objectives</th> <th style="text-align: center;">Approx ha</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">C-01</td> <td>A new primary school subject to a site specific design which will have regard to the open nature of the site and its contours.</td> <td style="text-align: center;">-</td> </tr> </tbody> </table> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	Objective No.	Open Space Objectives	Approx ha	C-01	A new primary school subject to a site specific design which will have regard to the open nature of the site and its contours.	-	62
Objective No.	Open Space Objectives	Approx ha						
C-01	A new primary school subject to a site specific design which will have regard to the open nature of the site and its contours.	-						
Clondrohid								
MM 03.10.01	<p>Extend the development boundary at Clondrohid to include additional land to accommodate future development/expansion of the Dairygold Co-op site.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	65						
Inchigeelagh								
MM03.14.01	<p>Amend wording of objective DB-01 (c) as follows;</p> <p>In the absence of a public wastewater treatment plant being provided in the village development shall be restricted to 10 individual dwellings 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 Lough Allua proposed Natural Heritage Area and on the the Gearagh Special</p>	78						

	<p>Area of Conservation.</p> <p>Note: This change refers to the text of the Draft Plan</p>	
MM 03.14.02	<p>Amend wording of objective DB-01 (d) as follows;</p> <p>In order to secure the population growth and supporting development proposed in DB -01a, 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 Gearagh 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>Note: This change refers to the text of the Draft Plan only</p>	78
Toon Bridge		
MM03.35.01	<p>Amend wording of objective DB-01 (a) as follows;</p> <p>Within the development boundary of Toon Bridge it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning 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 Gearagh Special Area of Conservation and Special Protection Area.</p> <p>Note: This change refers to the text of the Draft Plan only</p>	137
MM03.35.02	<p>Amend wording of objective DB-01 (b) as follows;</p> <p>In order to secure the residential growth proposed above population growth and supporting development proposed in DB -01a, 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 Gearagh Special Area of Conservation, must be provided in tandem with the</p>	137

	<p>development 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>Note: This change refers to the text of the Draft Plan only</p>	
MM03.35.03	<p>Amend wording of T-01 objective as follows;</p> <p>Consolidate existing village centre. This zone is adjacent to the Gearagh Special Area of Conservation and Special Protection Area. 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 and SPA.</p> <p>A buffer zone will be required between any development proposed for this zone and the SAC and SPA. The size of the buffer zone will be determined at project level.</p> <p>Parts of this site are 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>Note: This change refers to the text of the Draft Plan only</p>	137
MM03.35.04	<p>Amend wording of O-01 objective as follows;</p> <p>This area is within the floodplain of the Toon River. Lands to remain predominantly open and rural in character, with some opportunities for recreation or amenity type uses. Parts of the zone are within the Gearagh Special Protection Area. These parts of the zone are not suitable for development. Development in other parts of this zone is 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 SPA and nearby SAC.</p> <p>A buffer zone will be required between any development proposed for this zone and the SPA. The size of the buffer zone will be determined at project level.</p>	137

	<p>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>Note: This change refers to the text of the Draft Plan only</p>	
MM 03.35.05	<p>Amend development boundary to remove unzoned areas of SAC from within the development boundary.</p> <p>Note: This change refers to the map of the Draft Plan</p>	
Farran/Farran Lower		
MM 03.38.01	<p>Include additional text acknowledging the presence and importance of the national rowing centre at Farran and Farran Forest Park under the sub heading 'Local Context'.</p> <p>"The National Rowing Centre is located in the Farran area and is an important amenity both to the locality and nationally. The NRC is also an important contributor to the local economy."</p> <p>"Farran Forest, an amenity and wildlife area of approximately 44 hectares, is situated on the banks of the Lee reservoir to the north of the Farran/Lower Farran settlement nodes."</p> <p>Note: This change refers to the text of the draft plan.</p>	143

