

Report to Members

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

Macroom Electoral Area Local Area Plan

Managers Opinion and Recommendations
on the Issues Raised by Submissions on
the Proposed Amendments

15th June 2011

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Page 1 of 1

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

Appendix A of the report includes a list of the submissions received relevant to the Electoral Area.

Appendix B details the proposed amendments to the plan that the County Manager is recommending be included in the plan following consideration of the issues raised in the submissions and other pertinent issues. Some of the amendments set out in appendix B have been made the subject of minor modifications in order to address issues raised in submissions or from other sources such as the Strategic Environmental Assessment and the Appropriate Assessment screening of the proposed amendment and an explanation is included in the Appendix.

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

Section 1 Introduction

1.1 Where we are in the process

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

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

1.1.3. Following the receipt of 65 submissions from the public during the consultation period, the County Council met at a special meeting held on 30th & 31st March 2011 to determine

the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21st April & 18th May 2011.

1.2 Submissions

1.2.1. There were a total of 15 submissions received during the public consultation period on the proposed amendments to the Draft Macroom Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

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

1.3 Appropriate Assessment

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

1.4 How to use this report

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

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

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

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

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

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

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

conservation/scenic landscape/ archaeological designations and record of protected structures information already shown in the County Development Plan 2009 or approved by the appropriate national body).

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

1.5 Next Steps

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

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

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

1.5.3. A Special Council Meeting will take place on Tuesday the 19th of July, to facilitate discussion on the issues raised in this report.

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

Section 2 Managers Recommendations

2.1 Introduction

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

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

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

2.2 Extension of the development boundary at Coachford

Amendment Reference MM03.05.04

2.2.1. This amendment relates to the extension of the development boundary at Coachford to include additional lands (2.1ha) at Clontead. The map showing this amendment is in Appendix D.

2.2.2. The amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the County Manager recommended against the amendment for the following reasons:

"The proposed site is located to the north east of the village and is not in close proximity to the village core. The 2020 housing growth target for the village is 116 and it is considered that there is already sufficient land in the village to cater for this growth."

2.2.3. The EPA note that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

2.2.4. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons:

- The EPA and the SEA screening statement recommend the exclusion of this amendment.
- The site is not in close proximity to the Coachford village core.
- The 600m stretch of the R619 road from Coachford village to the laneway serving the lands is heavily trafficked, is winding in nature with severe bends and is not provided with a footpath.
- The 2020 housing growth target for the village is 116. There is approximately 16ha of available land suitable for residential development inside the village development boundary and it is therefore considered that there is already sufficient land in the village to cater for this growth.

Managers Recommendation: EXCLUDE AMENDMENT MM03.05.04.

**2.3 Extension of the development boundary at Killumney/Ovens to the north of the N22
Amendment Reference MM03.06.04**

2.3.1. This amendment relates to the extension of the development boundary at Killumney/Ovens to include lands (5.3ha) at Barnagore. The map showing this amendment is in Appendix D.

2.3.2. In the 2005 Carrigaline Electoral Area Local Area Plan part of the land was zoned for low density residential development. In the Draft Macroom Electoral Area Local Area Plan published in November 2010 the land was excluded from the development boundary and it was suggested that it be designated A3 in the Metropolitan Greenbelt. Under this designation housing development could be considered for local needs.

2.3.3. The amendment was proposed by the Elected Members against the Managers advice. At the Council Meeting where this decision was taken the Managers advise was as follows:

“The proposed site has been cut off from the village of Killumney/Ovens by the N22 and it is considered that it would be more suitable as A3 greenbelt where local needs will be accommodated.”

2.3.4. The EPA have made a detailed submission which includes specific comments on this proposed amendment. They note that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency acknowledges that the SEA screening of the amendments also proposed the exclusion of this amendment.

2.3.5. The NRA state in their submission that it is premature to include lands outlined in this proposed amendment as it extends the settlement boundary into the emerging route corridor for the N22 Ballyvourney-Macroom-Ballincollig Scheme identified in the Draft Local Area Plan.

2.3.6. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- The EPA submission states that the proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report.
- The proposed site has been cut off from the village of Killumney/Ovens by the N22 and it is considered that it would be more suitable as A3 greenbelt where housing for local needs could be accommodated.
- This amendment extends the settlement boundary into the emerging route corridor for the N22 Ballyvourney-Macroom-Ballincollig Scheme identified in the Draft Local Area Plan and the NRA and the NRA strongly advise the Council to exclude the proposed amendment from the plan.

Managers Recommendation: EXCLUDE AMENDMENT MM03.06.04.

2.4 Extension of the development boundary at Killumney/Ovens to the south of the N22 to include lands for industrial development.

Amendment Reference MM03.06.05

2.4.1. This amendment relates to the extension of the development boundary at Killumney/Ovens to include lands (4ha) at Carrigane which could facilitate EMC's expansion in the future. The map showing this amendment is in Appendix D. The amendment was proposed by the Elected Members against the Managers advice. At the Council Meeting where this decision was taken the Managers advise was as follows;

"The proposed land, which is part of the metropolitan greenbelt, is partially located in a flood risk zone and partially located in the N22 route corridor."

2.4.2. The EPA have made a detailed submission which includes specific comments on this proposed amendment. They note that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency acknowledges that the SEA screening of the amendments also proposed the exclusion of this amendment.

2.4.3. The NRA state in their submission that it is premature to include lands outlined in this proposed amendment as it extends the settlement boundary into the emerging route corridor for the N22 Ballyvourney-Macroom-Ballincollig Scheme identified in the Draft Local Area Plan.

2.4.4. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- The EPA submission states that the proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report.
- In the 2005 Carrigaline Local Area Plan the land is outside the Development Boundary and designated A1 Metropolitan Green Belt.
- The land is partially located in a flood risk zone.
- The land will be separated from EMC by the emerging preferred N22 route.
- This amendment extends the settlement boundary into the emerging route corridor for the N22 Ballyvourney-Macroom-Ballincollig Scheme identified in the Draft Local Area Plan and the NRA strongly advise the Council to exclude the proposed amendment from the plan.

Managers Recommendation: EXCLUDE AMENDMENT MM03.06.05.

Appendix A

List of Submissions

Sub No.	Amendment Reference	Interested Party	Summary of Submission	Manager's Opinion
Countywide				
MM11/1457		NRA	This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.	Not Relevant
MM11/1460	MM03.05.02 MM03.05.03 MM03.05.04 MM03.06.03 MM03.06.04 MM03.06.05 MM03.09.01 MM03.10.01 MM03.01.09 MM03.01.08 MM03.01.04	EPA	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented.	<p>The following amendments are to be excluded and are addressed in Appendix C. The maps showing these amendments are in Appendix D.</p> <p>MM03.05.04 MM03.06.04 MM03.06.05</p> <p>Eight of these amendments are considered to contain minor or necessary changes therefore notwithstanding the submission from the EPA the following amendments will be included;</p> <p>MM03.01.04, MM03.01.08, MM03.01.09, MM03.05.02, MM03.05.03, MM03.06.03, MM03.09.01, MM03.10.01.</p> <p>These amendments are discussed further in Appendix B.</p>
MM11/1461		Department of Arts, Heritage and the Gaeltacht	This submission makes a number of points regarding archaeology and the Local Area Plan that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.	The submission asks for factual information to be included in the final LAP and the Council are looking at the feasibility of displaying this information.

Sub No.	Amendment Reference	Interested Party	Summary of Submission	Manager's Opinion
MM11/1469	MM01.07.03	OPW	<p>With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which, based on the best-available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development. The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques.</p>	<p>This submission is noted. A number of minor modifications are recommended that are set out in Appendix B.</p>
Ballincollig				
MM11/1319		Cummins, Colm	<p>This submission supports the zoning "Existing Built Up Area" for their retail property at Main Street, Ballincollig on the basis that it is consistent with established and proposed uses at this location.</p>	<p>This submission is noted.</p>
MM11/1457	MM03.01.09	NRA (Ballincollig)	<p>This submission highlights that access arrangements to the Cork Science, Technology and Innovation Park at Curraheen have not been concluded and that the Council should be satisfied that the proposed amendment does not compromise access options to the Science, Technology and Innovation Park.</p>	<p>This submission is noted and the Council are satisfied that it will not compromise access options to the Science Park.</p>

Sub No.	Amendment Reference	Interested Party	Summary of Submission	Manager's Opinion
Ballyvourney/Ballymakeery				
MM11/1392	MM03.04.04	Ni Shuilleabhain, Marie	<p>This submission raises concerns in relation to a proposed amendment in Ballyvourney for Colaiste Iosagain and its possible negative impact on the adjoining St. Gobnet's SAC (000106).</p> <p>The submission notes that any plan that would have a significant effect on an SAC is required to undergo an assessment under Article 6(3) of Directive 92/43/EEC and requests to be informed of what steps have been taken to comply with this legal requirement.</p>	This submission is noted. A modification to this objective is proposed in Appendix B.
MW11/1334	MM 03.04.04	Udaras na Gaeltachta	<p>This submission relates to a specific objective proposed under MM 03.04.04 and states that it limits the ability of Udaras na Gaeltachta to carry out its designated functions and deliver the most appropriate form of development for Ballymakeery/Ballyvourney. In this regard the submission requests the following;</p> <p>1) That the boundaries of the proposed X-01 zoning objective be altered as set out in the attached Map 1 (Attached as Appendix 1 to the main submission document); and 2) that the wording of the specific objective for X-01 be altered as follows: 'Opportunity site to redevelop former secondary school for tourism/community/rural development or mixed use development comprising of employment, offices, small to medium sized enterprise including office based industry.'</p>	This submission requests changes that are outside the scope of what can be changed at this stage in the process.
Coachford				
MM11/1326	MM03.05.02	Deasy, Cormac	<p>This submission supports the manager's recommendation to extend the development boundary of Coachford under amendment MM03.05.02.</p> <p>The submission also states that it does not support any further extensions of the development boundary to include undeveloped lands to the west.</p>	This submission is noted.
MM11/1387	MM02.02.02	Ashford, Andrew and	This submission supports submission 11/875 for Coachford, which proposes that the Lee Valley/Coachford area be	This submission is noted.

