

Report to Members

Mallow Electoral Area Local Area Plan Public Consultation Draft

Interim Report on Proposed Amendments
following the Electoral Area Committee
Meeting on 08 March 2011.

18 March 2011

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Mallow Electoral Area Committee Meeting on 8th March 2011.

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

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

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

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

Part 2: Issues Raised by Members where no additional change is recommended.

Item	Issue	Response	Action.
	Buttevant		
1	Lands to the North of Town core: Submission 436. Members queried the continued omission of these lands and what happens if they want to zone it despite the findings of the Appropriate Assessment. (Lands are within River Blackwater SAC).	These lands are located adjacent to the Awbeg River and lie entirely within the area designated as a Candidate Special Area of Conservation - Blackwater River, a Natura 2000 site, which the Council is obliged to protect. Natura Impact Report requires lands to be excluded from the development boundary to ensure no potential for damage to the SAC. The lands are also located	No change proposed to the Manager's Recommendation

Item	Issue	Response	Action.
		<p>within the area identified as being at risk of flooding. In these circumstances it would be inappropriate to zone the lands for development. Alternative lands are available to meet the development needs of the town.</p>	
<p>2</p>	<p>Open Space lands 0-04. Submission 530.</p> <p>Members have indicated that landowner wants more land removed from the area zoned as open space. He wants the land to be re classified as part of the existing built up area. (Some lands have already been removed by MW 03.01.01 as they are outside the zone of archaeological potential).</p>	<p>The lands form part of the original Demesne of Buttevant Castle and Country house, a Recorded Monument and a Protected Structure and form part of the medieval archaeological complex and are within a Zone of Archaeological potential which the county Development Plan gives a commitment to protect. The site is also part of the Buttevant Architectural Conservation Area. County Archaeologist is not in favour of changing the zoning status of the lands as requested.</p>	<p>No change proposed to the Manager's Recommendation.</p>
<p>3</p>	<p>Lands to the north-west. Submissions 576 & 579 , sought retention of lands within the development boundary of Buttevant . The lands comprise white land within the boundary under 2005 LAP. Both sites located west of school site. Landowners citing existence of infrastructure, footpath, public lighting).</p>	<p>The development boundary of Buttevant has been reduced in this plan, relative to the 2005 Plan, to reflect the growth targets for the town and the desirability of strengthening the core of the town and developing land in a sequential manner. Generous provision for zoned residential land has been made in the Draft Plan relative to the growth targets for the town, and additional zonings are not required at this stage. These lands were removed from the development boundary as they were considered surplus to requirements generally and due to the available of</p>	<p>No change proposed to the original Manager's Recommendation</p>

Item	Issue	Response	Action.
		other suitable lands closer to the core of the town	
	Killavullen.		
4	Clarification sought on how flooding issues have been resolved and status of lands the subject of submission 893 and 540	Killavullen map has been amended to reinstate lands which were removed in the Draft Plan solely due to the findings of the Flood Risk Assessment and which are located outside the River Blackwater Candidate Special Area of Conservation. The boundary is also being further amended on foot of the findings of the Appropriate Assessment to ensure that lands located within the River Blackwater Candidate Special Area of Conservation are excluded from the development boundary.	Killavullen map has already been amended. Lands the subject of submission 893 are being reinstated. Lands the subject of submission 540 are not being reinstated as they are within the SAC.
	Watergrasshill.		
5	Submission 11/479 sought extension of the development boundary to include additional lands for residential use. Lands located to the north of the village, sandwiched between the R639 and the M8.	No additional lands required in Watergrasshill. There are outstanding planning permissions for the provision of 138 houses and the Draft Plan has identified a target level of growth of 108 houses to 2020. It is therefore considered that adequate development lands are already available within the development boundary and additional lands are not required.	No change proposed to the Manager's Recommendation
	Doneraile		
6	Submission 452. Open Space lands zoned as O-O3 in the 2005 LAP, now outside the development boundary.	These lands were within the development boundary (zoned as open space with limited potential for individual dwellings at very low density) in 2005 Plan and are outside the boundary in the Draft. Lands are located at the far north western side of the village.	No change proposed to the Manager's Recommendation

Item	Issue	Response	Action.
		<p>There are outstanding planning permissions for the provision of 238 houses in Doneraile while the Draft Local Area Plan has set a target level of growth of 180 houses. While the development boundary of the village has been reduced in the Draft Plan it is considered that a generous land supply remains close to the core of the village to meet the future development needs of the village and further lands are not required.</p>	

Part 2: Issues Raised by Members where an additional change is recommended.

Item	Issue	Response	Action.
	Doneraile		
1	Submission 456. Open Space lands zoned as O-O4 in the 2005 LAP, outside the development boundary in the Draft Plan.	Having regard to the location of these lands relative to the core of the village and adjacent to the school and the fact that lands directly across the road are within the development boundary, these lands have been reinstated within the development boundary.	A map of the proposed change will be circulated.
	Newwopothouse		
2	Submission 582. Lands the subject of this submission are within boundary of 2005 Plan but have been omitted in Draft.	ABP refused permission for warehousing citing Hub town of Mallow as the appropriate location for such uses. Newwopothouse is a small village which already has a significant amount of industrial / business development. Whilst the approach of ABP is acknowledged particularly insofar as new development is concerned, this submission is made by an existing logistics operator and in these circumstance it is considered appropriate to reinstate the development boundary	Reinstate the development boundary to its 2005 position