Appendix C

List of Submissions by Interested Party – Macroom Electoral Area

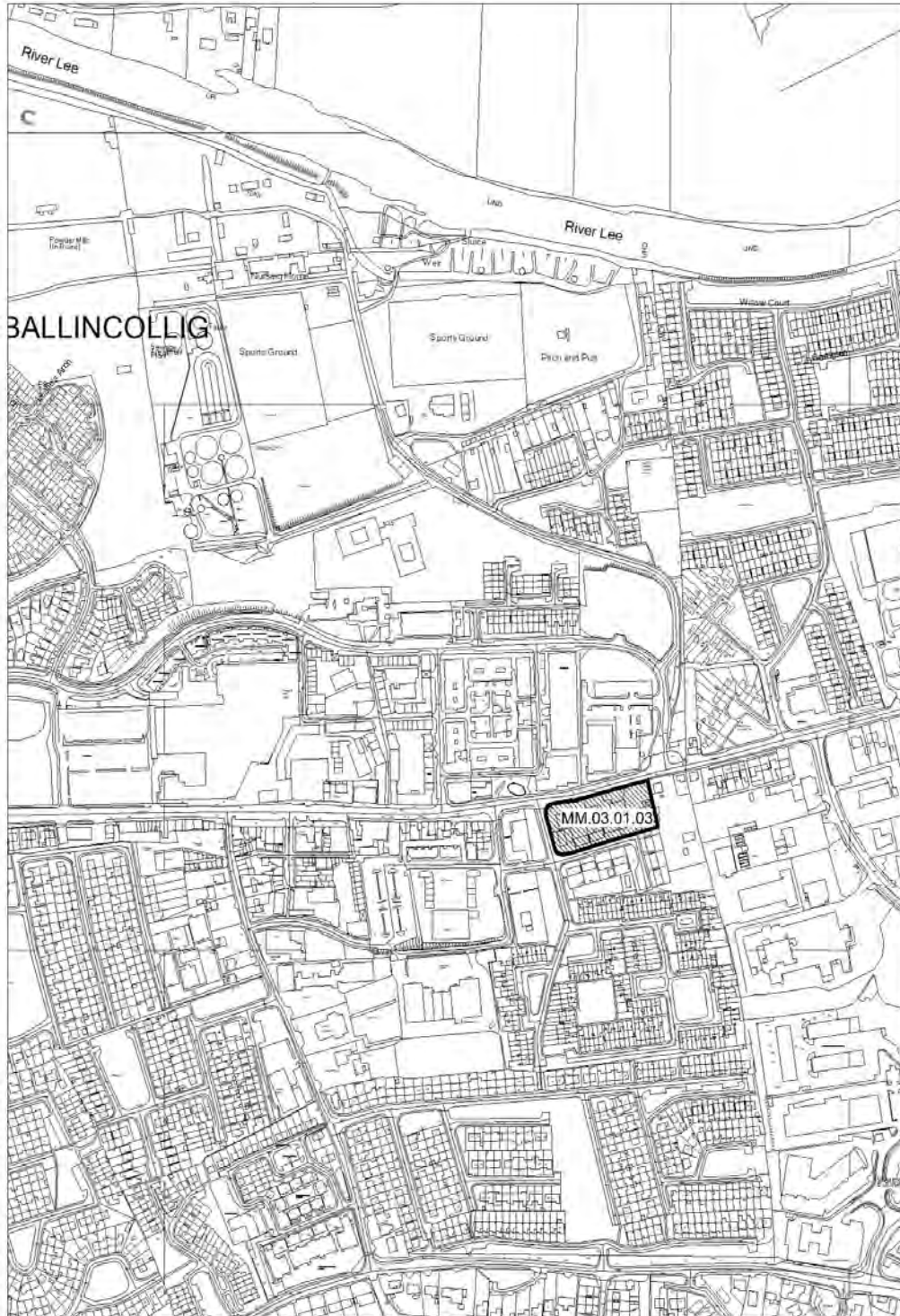
Interested Party	Submission No.	Settlement Name (where relevant)
Ashford, Andrew and O'Leary, Marian	MMLAP 11/463	Coachford
Baile Mhuirne Cumann	MMLAP 11/567	Ballymakeery/Ballyvourney
Ballinora National School	MMLAP 11/661	Ballynora
BamGable Developments	MMLAP	
Buckley, Tadhg; Foley, Joe; Kiely, Pat	MMLAP 11/794	Rylane
Burke, Matthew	MMLAP 11/591	Ballincollig
Bus Eireann	MMLAP 11/1053	Electoral Area Wide
Casey, Mary	MMLAP 11/490	Srelane Cross
CCFR Partnership	MMLAP 11/1021	Ballincollig
Colm Cummins	MMLAP 11/541	Ballincollig
Connolly, Mark	MMLAP 11/701	Coachford
Construction Industry Federation	MMLAP 11/1131	Electoral Area Wide
Crawley, FF	MMLAP 11/771	Ballincollig
Crawley, Michael	MMLAP 11/761	Ballincollig
Creedon, Noel	MMLAP 11/507	Farnanes
Crowley, Dermot	MMLAP 11/786	Ballincollig
Dairygold	MMLAP 11/1000	Electoral Area Wide
Deasy, Cormac	MMLAP 11/442	Coachford
Deasy, Cormac	MMLAP 11/441	Ballymakeery/Ballyvourney
Department of Communications, Energy and Natural Resources	MMLAP 11/1263	Electoral Area Wide
Department of Education and Skills	MMLAP 11/1015	Electoral Area Wide
Department of the Environment Heritage and Local Government	MMLAP 11/1134	Electoral Area Wide
Department of Transport	MMLAP 11/1055	Electoral Area Wide
Dineen, William and Mary	MMLAP 11/679	Ballynora
Dorney, Michael	MMLAP 11/672	Coachford
EPA	MMLAP 11/1135	Electoral Area Wide
Healy, Paul	MMLAP 11/951	Ballincollig
IFA	MMLAP 11/1130	Electoral Area Wide
Keane, Margaret C	MMLAP 11/597	Kilumney/Ovens