Sub No.	Amendment Reference	Interested Party	Summary of Submission	Manager's Opinion
		O'Leary, Marian	<p>promoted as a central hub for tourism and leisure amenities.</p> <p>The submission also supports the objective to provide an attractive pedestrian connection from the village of Coachford to the river and to develop walkways along the River.</p>	
MM11/1389	MM03.05.01	Ashford, Andrew and O'Leary, Marian	<p>The submission seeks clarification regarding the wording for proposed amendment Ref MM 03.05.01 for Coachford. The submission relates to paragraph 5.4.4 which is worded as follows;</p> <p>'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. Additional land has been included inside the development boundary for this use'.</p>	This submission is noted. The proposed wording for paragraph 5.4.4 is already included in the Draft Plan and will remain so.
MM11/1453	MM03.05.02	O'Dubhghaill, Dr. Cormac	<p>This submission is in response to proposed amendment MM03.05.02 which extends the development boundary for Coachford to include land on which there is an established crèche /playschool facility.</p> <p>The submission also proposes that the development boundary be extended further to include additional lands for a local medical centre. This proposal is not directly relevant to a proposed amendment and is therefore outside the scope of this report.</p>	This submission is noted. The boundary of the site can not be extended at this stage in the process. No change to the LAP is recommended.
Killumney/Ovens				
MM11/1417	MM03.06.03	McCarthy, Anthony, Frank and Michael	This submission refers to proposed amendment MM03.06.03 at Grange Cross, Ovens and requests that the boundary of the proposed X-01 opportunity site be increased to include additional land to the west.	The boundary of the site can not be extended at this stage in the process. No change to the LAP is recommended.
MM11/1454	MM03.06.04	McCarthy, Mary and Phil	This submission supports proposed amendment no. MM03.06.04 to extend the development boundary in Killumney/Ovens to include lands at Barnagore. Ovens as per the 2005 Local Area Plan'.	This submission is noted. Detailed consideration is given in Section 2 and Appendix C of this report.
MM11/1421	MM03.06.05	McCarthy, Joseph	<p>This submission relates to proposed amendment MM03.06.05 and proposes that it read as follows;</p> <p>'Extension to the development boundary at</p>	This submission is noted. Detailed consideration is given in Section 2 and Appendix C of this report.

Sub No.	Amendment Reference	Interested Party	Summary of Submission	Manager's Opinion
			Carrigane/Barnagore to accommodate the future expansion of the area'.	
MM11/1457	MM03.06.04 and MM03.06.05	NRA (Killumney /Ovens)	The Authority strongly advises that it's premature to include additional lands outlined in proposed amendments MM03.06.04 and MM03.06.05. The Authority states that policies and objectives should not compromise the road planning and route option evaluation process in circumstances where road scheme planning is underway. Similarly, development strategies or rezoning proposals should not have the effect of altering the function of these routes/improvement schemes or importantly, increase the cost of land to be acquired or under active consideration as a route option for a national road scheme.	This submission is noted. Detailed consideration is given in Section 2 and Appendix C of this report.
Ballynora				
MM11/1396	MM03.09.01	Department of Education and Skills	This submission acknowledges proposed amendment to reserve a site for the long term expansion of the existing school in Ballynora.	This submission is noted.

Appendix B

List of Amendments Recommended by the Manager

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
Section One: Introduction				
MM 01.06.01	<p>Insert new paragraphs after Paragraph 1.6.4 “Transitional Issues Affecting Development 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</p>	7	No submission received in relation to this amendment.	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page No.	Submission Received	Comment
	<p>making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p>Note: This change refers to the text of the plan only.</p>			
MM 01.06.02	<p>Insert a new objective following the previous amendment:</p> <p>“Existing Planning Permissions – Transitional Issues Not withstanding 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>	7	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	Note: This change refers to the text of the plan only.			
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 plan only.</p>	9	No submission received in relation to this amendment	No change to amendment.
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 have not been included as zoned land unless the</p>	9	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<p>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 plan only.</p>			
MM 01.07.03	<p>Replace Paragraph 1.7.12 with the following:</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the ‘Indicative Flood Extent Maps’ shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones ‘A’ or ‘B’ will need to comply with Chapter 5 of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and, in</p>	9	MM11/1469	<p>This submission is noted.</p> <p>A number of minor modifications are recommended.</p>

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<p>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, where applicable the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p>			

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<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/<u>local knowledge of flooding in the area</u>). ● An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources. ● Site cross sections or spot levels, including the river and surrounding lands. ● Description of the site and surrounding area, including ground conditions, levels and land use. ● Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area. ● Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> ● further study; ● revision of proposals to avoid area shown at risk of flooding; or ● continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B <u>and has been shown to be not at flood risk</u>). <p>Note: This change refers to the text of the plan only.</p>			

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
MM 01.07.04	Add the word “detailed” before site-specific in paragraph 1.7.13 Note: This change refers to the text of the plan only.	9	No submission received in relation to this amendment	No change to amendment.
MM 01.07.05	Replace Objective FD 1-4 with the following “Development in Flood Risk Areas It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.7.13 of this plan” Note: This change refers to the text of the plan only.	10	No submission received in relation to this amendment	No change to amendment.
MM 01.10.01	It is an objective to amend GB 1-1 b as follows; (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. Note: This change refers to the text of the plan only.	12	No submission received in relation to this amendment	No change to amendment.
Section Two: Local Area Strategy				
MM 02.02.01	Amend table 2.5 to include outstanding planning permissions of 12 for Ballingeary. Note: This change refers to the text of the plan only.	16	No submission received in relation to this amendment	No Change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
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 leisure tourism, walking routes and food related tourism).</p> <p>Note: This change refers to the text of the plan only.</p>	16	MM11/1409	No change to amendment.
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 in a sustainable</p>	16	No submission received in relation to this amendment	Modification to amendment to include mitigation measures recommended in SEA.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<p><u>manner</u>. 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 plan only.</p>			
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 plan only.</p>	17	No submission received in relation to this amendment	No change to amendment.
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</p>	17	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<p>protect the integrity of the biodiversity of the area.</p> <p>Note: This change refers to the text of the 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 plan only.</p>	18	No submission received in relation to this amendment	No change to amendment.
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 plan only.</p>	18	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment						
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 plan only.</p>	26	No submission received in relation to this amendment	No change to amendment.						
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 centre.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	26	No submission received in relation to this amendment	No change to amendment. The amendment map is on page 42.						
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="459 1093 1146 1337"> <thead> <tr> <th>Objective No.</th> <th>Open Space Objective</th> <th>Approx ha</th> </tr> </thead> <tbody> <tr> <td>O-05</td> <td>“Active open space for informal public recreation including the provision of an amenity walk along the river bank with the option</td> <td>18.9</td> </tr> </tbody> </table>	Objective No.	Open Space Objective	Approx ha	O-05	“Active open space for informal public recreation including the provision of an amenity walk along the river bank with the option	18.9	27	MM11/1460	<p>The submission is noted.</p> <p>Notwithstanding the submission from the EPA it is considered that this amendment is acceptable due to the fact that it was previously included in the 2005 Local Area Plan.</p> <p>No change to amendment.</p>
Objective No.	Open Space Objective	Approx ha								
O-05	“Active open space for informal public recreation including the provision of an amenity walk along the river bank with the option	18.9								

Change Ref. No.	Text of the change			Draft Plan Page No.	Submission Received	Comment
	<p>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> <p>Note: This change refers to the text of the plan only.</p>					
MM03.01.05	<p>Include a reference to both the Ballincollig Shopping Centre and the former Murphy Barracks in the T-03 objective.</p> <p>The objective will read as follows; T-03 Completion of the former Murphy Barracks 'Ballincollig Town Centre' site (former Murphy Barracks) for town centre uses.</p>			26	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment						
	Note: This change refers to the text of the plan only.									
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 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	No submission received in relation to this amendment	No change to amendment.
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 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 plan only.</p>	25	No submission received in relation to this amendment	No change to amendment.						
MM03.01.08	A portion of land is to be taken out of O-01 (at the north eastern end) and included in the existing built up area.	29	MM11/1460	The submission is noted. Notwithstanding the submission from the EPA it is						

