

Report to Members

Mallow Electoral Area Local Area Plan
Public Consultation Draft

Managers Opinion on the Issues Raised
By Submissions & Recommended
Amendments.

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This report focuses on the submissions and observations received from the public following publication of the Mallow Electoral Area Local Area Plan Public Consultation Draft in November 2010, which set 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 2000-2006 and will inform the preparation of the various amendments to the Mallow 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

Section 1 Introduction

1.1 Where we are in the process

1.1.1. The Mallow Electoral Area Local Area Plan, Public Consultation Draft was published on the 22th of November 2010 and was made widely available to the public until the 12th of January 2011. 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 (free of charge) 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. A public exhibition/ information day was held in the Buttevant Community Hall on the 1st December 2010 to inform the public of the Draft Plan's proposals and to encourage participation in the plan process. An online submissions system was established to allow people to make electronic submissions.

1.2 Submissions

1.2.1. In all, 55 submissions and observations were received on the Draft Plan during the public consultation period. The full list of submissions is detailed in Appendix A. The list is organised by settlement and gives the name of the submitter, a brief summary of the points raised together with the opinion of the manager in relation to the issues.

1.2.2. Forty three of the submissions for the Electoral Area were location specific. Eighteen of the submissions refer to Killavullen, 10 to Buttevant, 3 to Doneraile and 1 to Watergrasshill. The other areas to attract submissions were Mallow Environs (which is covered by the Mallow Special Local Area Plan), Lombardstown, Newtwopothouse, Dromahane, Bweeng and Ballyclough. Twelve further submissions focused more on policy issues relevant to the county as a whole.

1.2.3. Requests for the zoning of additional land for development or the reinstatement of zonings / lands within the development boundary of a settlement as per the 2005 Local Area Plan comprised the majority of submissions followed by submissions expressing concern and disagreement with the findings of the Flood Risk Assessment. The strongest opposition to the inclusion of the findings of the Flood Risk Assessment came from the residents of Killavullen (18 submissions).

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 Section 2.7 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 received during the public consultation period.

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.

Included thereafter, in Appendix A, is the full list of submissions received during the 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 alphabetically, in order of settlement.

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

1.4.3. Appendix C of the report includes a List of Submissions by Interested Party.

1.4.4. 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

1.4.5. '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 designations and record of protected structures, information already shown in the County Development Plan 2009).
- 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 for 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 Mallow Electoral Area Committee has been arranged for Tuesday 8th March 2011 at 10am in the Courthouse, Mitchelstown. 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 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 of 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 then 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, any statutory obligations and any relevant Government or Ministerial policies and objectives in force.

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' to these guidelines 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 appears 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 Mallow Electoral Area Plan as follows:

- 1. 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.**
- 2. Include additional text in Killavullen where there are some local uncertainties inherent in the flood risk modelling process used to generate the maps to ensure that those contemplating development in or near the areas shown as being subject to a possible risk of future flooding, consider the need to undertake Stage 1 of the site-specific flood assessment before submitting an application for planning permission (see amendment MW 03.12.01).**
- 3. Amend the Draft Local Area Plan to reinstate zonings from previous plans or development boundaries that were discontinued solely on grounds of conflict with the indicative flood hazard maps. In this regard the following amendments are proposed in the Mallow Electoral Area : Doneraile MW 03.03.01, Ballyclough**

MW 03.05.01, Churchtown MW 03.09.01, Glantane MW 03.11.01, Killavullen, 03.12.01, Liscarroll MW03.13.01 and MW 03.13.02 and Newtupothouse MW 03.16.01.

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.

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.

2.2.14. 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 sections 2.2.2 to 2.2.10 above)

Environmental Protection Agency

National Roads Authority

Bus Éireann

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.

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. The submission also makes a number of points regarding the archaeological heritage of the area. In particular it is suggested that the maps used in the Draft Local Area Plan could usefully shown 'zones' of archaeological potential' that the Department identified in 1995, in relation to Buttevant and Lisscarroll. It is considered that these can be included as a non material change to the final plan.

Manager's Recommendation: No change proposed.

Department of Education and Skills

2.3.7. The submission from the Department of Education and Skills outlined the requirement for future educational facilities in the Mallow Electoral Area. The submission indicates that no additional educational facilities are required for Buttevant having regard to the expected levels of population growth. It is noted that Co. Cork VEC has purchased a site to the north west of the town to provide a new replacement facility for St. Marys Community College. In relation to the Villages and Rural Settlements it is anticipated that existing schools should be capable of catering for the increase in pupils number. In this regard the submission requests that lands adjacent to existing schools be protected where possible for possible future educational use.