Kelleher, Sean	MMLAP 11/457	Crossbarry
Killumney United Football Club	MMLAP 11/614	Kilumney/Ovens
Maloney, Regina	MMLAP 11/594	Ballincollig
Maloney Family	MMLAP 11/615	Ballincollig
McCarthy Developments Ltd.	MMLAP 11/980	Ballincollig
McCarthy, Anthony, Frank	MMLAP 11/983	Kilumney/Ovens

and Michael		
McCarthy, Frank	MMLAP 11/947	Kilumney/Ovens
McCarthy, Joseph	MMLAP 11/949	Kilumney/Ovens
McCarthy, Mary and Phil	MMLAP 11/945	Kilumney/Ovens
McCarthy, Phil	MMLAP 11/969	Kilumney/Ovens
Murnane O'Shea	MMLAP 11/584	Ballincollig
Murphy, Desmond	MMLAP 11/820	Rylane
Murphy, TF	MMLAP 11/569	Ballincollig
Murphy, Donal	MMLAP 11/709	Crossbarry
Murray, Michael and O'Donoghue, Paraic	MMLAP 11/459	Ballincollig
National Roads Authority	MMLAP 11/1057	Electoral Area Wide
O'Brien & O'Flynn	MMLAP 11/946	Kilumney/Ovens
O'Brien & O'Flynn	MMLAP 11/950	Kilumney/Ovens
O'Brien and O'Flynn (Wilton) Ltd	MMLAP 11/465	Kilumney/Ovens
O'Brien, Donal	MMLAP 11/715	Ballincollig
O'Callaghan Properties	MMLAP 11/717	Cloughduv
O'Driscoll	MMLAP 11/974	Kilumney/Ovens
O'Driscoll, Jim	MMLAP 11/976	Ballincollig
O'Dubhghaill, Cormac Dr.	MMLAP 11/986	Coachford
O'Flynn Construction	MMLAP 11/1132	Electoral Area Wide
O'Flynn Construction	MMLAP 11/965	Ballincollig
OPW	MMLAP 11/1048	Electoral Area Wide
O'Regan, Caroline	MMLAP 11/747	Crookstown
O'Regan, Jackie	MMLAP 11/875	Coachford
O'Regan, Loretto and Patrick	MMLAP 11/568	Kilumney/Ovens
O'Regan, Terry	MMLAP 11/532	Ballincollig
Ring, Cornelius	MMLAP 11/955	Crossbarry
Ritford Ltd.	MMLAP 11/885	Ballincollig
Rowing Ireland	MMLAP 10/400	Farran