Change Ref. No.	Text of the change	Draft Plan Page No.	Submission Received	Comment
	Note: this change refers to the zoning map for the settlement.			considered that this is a minor change to the boundary and it is recommended that this amendment be included in the plan. No change to amendment. The amendment map is on page 43.
MM03.01.09	Revise the existing setback for the Cork Northern Ring Road from 150m to 75m and extend residential zoning R-04. An additional area is also required towards the north of the site to allow for a future possible road alignment connecting back to the local road. Note: this change refers to the zoning map for the settlement.	29	MM11/1457 MM11/1460	The NRA submission is noted. Notwithstanding the submission from the EPA it is considered that this is a minor change to the boundary and it is recommended that this amendment be included in the plan. No change to amendment. The amendment map is on page 44.
Macroom				
MM03.02.01	Amend objective DB-01 as follows; 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	32	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<p>sustainable growth cater for the projected growth of the town's population from 3,553 in 2006 to 4,351 in 2020.</p> <p>Note: This change refers to the text of the plan only.</p>			
Ballingeary				
MM 03.03.01	<p>Amend paragraph 3.2.5 to refer to an outstanding planning permission for 12 dwellings.</p> <p>Note: This change refers to the text of the plan only.</p>	36	No submission received in relation to this amendment	No change to amendment.
Ballymakeery/Ballyjourney				
MM 03.04.01	<p>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.</p> <p>Note: This change refers to the text of the plan only.</p>	42	No submission received in relation to this amendment	No change to amendment.
MM 03.04.02	<p>Amend objective U-03 to include additional wording as follows; Maintain amenity walk through Saint Gobnait's Wood. Path upgrades or</p>	42	No submission received in relation to this	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<p>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.</p> <p>Note: This change refers to the text of the plan only.</p>		amendment	
MM 03.04.03	<p>Amend the development boundary to remove unzoned areas of SAC from within the development boundary.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	43	No submission received in relation to this amendment	<p>No change to amendment.</p> <p>The amendment map is on page 45.</p>
MM03.04.04	<p>Re-instate X-01 zoning on Colaiste Iosagain site in Ballyvourney/Ballymakeery. Objective to read as follows;</p> <p>“Opportunity site to redevelop former secondary school for tourism/community/rural or mixed use development. <u>This zone is immediately adjacent to the St. Gobnait’s Special Area of Conservation; any development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on St. Gobnait’s SAC. A buffer zone is likely to be required between any permitted development and the SAC, the size and scale of which will be determined at project level. The Zoned area contains Recorded Monument CO058-11 Castle unclassified and CO058-12 Standing stone. Any development in this area will require an archaeological assessment.</u>”</p> <p>Note: this change refers to the text and the zoning map of the settlement.</p>	43	MW11/1334 MM11/1392	<p>A modification will be made to the objective to include a recommendation from the Natura Impact Report and from the Heritage Unit in Cork County Council.</p> <p>The amendment map is on page 46.</p>

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
Coachford				
MM 03.05.01	<p>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.</p> <p>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. <u>Additional land has been included inside the development boundary for this use</u>.</p> <p>Note: This change refers to the text of the plan only.</p>	45	MM11/1389	<p>A modification will be made to paragraph 5.4.4 to include additional text in line with the submission.</p>
MM 03.05.02	<p>Extend the development boundary in Coachford to include lands to the west for an established crèche/playschool facility.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	47	MM11/1453 MM11/1460	<p>This submission requests changes that are outside the scope of what we can do in the process at this stage.</p> <p>The EPA submission requests that this amendment be omitted however it is considered that this amendment is acceptable as the crèche/playschool facility has already been built.</p> <p>No change to amendment.</p> <p>The amendment map is on page 47.</p>

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment						
MM 03.05.03	<p>Extend the development boundary in Coachford to include a small portion of the Dairygold co-op lands for future development.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	47	MM11/1460	<p>The submission is noted.</p> <p>Notwithstanding this submission this minor change to the boundary is acceptable.</p> <p>No change to amendment.</p> <p>The amendment map is on page 48.</p>						
Killumney/Ovens										
MM 03.06.02	<p>Extend the boundary of B-01 lands in Killumney/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.</p> <table border="1" data-bbox="468 970 1158 1350"> <thead> <tr> <th>Objective No.</th> <th>Business Objective</th> <th>Approx ha</th> </tr> </thead> <tbody> <tr> <td>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</td> <td>-</td> </tr> </tbody> </table>	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	-	51	No submission received in relation to this amendment	<p>No change to amendment.</p> <p>The amendment map is on page 50.</p>
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	-								

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment			
	<table border="1" style="margin-left: 20px;"> <tr> <td style="width: 100px;"></td> <td style="text-align: center;">residential properties.</td> <td style="width: 100px;"></td> </tr> </table> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>		residential properties.				
	residential properties.						
MM03.06.03	<p>Extension of the development boundary to the west of Grange Cross for mixed use development and provision of a pitch for Killumney United Football Club.</p> <p>The objective for the site will read as follows;</p> <p>X-01 - Opportunity site with potential for village centre/mixed use development. The development of this site is subject to the provision of a pitch for Killumney United Football Club.</p> <p>Note: this change refers to the text and the zoning map for the settlement.</p>	50&51	MM11/1417 MM11/1460	<p>This submission requests changes that are outside the scope of what we can do in the process at this stage.</p> <p>The EPA submission requests that this amendment be omitted however there is a requirement for the provision of a pitch for Killumney United Football Club and a mixed use development in the village therefore it is recommended that this amendment be included in the plan.</p> <p>No change to amendment.</p> <p>The amendment map is on page 51.</p>			
Ballynora							
MM 03.09.01	Extend the development boundary at Ballynora to include a site for a new school – include additional wording regarding appropriate design as it is	62	MM11/1460 MM11/1396	The EPA submission requests that this amendment be omitted however there is a			

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment						
	<p>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" data-bbox="396 568 1086 833"> <thead> <tr> <th data-bbox="396 568 577 635">Objective No.</th> <th data-bbox="577 568 913 635">Open Space Objectives</th> <th data-bbox="913 568 1086 635">Approx ha</th> </tr> </thead> <tbody> <tr> <td data-bbox="396 635 577 833">C-01</td> <td data-bbox="577 635 913 833">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 data-bbox="913 635 1086 833">-</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.	-			<p>requirement for the provision of a site for a new school in the village of Ballynora therefore it is recommended that this amendment be included in the plan.</p> <p>No change to amendment.</p> <p>The amendment map is on page 54.</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.	-								
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	MM11/1460	<p>The submission is noted.</p> <p>Notwithstanding this submission from the EPA it is considered that this is a minor change to the boundary and it is recommended that this amendment be included in the</p>						

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
				plan. No change to amendment. The amendment map is on page 55.
Cloughduv				
MM03.11.01	<p>Amend the text of the plan to give recognition to the fact that the Council entered into a PPP with O’Callaghan Properties for the provision of services infrastructure involving the upgrading of the existing water and waste water schemes for the village of Cloughduv.</p> <p>Insert a new paragraph after paragraph 11.4.1 as follows;</p> <p>The target growth figure for Cloughduv up to 2020 is for 80 dwellings. It is recognised that there are outstanding planning permissions for over 200 dwelling units in the village, with advance water services infrastructure having already been provided. Therefore notwithstanding the target growth figure, the Council remains committed to these developments during the lifetime of this plan.</p> <p>Note: this change refers to the text of the plan only.</p>	67	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
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 Gearagh Special Area of Conservation.</p> <p>Note: This change refers to the text of the plan only.</p>	78	No submission received in relation to this amendment	No change to amendment.
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 plan only.</p>	78	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
Toon Bridge				
MM 03.35.01	<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 plan only.</p>	137	No submission received in relation to this amendment	No change to amendment.
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 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</p>	137	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<p>attenuation will be required for developments within this area.</p> <p>Note: This change refers to the text of the 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 plan only.</p>	137	No submission received in relation to this amendment	No change to amendment.
MM03.35.04	<p>Amend wording of O-01 objective as follows;</p>	137	No submission received in relation to this	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<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> <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 plan only.</p>		amendment	
MM 03.35.05	<p>Amend the development boundary to remove unzoned areas of SAC from within the development boundary.</p> <p>Note: This change refers to the map of the plan only.</p>	138	No submission received in relation to this amendment	No change to amendment. The amendment map is on page 56.
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>	143	No submission received in relation to this amendment	No change to amendment.

Change Ref. No.	Text of the change	Draft Plan Page. No.	Submission Received	Comment
	<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 plan only.</p>			

Appendix C

List of Proposed Amendments NOT Recommended by the Manager

Change Ref. No.	Proposed Change	Draft Plan Page. No.	Submission Received	Comment						
Coachford										
MM 03.05.04	<p>Extend the development boundary at Coachford to include additional lands (2.1ha) at Clontead.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	47	MM11/1460	See Section 2 of this report. The amendment map is on page 49.						
Killumney/Ovens										
MM 03.06.04	<p>Extend the development boundary in Killumney/Ovens to include lands (5.3ha) at Barnagore, Ovens.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	51	MM11/1460 MM11/1457 MM11/1454	See Section 2 of this report. The amendment map is on page 52.						
MM 03.06.05	<p>Extend the development boundary in Killumney/Ovens to include lands (4ha) for industrial development at Carrigane, Killumney.</p> <table border="1" data-bbox="568 1222 1256 1289"> <thead> <tr> <th>Objective No.</th> <th>Industrial Objective</th> <th>Approx ha</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Objective No.	Industrial Objective	Approx ha				51	MM11/1460 MM11/1457 MM11/1421	See Section 2 of this report. The amendment map is on page 53.
Objective No.	Industrial Objective	Approx ha								

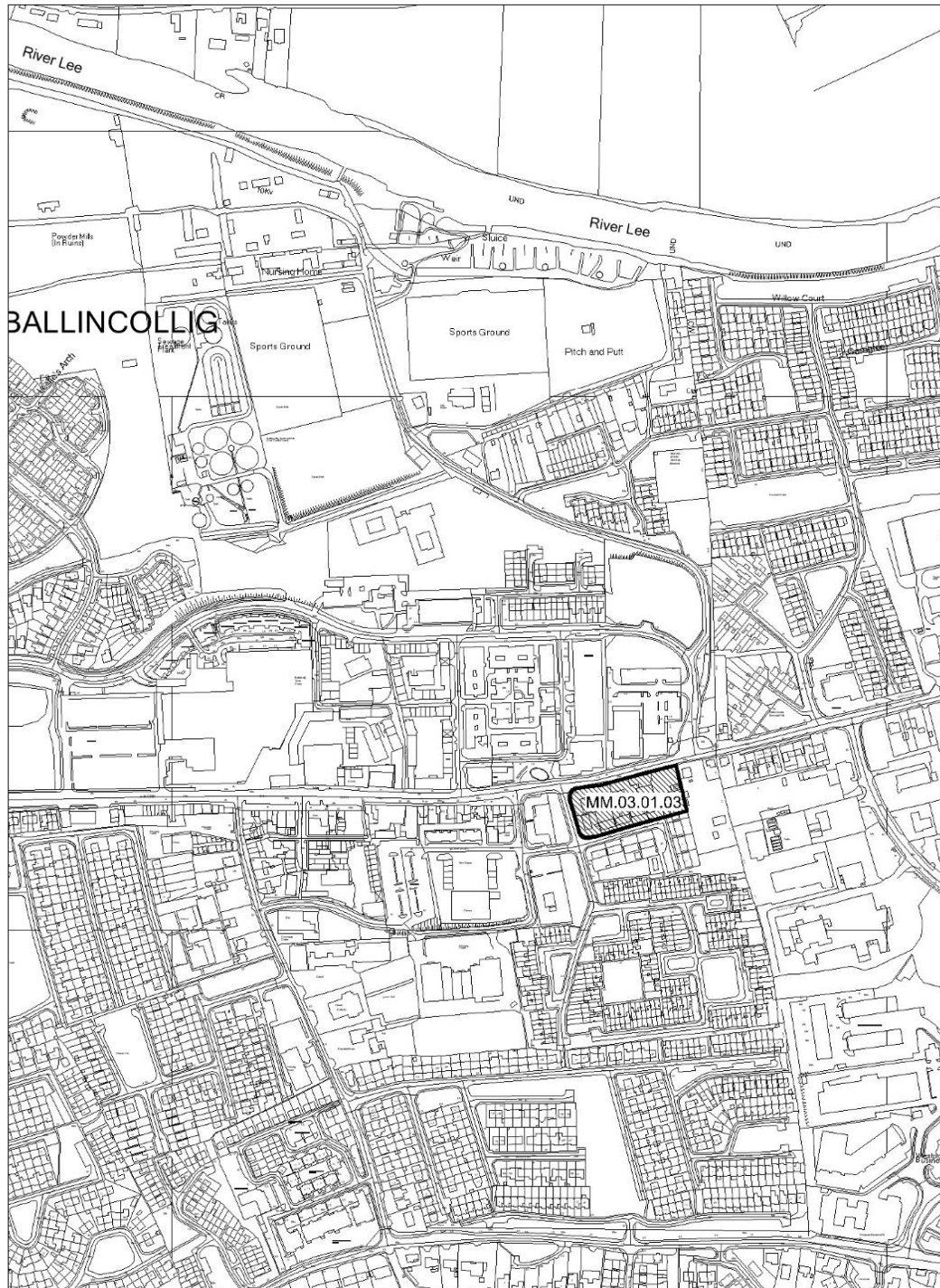
	I-01	Industrial development to accommodate a possible future expansion to EMC.	-			
<p>Note: This change refers to the zoning map for the settlement.</p>						