Appendix D - Maps

Macroom Electoral Area Local Area Plan
Public Consultation Draft

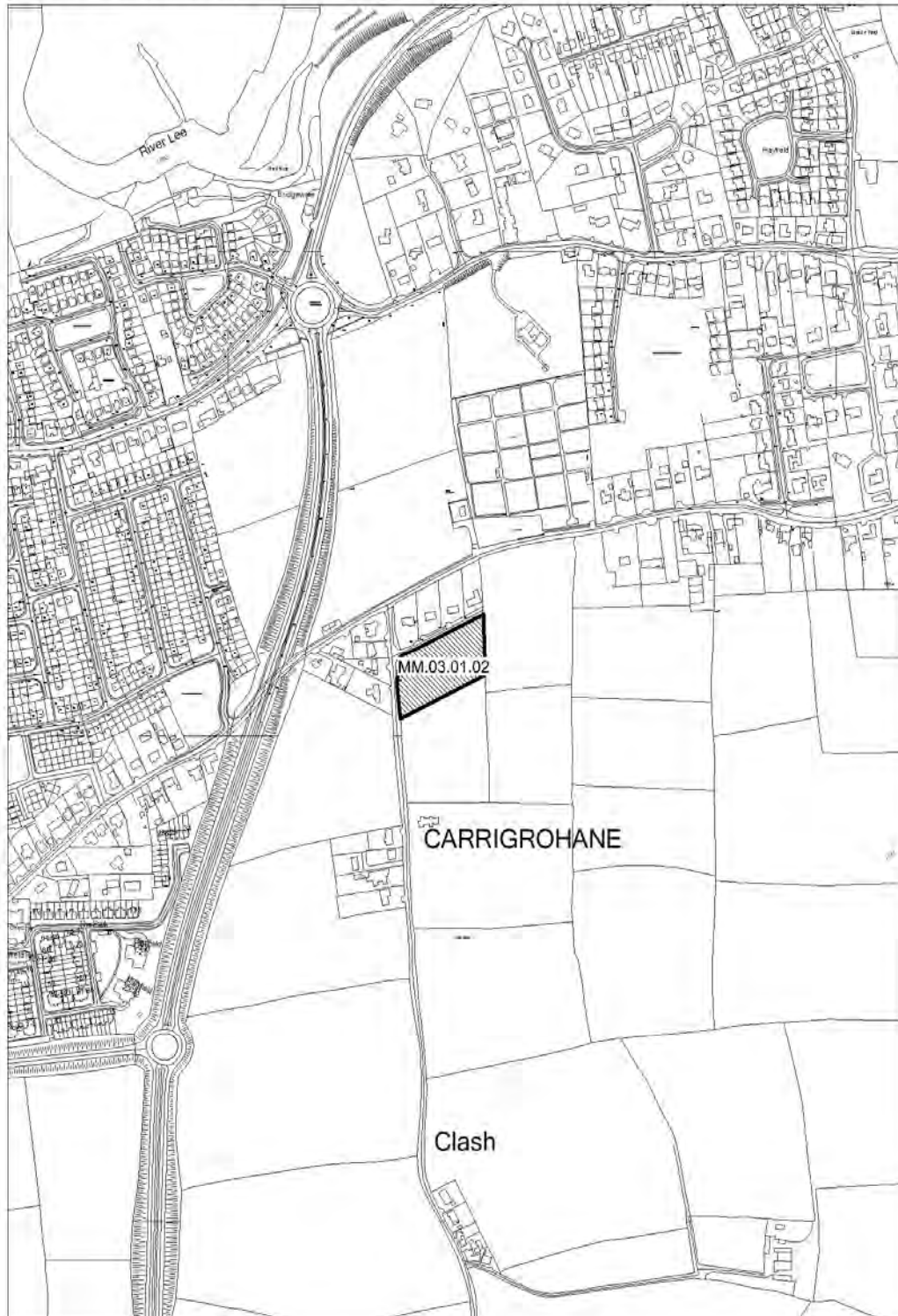
Ballincollig



Managers Recommended Amendment Ref. MM.03.01.03

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

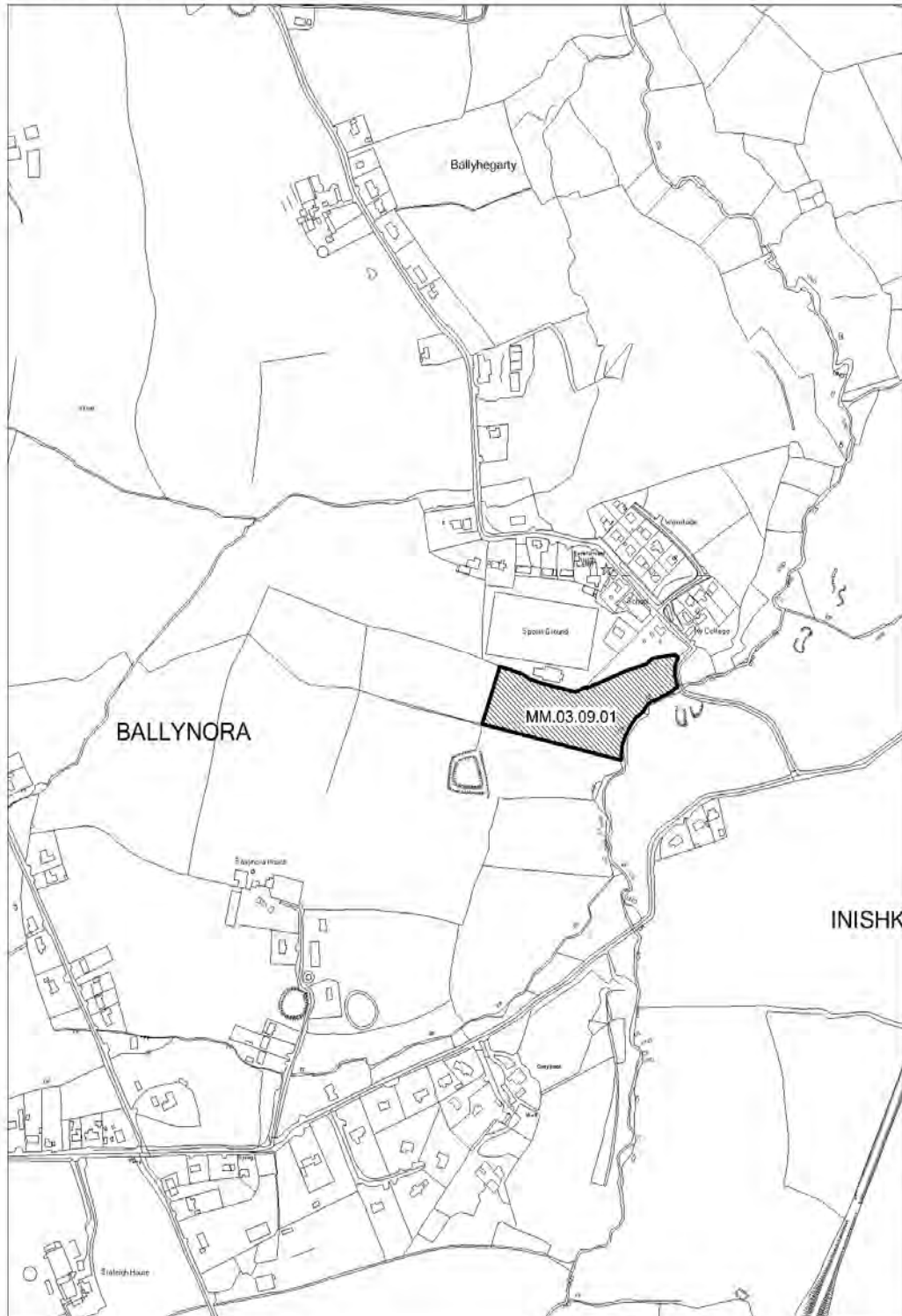