Appendix D

Map Changes for the Macroom Electoral Area

Macroom Electoral Area Local Area Plan
Public Consultation Draft

Ballincollig



Amendment Ref. MM.03.01.03

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

Ballincollig



Amendment Ref.MM.03.01.08

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

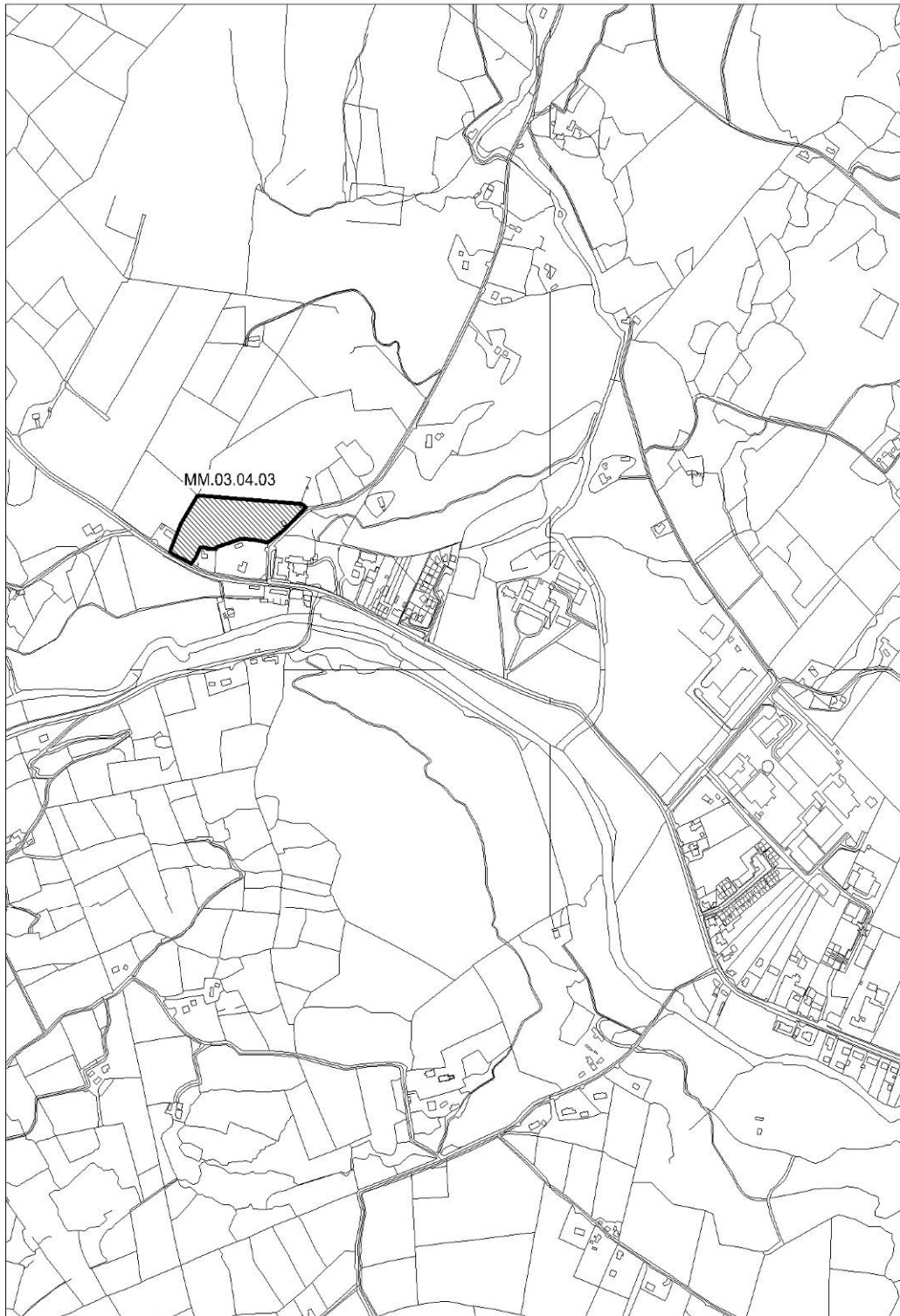
Ballincollig



Amendment Ref.MM.03.01.09

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

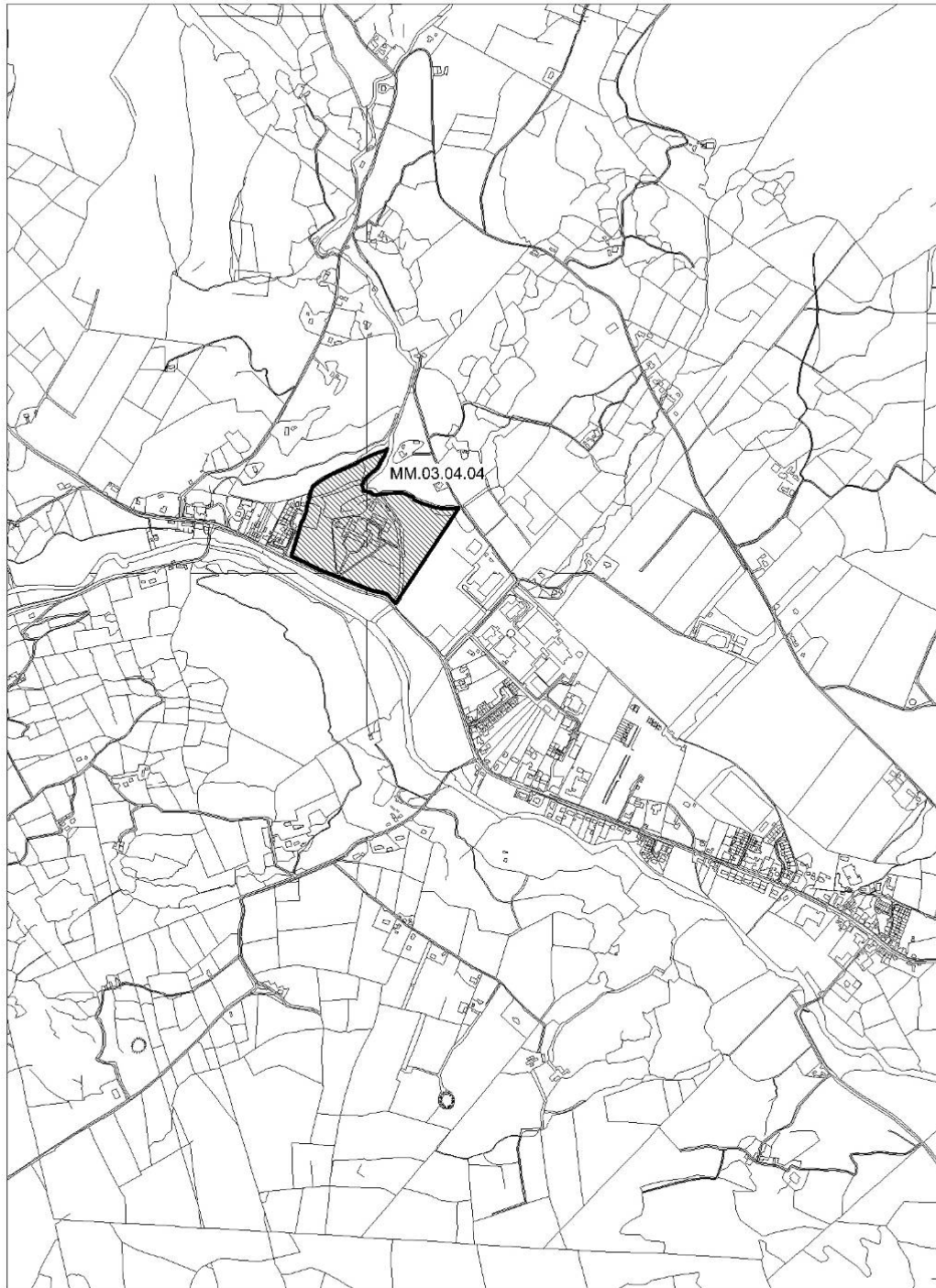
Ballymakeery/Ballyvourney



Amendment Ref.MM.03.04.03

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

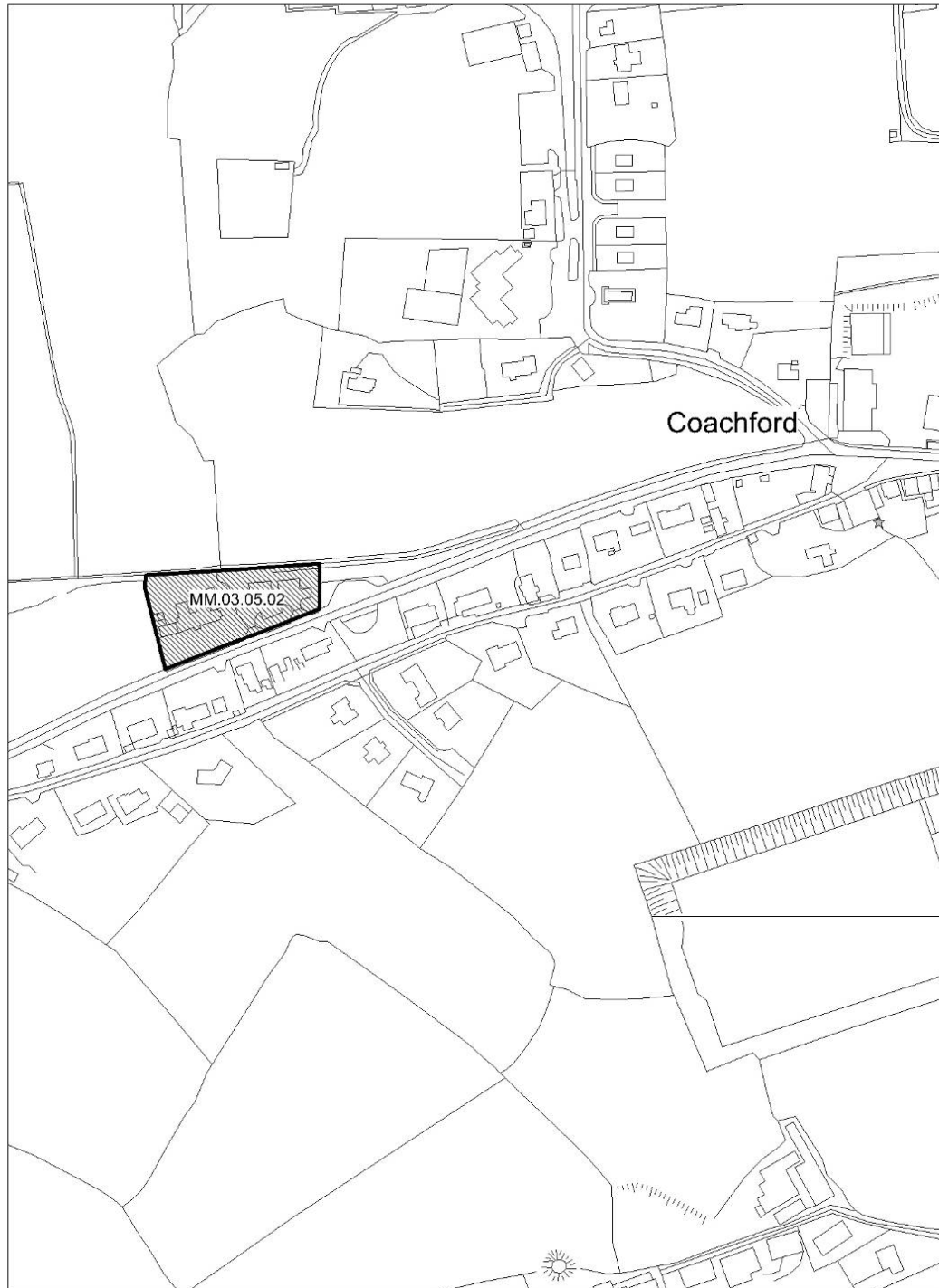
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| Amendment Ref.MM.03.04.04