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Managers Recommended Amendment Ref. MM.03.01.02

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

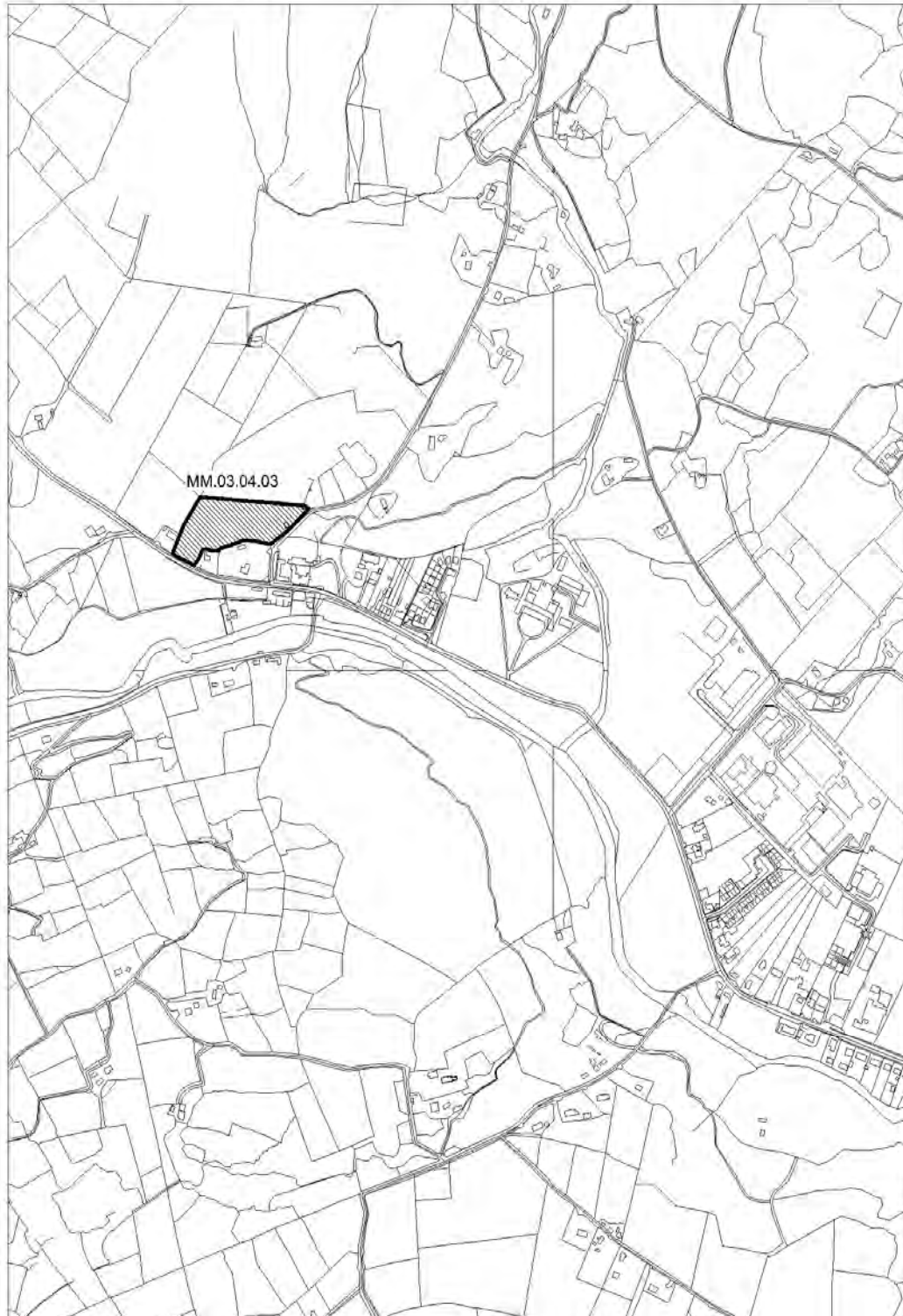
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Managers Recommended Amendment Ref. MM.03.09.01

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

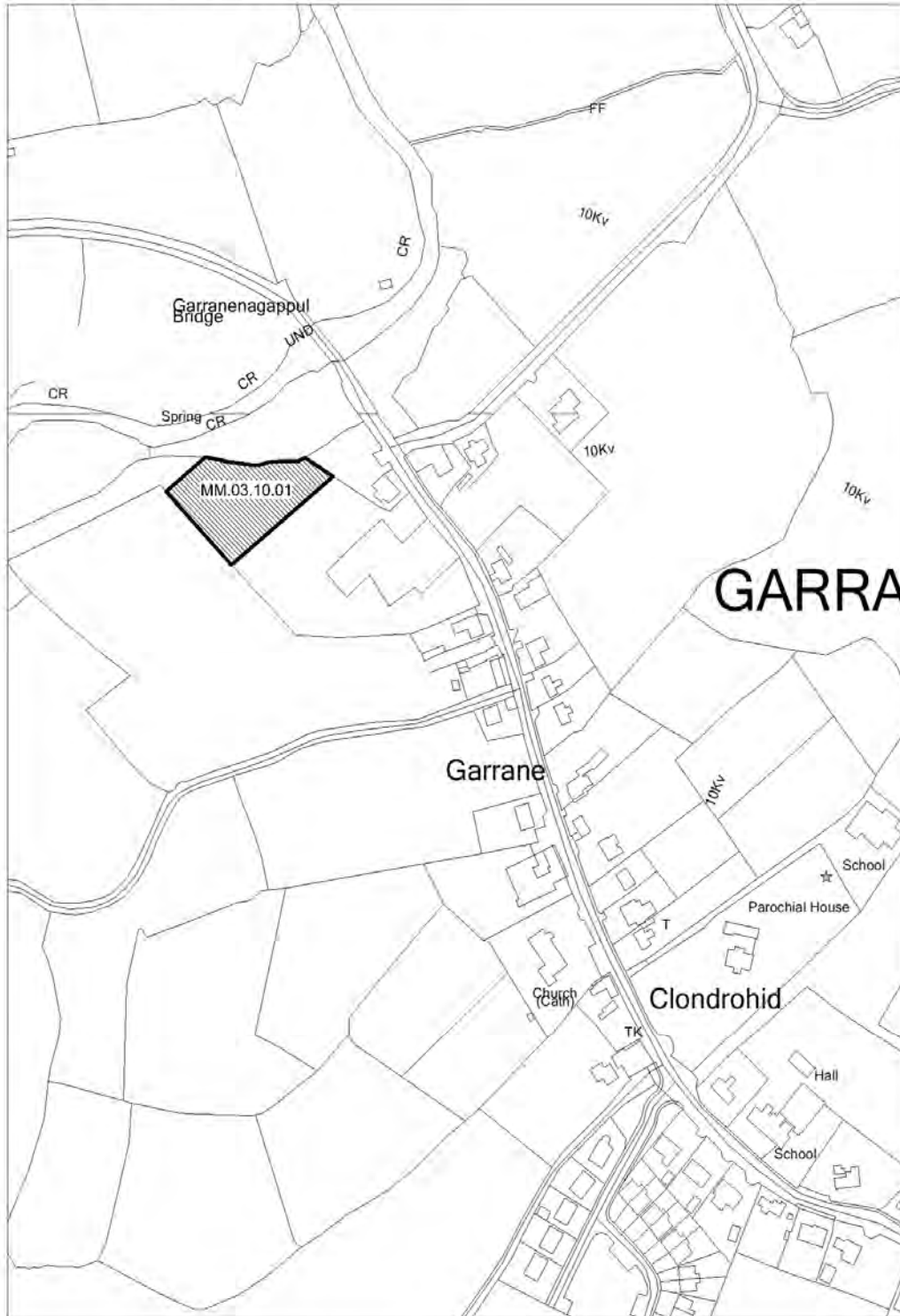
Ballymakeery/Ballyvourney



Managers Recommended Amendment Ref.MM.03.04.03

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Public Consultation Draft**

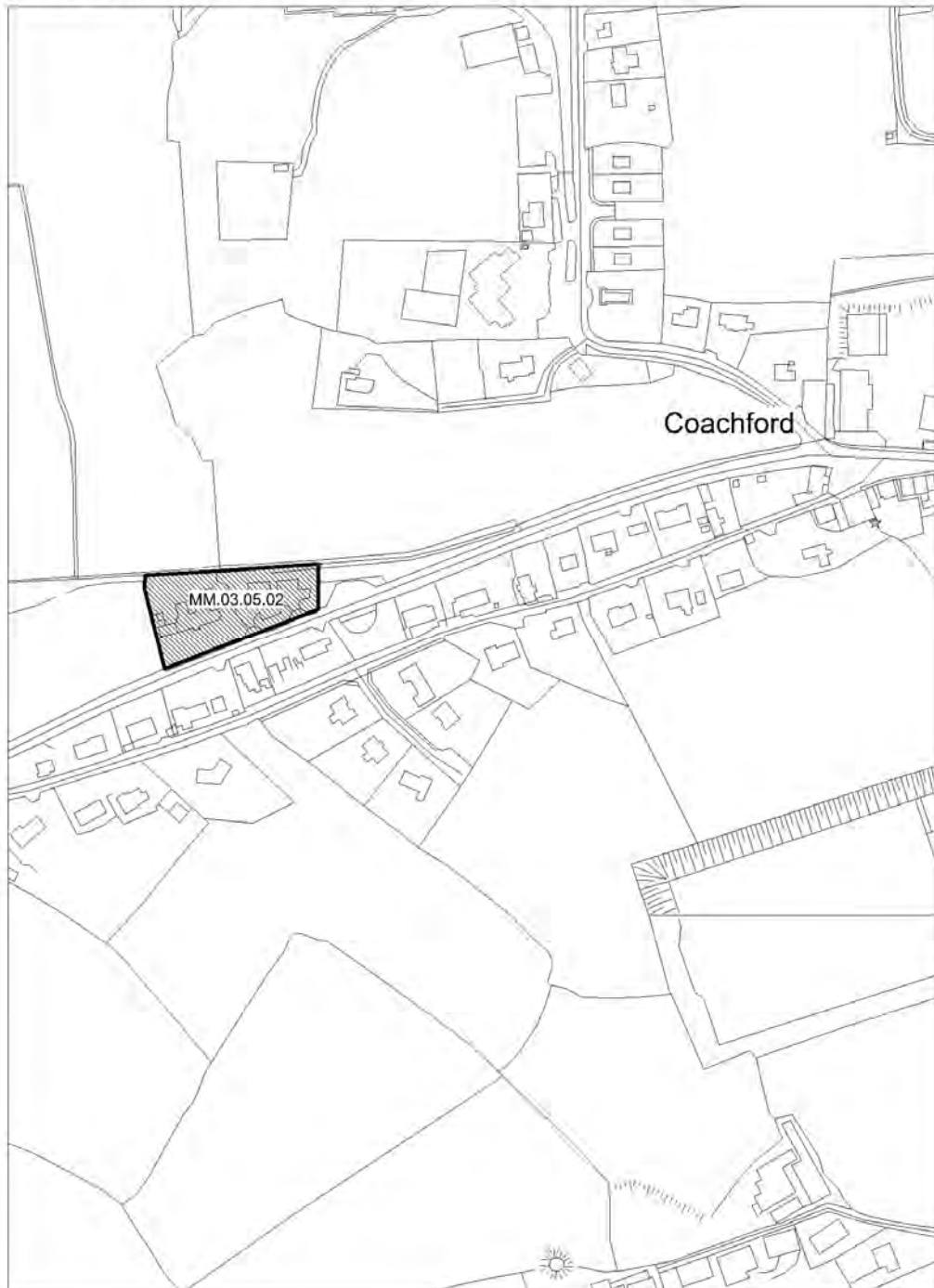
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Managers Recommended Amendment Ref. MM.03.10.01