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

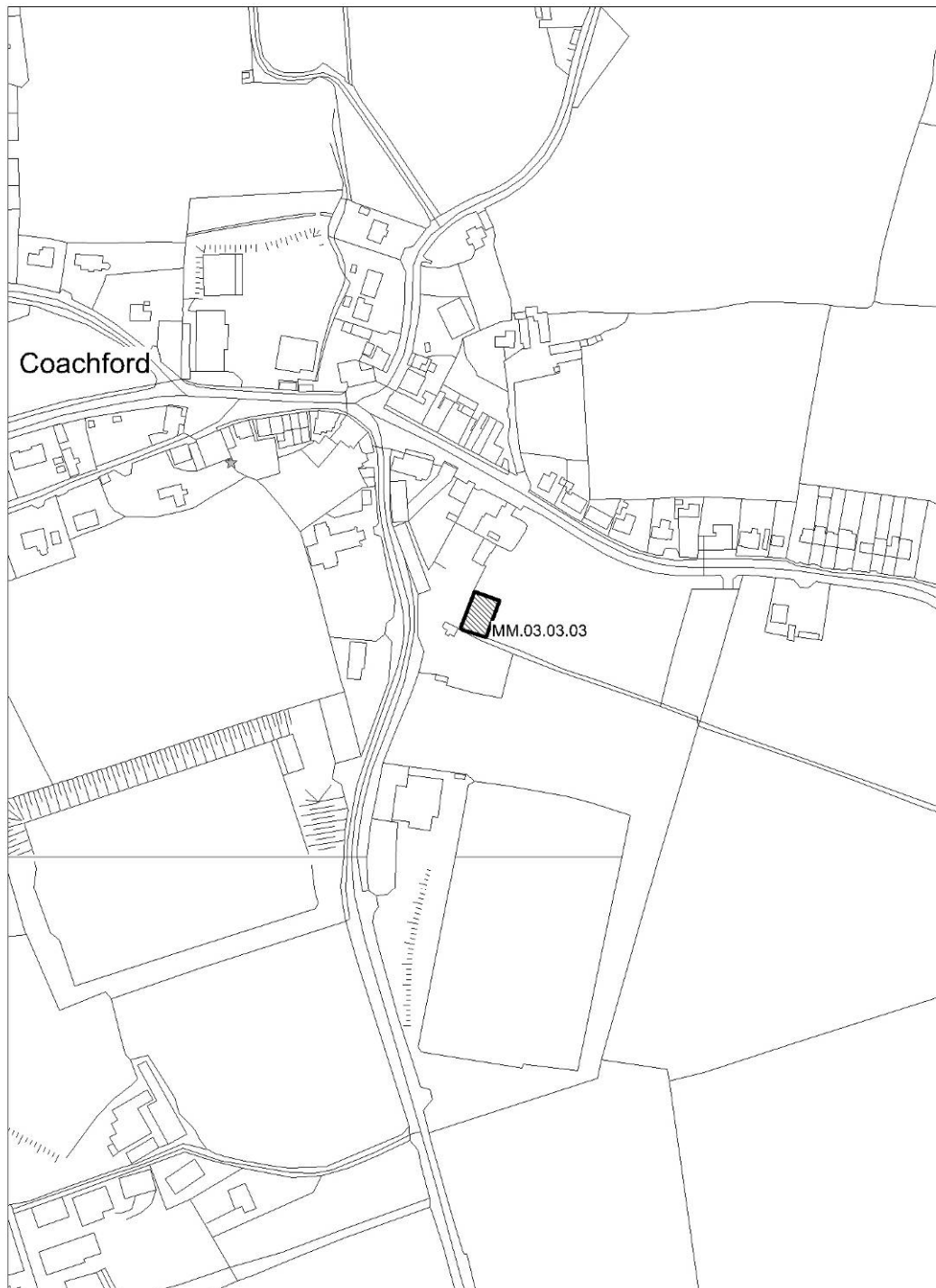
Coachford



Amendment Ref.MM.03.05.02

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

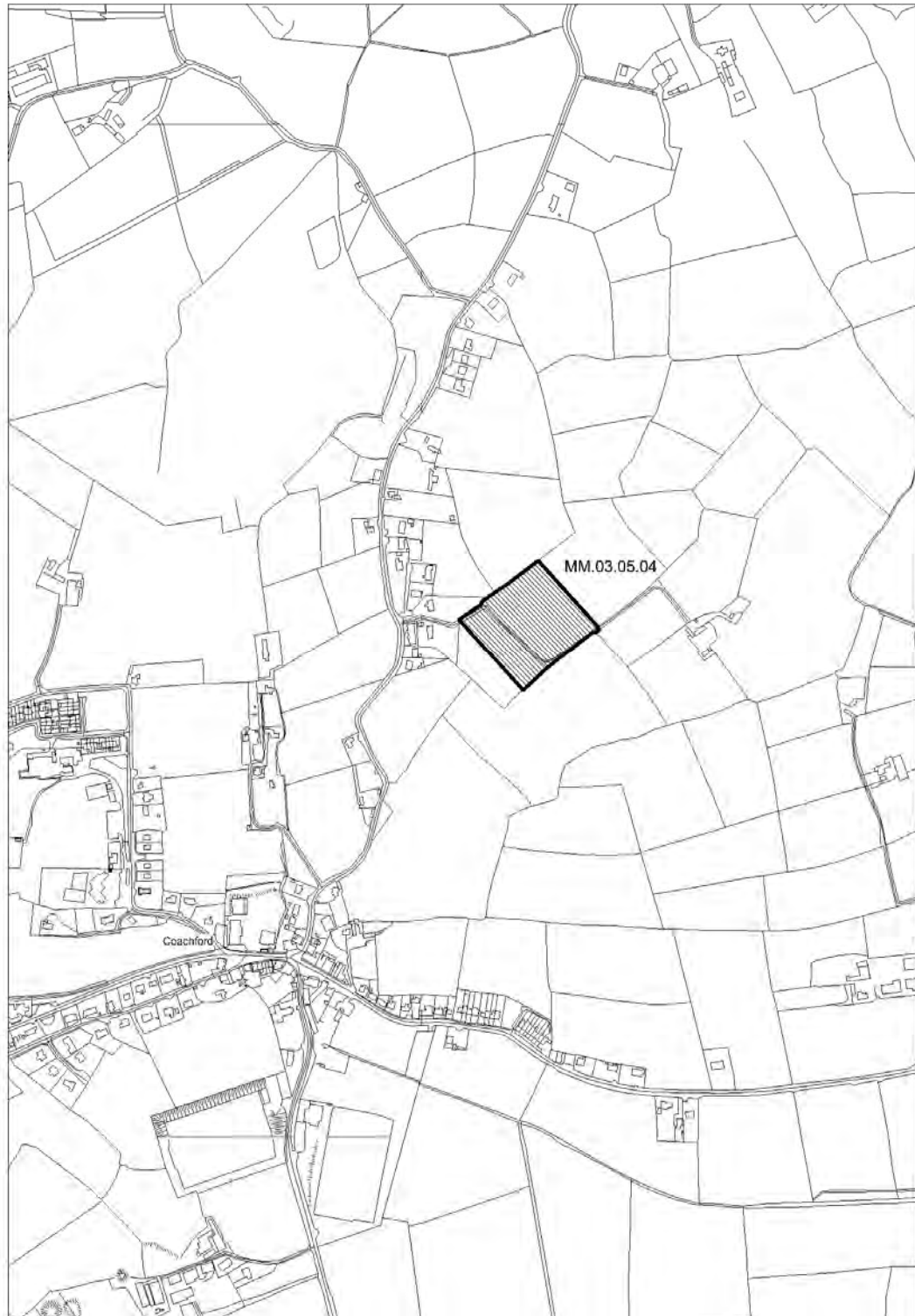
Coachford



Amendment Ref.MM.03.05.03

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

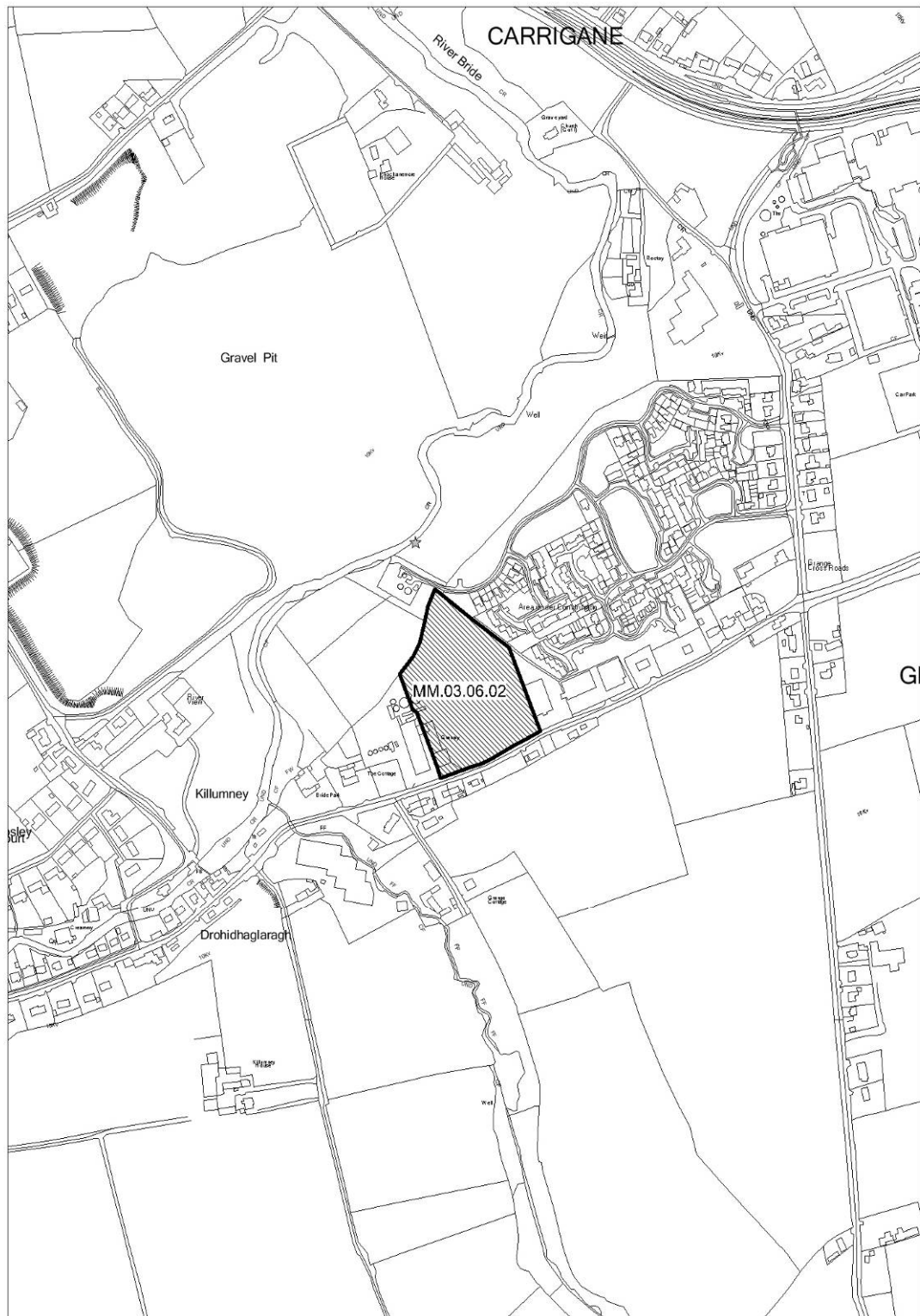
Coachford



Amendment Ref.MM.03.05.04

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

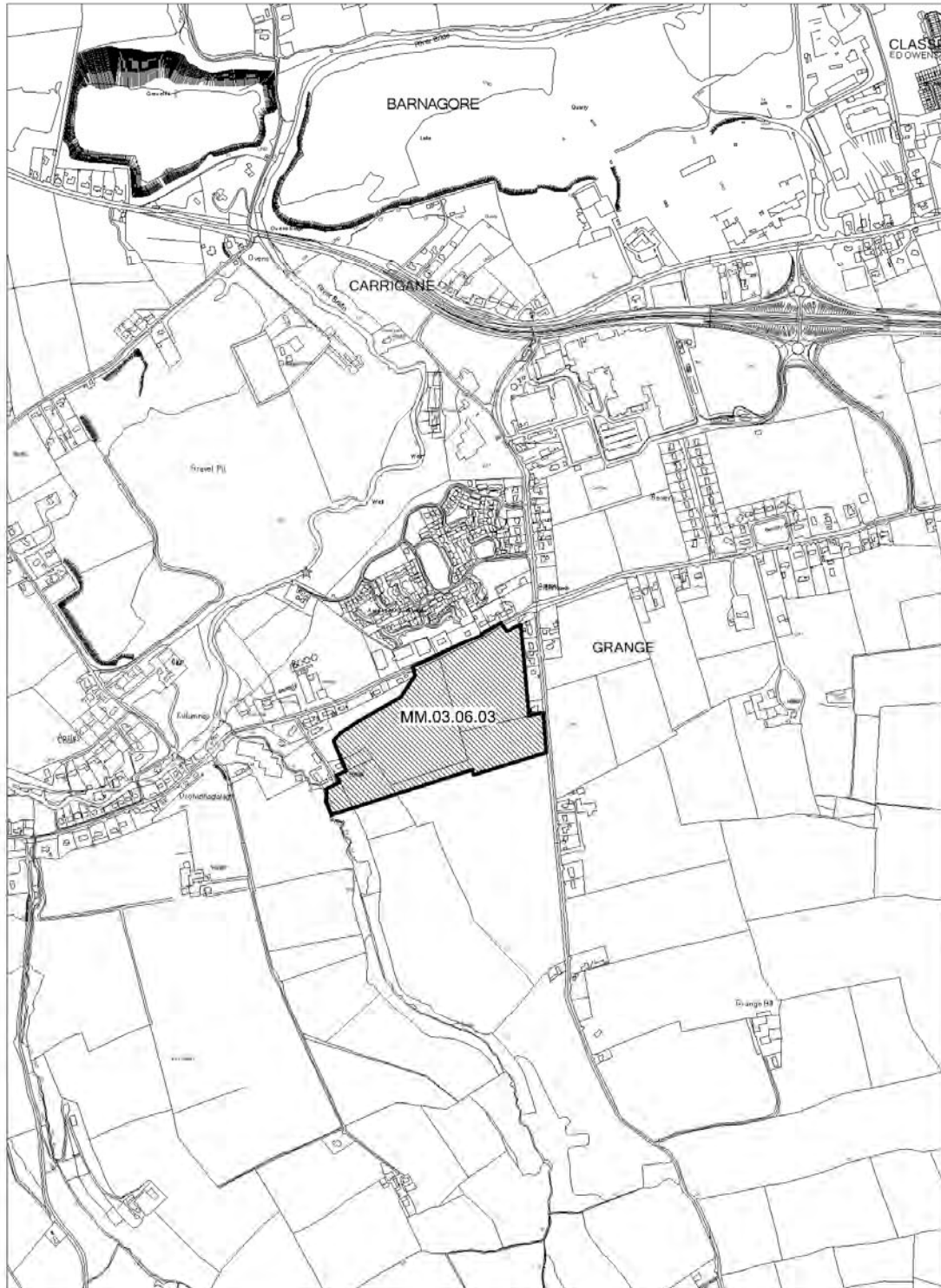
Kilumney/Ovens



Amendment Ref. MM.03.06.02

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

Kilumney/Ovens



Amendment Ref.MM.03.06.03

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