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Public Consultation Draft**

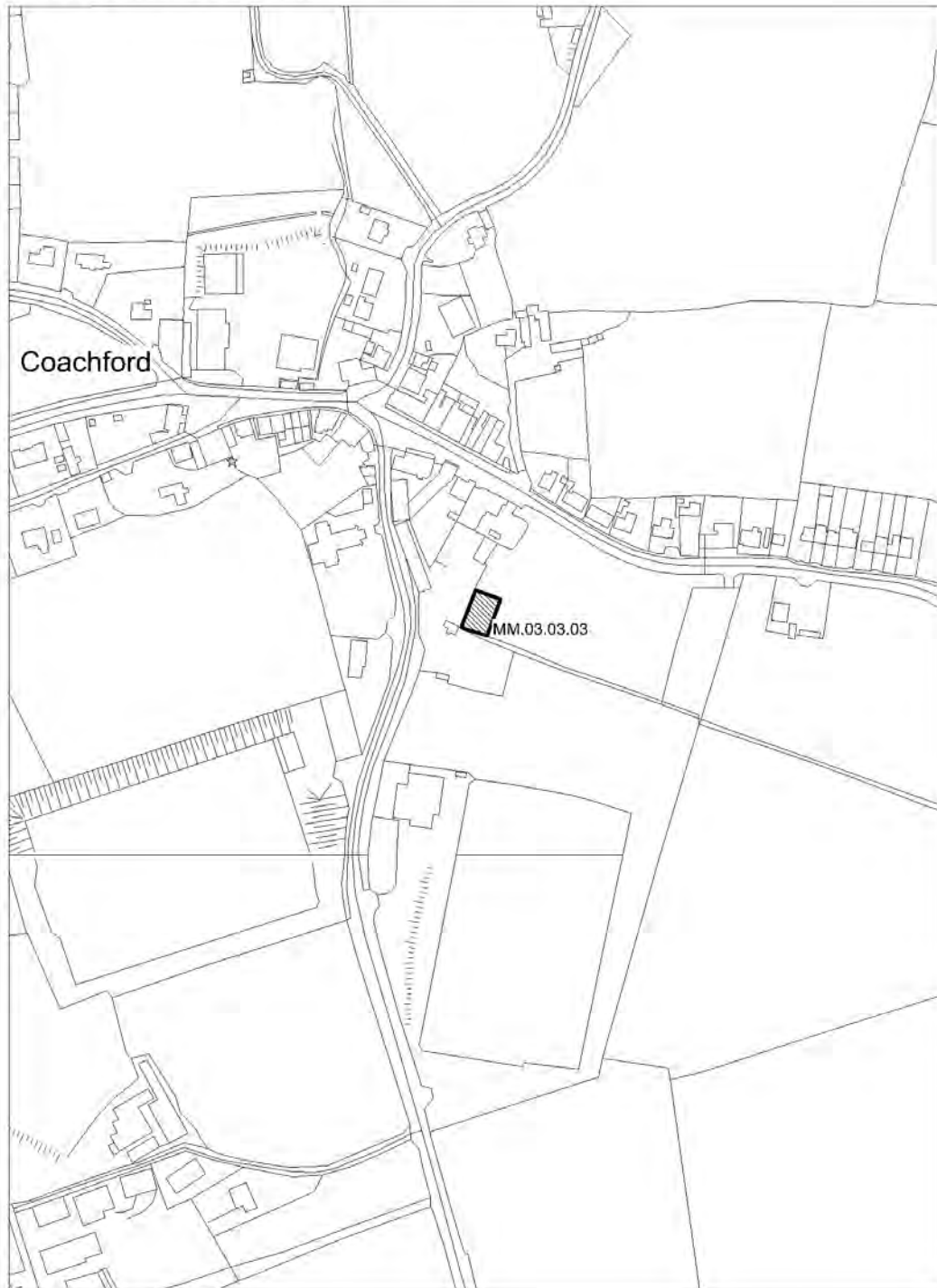
Coachford



Managers Recommended Amendment Ref.MM.03.05.02

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

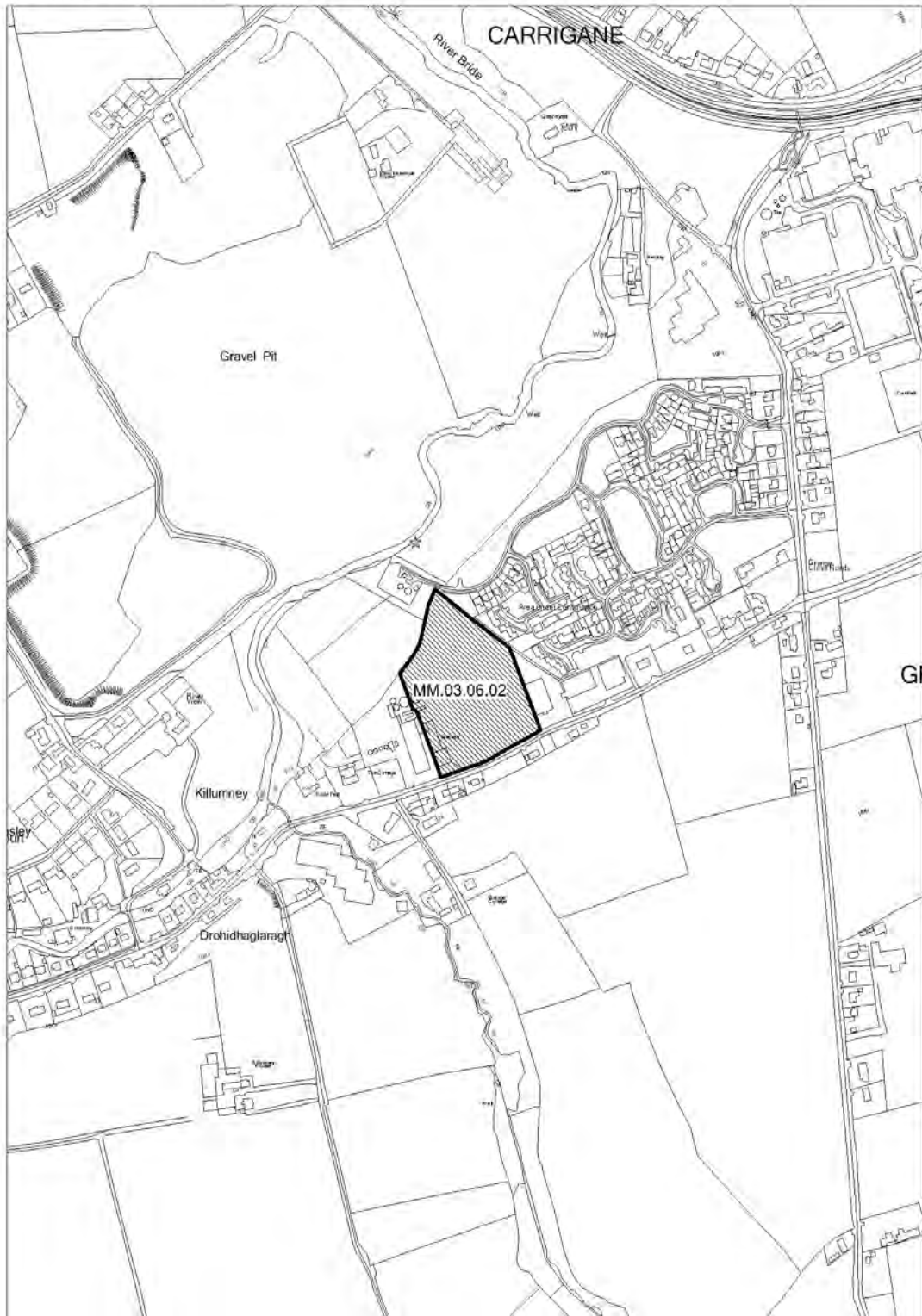
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Managers Recommended Amendment Ref.MM.03.05.03

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

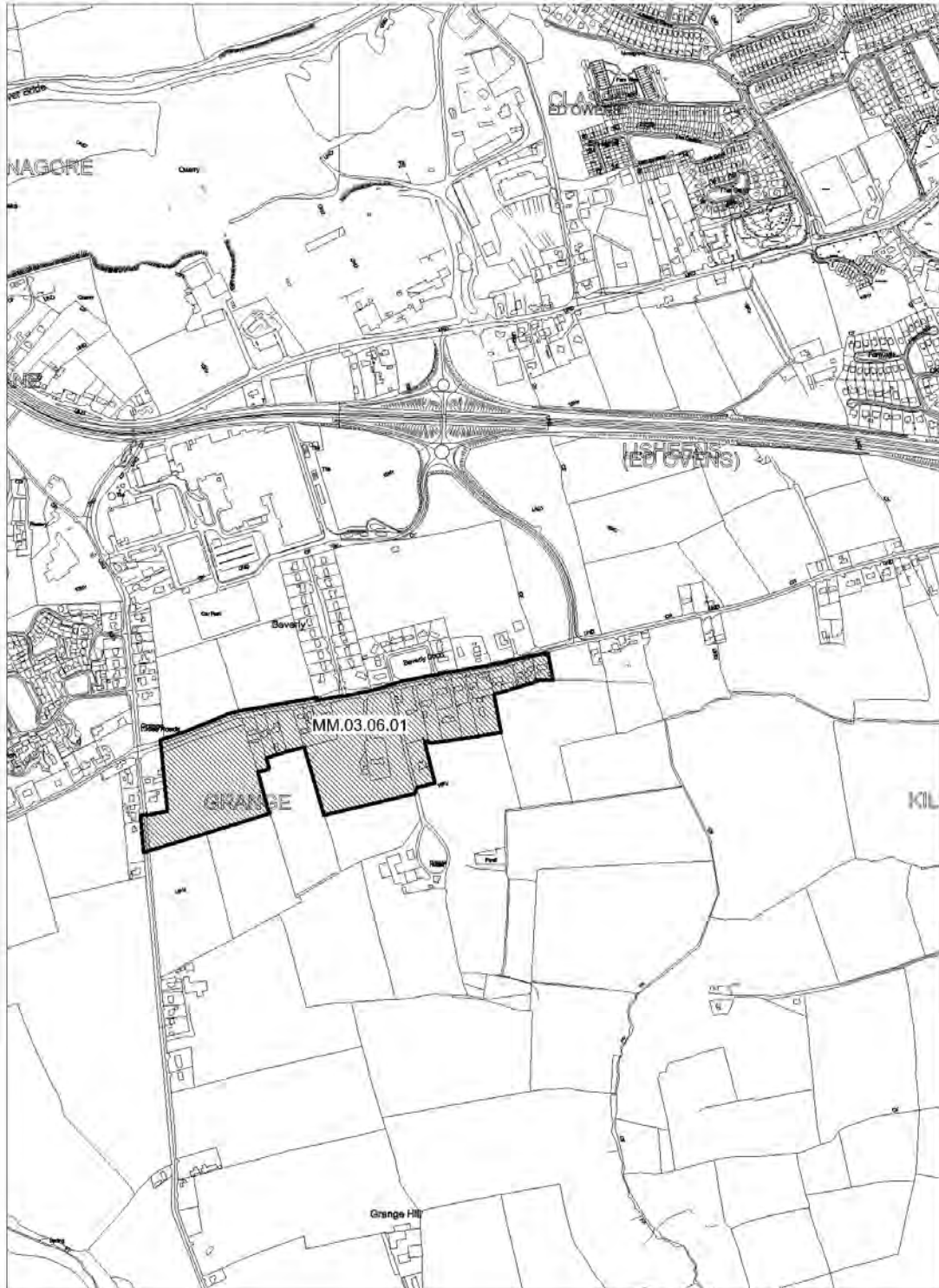
Kilumney/Ovens



Managers Recommended Amendment Ref. MM.03.06.02

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

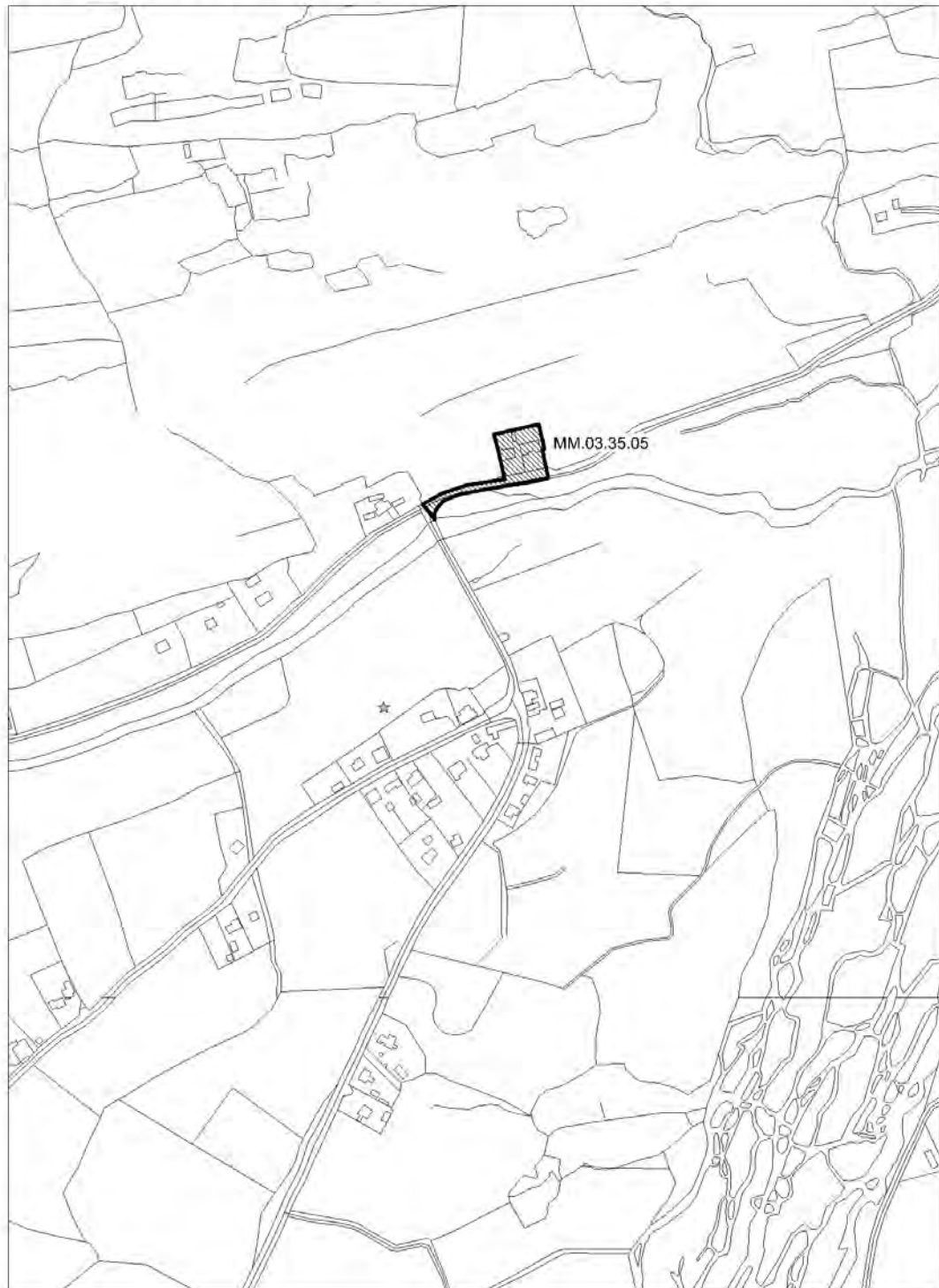
Kilumney/Ovens



Managers Recommended Amendment Ref.MM.03.06.01

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

Toon Bridge



Managers Recommended Amendment Ref.MM.03.35.05