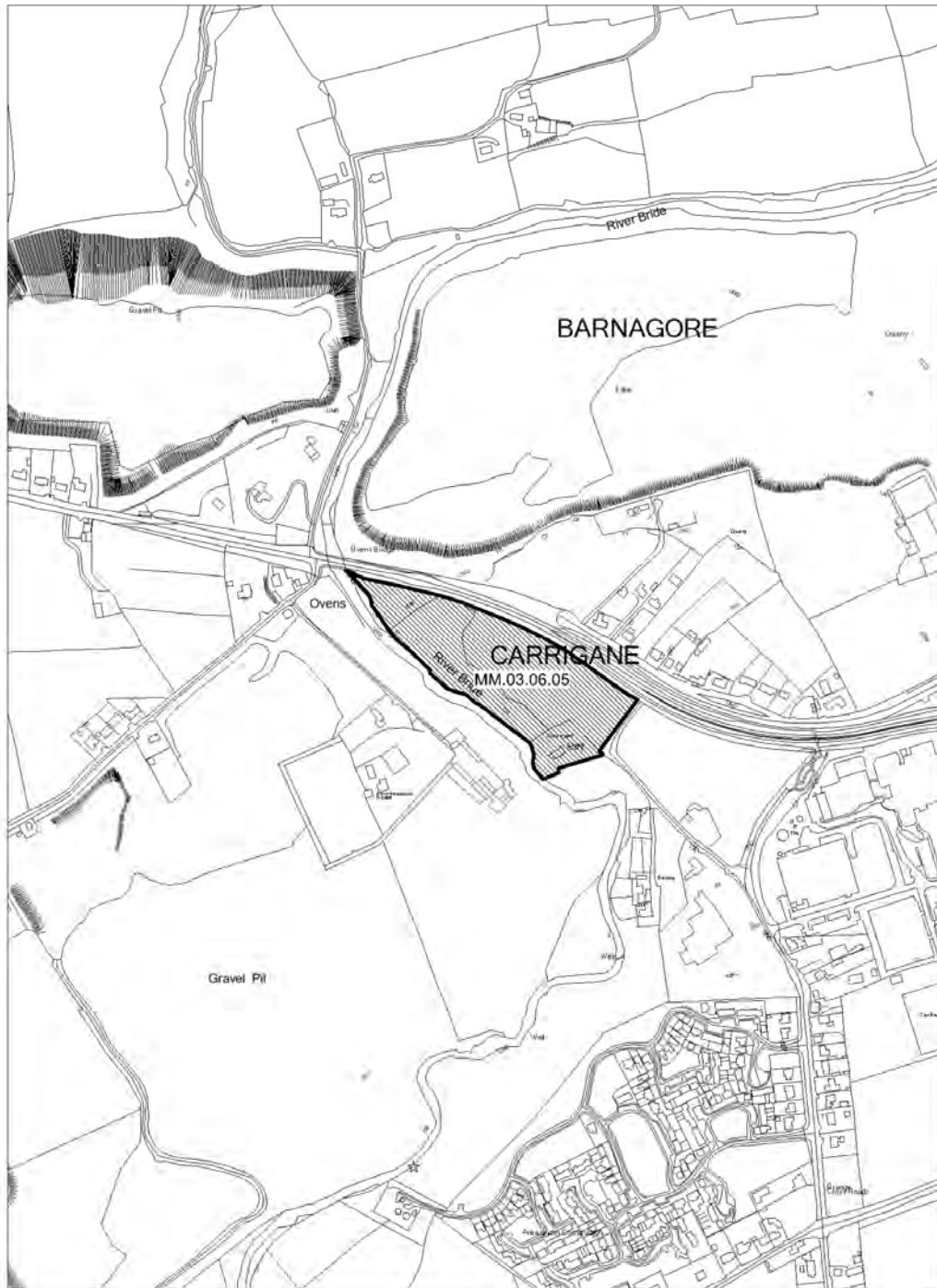
Kilumney/Ovens



Amendment Ref.MM.03.06.04

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

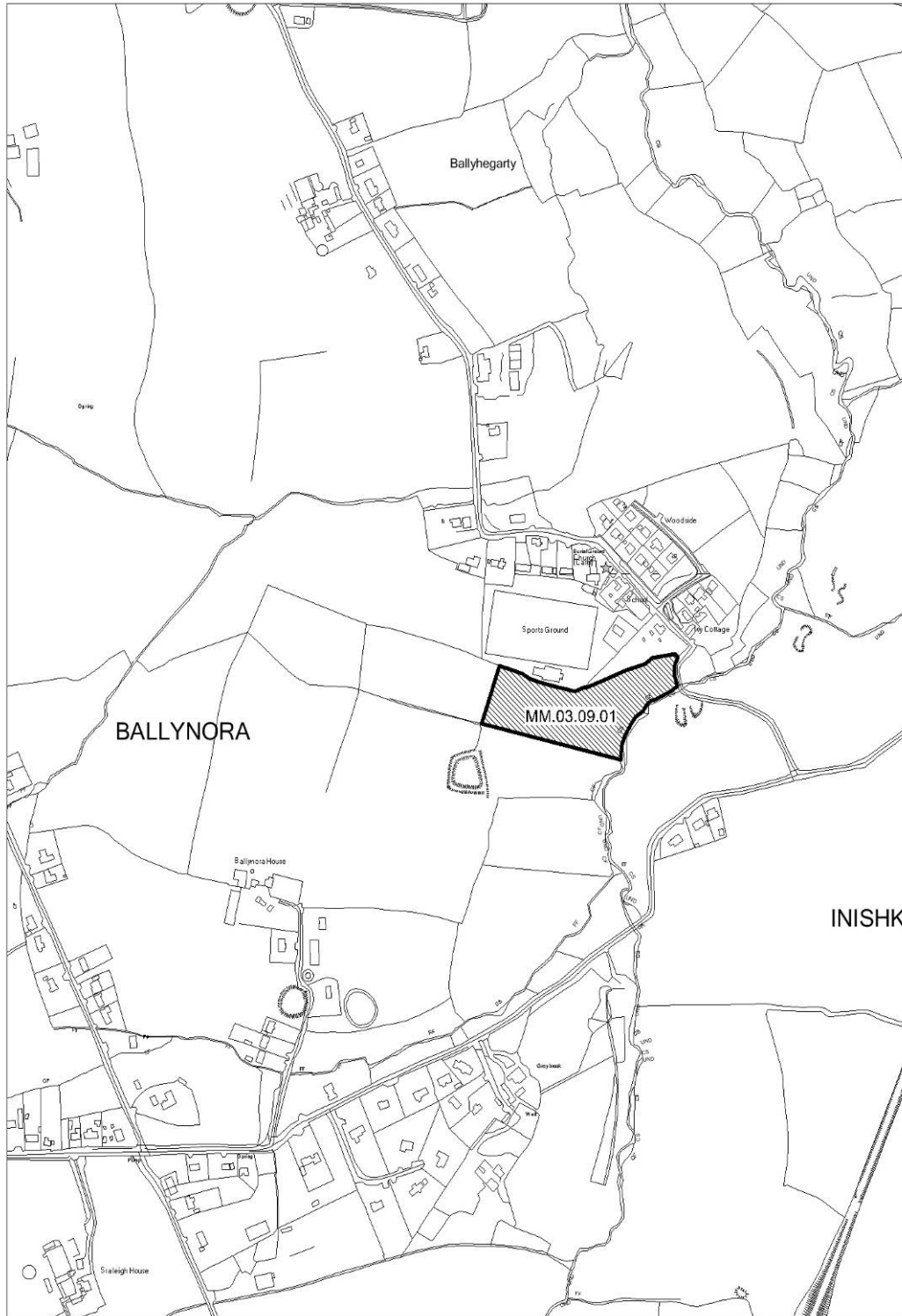
Kilumney/Ovens



Amendment Ref.MM.03.06.05

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

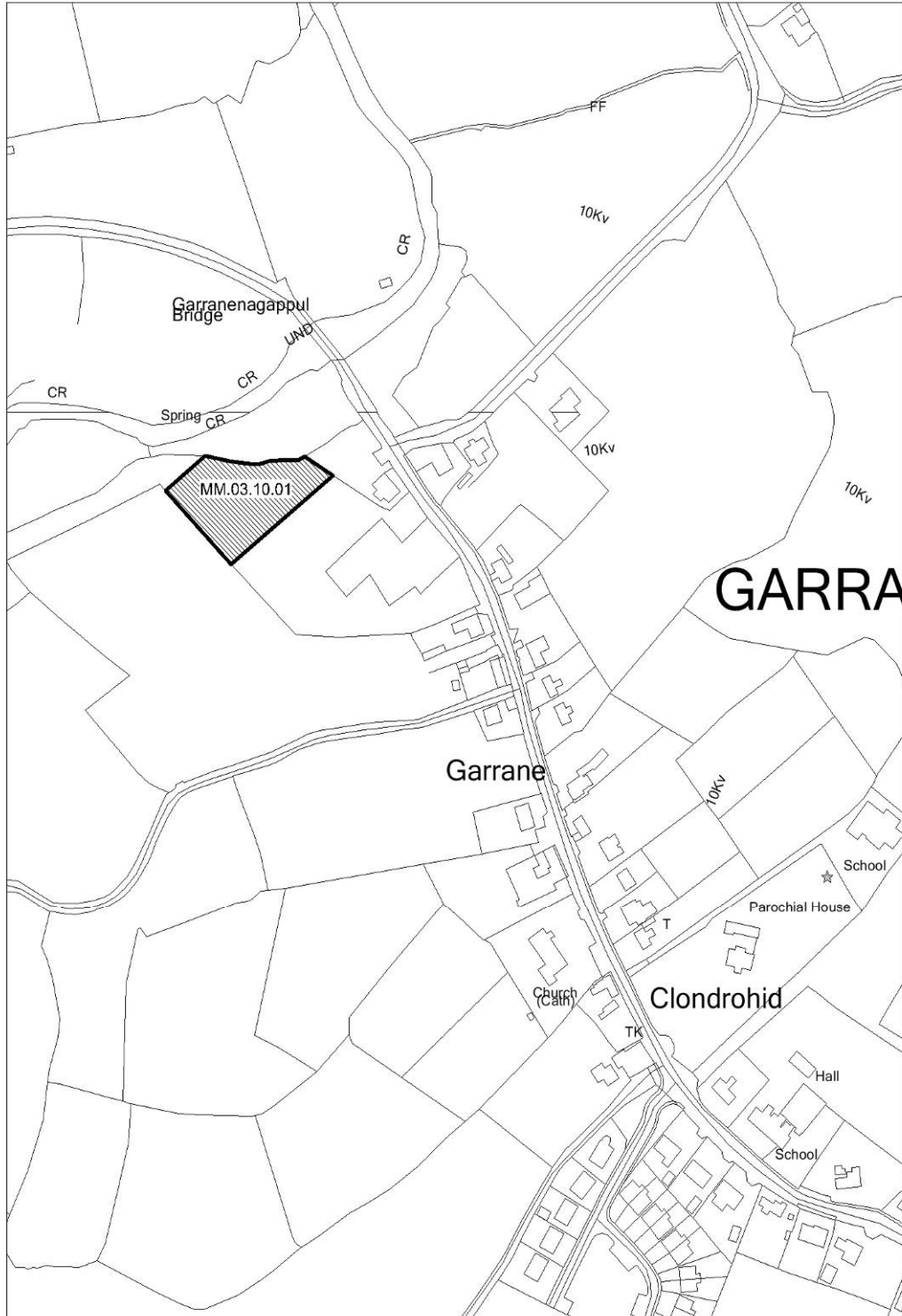
Ballynora



Amendment Ref. MM.03.09.01

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

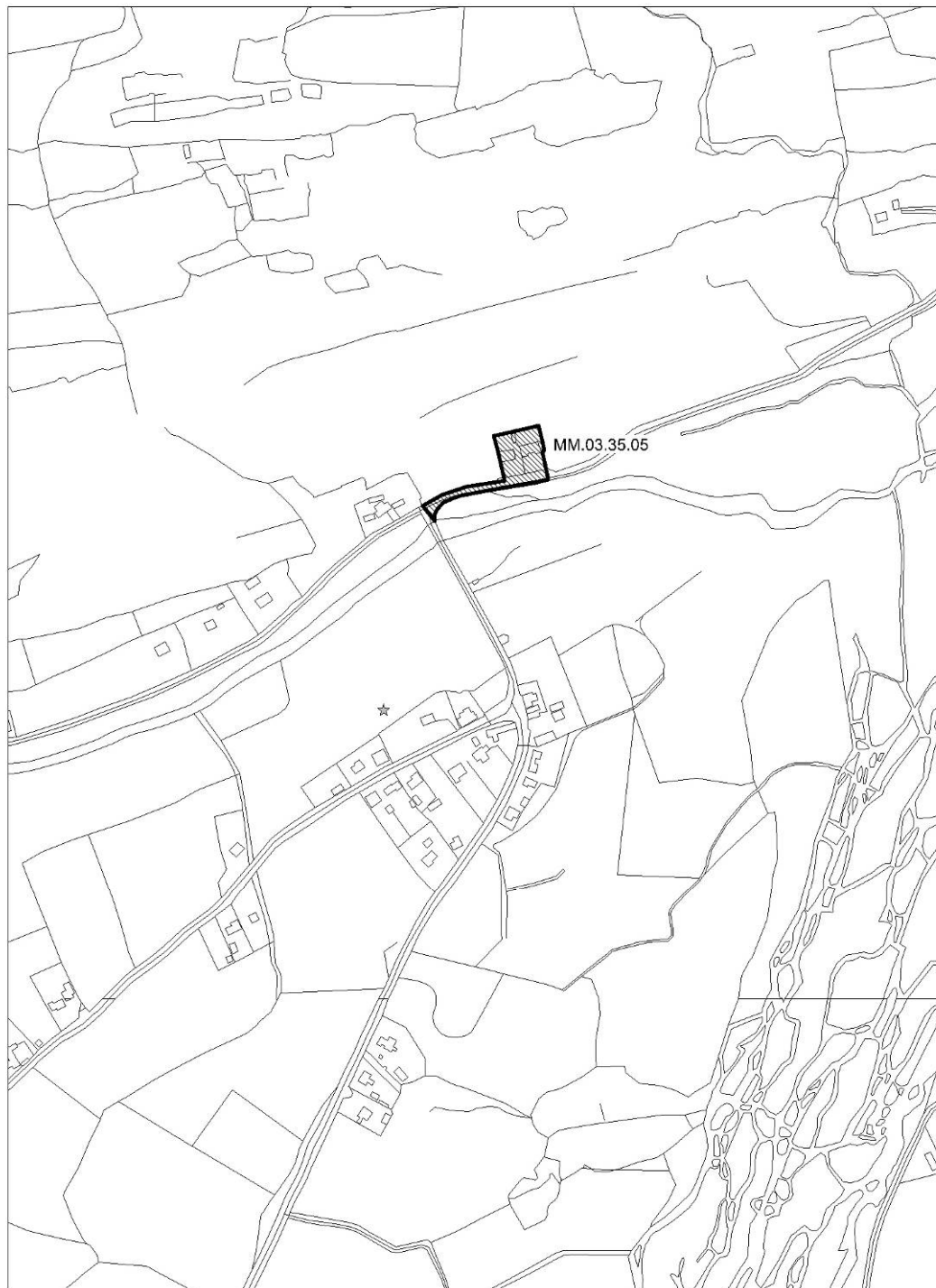
Clondrohid



Amendment Ref. MM.03.10.01

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

Toon Bridge



Amendment Ref.MM.03.35.05

Appendix E

List of Submissions by Interested Party

Interested Party	Submission No.	Settlement Name
Ashford, Andrew	MM11/1387	Coachford
Ashford, Andrew	MM11/1389	Coachford
Cummins, Colm	MM11/1319	Ballincollig
Deasy, Cormac	MM11/1326	Coachford
Department of Arts, Heritage and the Gaeltacht	MM11/1461	Macroom
Department of Education and Skills	MM11/1396	Ballynora
EPA	MM11/1460	Macroom Electoral Area
McCarthy, Anthony, Frank and Michael	MM11/1417	Killumney/Ovens
McCarthy, Mary and Phil	MM11/1454	Killumney/Ovens
McCarthy, Joseph	MM11/1421	Killumney/Ovens
Ni Shuilleabhain, Marie	MM11/1392	Ballyvourney/Ballymakeery
NRA	MM11/1457	Macroom Electoral Area
OPW	MM11/1469	Macroom Electoral Area
O'Dubhghaill, Cormac	MM11/1453	Coachford
Udaras na Gaeltachta	MW11/1334	Ballyvourney/Ballymakeery