Manager's Recommendation: No amendment to the Draft Plan is proposed. Issues raised are covered by the Draft Plan .

Department of Transport

2.3.8. The Department of Transport submission highlighted the importance of transport in the economic and social development of the country. It stressed the need to intergrate the Governments Smarter Travel Policy into the aims and objectives of the Local Area Plan, which seeks to facilitate a modal shift in transportation patterns. The submission highlighted the need to emphasise greater investment in pedestrian and cycling facilities across the electoral area.

2.3.9. The Mallow Local Area Plan has in many instances made provision for identification and provision of additional walking/cycling routes in many of the settlements. In addition, connectivity and facilitation of alternative transport modes underpins the overall zonings and objectives of the plan.

Manager's Recommendation: No amendment to the Draft Plan is proposed.

Environmental Protection Agency

2.3.10. 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.

2.3.11. 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.

2.3.12. 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.

2.3.13. The EPA's submission raised a number of issues in relation to the Mallow Electoral Area Local Area Plan. It is considered that some of these issues have already been addressed in the County Development Plan 2009 and in the Mallow Local Area Plan itself and others are addressed as part of the Appropriate Assessment of this LAP. Amendments, detailed in Appendix B, are proposed in relation to the protection of the M20 corridor.

Manager's Recommendation: In line with the EPA's request amend the draft plan to include additional text in additional objective in infrastructural section to protect route of M20. Proposed amendment MW.02.02.02 Appendix B.

Include reference to sustainable development in town of Buttevant in DB-01 Objective. Proposed amendment MW.03.01.13.

National Roads Authority

2.3.14. The submission from the NRA makes a number of detailed points about the importance of protecting the capacity, efficiency and safety of the national road network in the area and the need to control access points outside the 50km speed limit and Objectives INF 3-1 to INF 3-8 of the County Development Plan 2009 address these issues .

2.3.15. Other detailed points refer to the need to consider the provisions of The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities, the need for clarity in the LAPs in respect of how the population and household figures were derived. These comments are noted. References to Ministerial Guidelines have only been included in the LAPS where they are finalised. Clear guidance on phasing will be provided where required.

2.3.16. In relation to the Mallow EA, the submission suggests the need for an objective to protect the route of the M20 and seeks assurances that the B-02 lands in Buttevant shall be accessed within the 50kpm speed limit. In Watergrasshill the submission requests that development / zonings are set back from the line of the M8 to allow for future improvements to the network and to avoid adverse impacts such as noise. Provision should also be made in objectives for the submission of appropriate Traffic and Transport Assessments in relation to the M8. In relation to Casteltownroche submission indicates that access to the open space lands should be within the 50kpm speed limit also. In Newtopothouse, submission states that the 100kph speed limit applies along the N20 through the village and submission seeks to ensure that access will be provided via the R581 or local county roads.

Managers's Recommendation: Material amendments are proposed to address the issues raised in in respect protecting the route of the M20 (proposed amendment MW 02.02.02), access to B-02 lands in Buttevant (proposed amendments MW03.01.04) and M8 issues in Wattergrasshill (proposed amendments MW.03.04.01 & MW03.04.02 & MW 03.04.03 & MW 03.04.04 in Appendix B).

2.4 General Issues

2.4.1. In addition to submissions received from Government Departments, a number of submissions were received from both private and public bodies, which raised general issues relating to development in Cork and in the Mallow Electoral Area.

Construction Industry Federation

2.4.2. The CIF submission raises a number of issues relating to masterplaning, infrastructure deficits, flooding, population targets, taxation and creche provision.

2.4.3. 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.

2.4.4. The approach to flood risk management is based on the best available data and is in line with Ministerial Guidelines. The flood risk assessment does not preclude development, rather informs the process.

2.4.5. The approach to zoning in smaller settlements is in line with Ministerial Guidelines.

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

2.4.7. This plan does not affect the validity of existing permissions and additional clarification of this will be included.

2.4.8. With regard to the use of flexible population targets, lack of clarity would potentially undermine the strategic approach adopted in the County Development Plan 2009.

2.4.9. Taxation is not a matter for consideration 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.

2.4.10. The submission also raises the issue that the limiting of the scale of individual housing developments within settlements will constrain the ability to provide for planning gain, in the form of community facilities and supporting infrastructure. Submission refers specifically to Doneraile and Watergrasshill and the guideline development size of 30 dwellings. The purpose of the approach taken by the Council is to give effect to the guidelines on Sustainable Residential Development in Urban Areas. These guidelines seek to achieve better integrated developments that contribute to the sustainable development of the settlement across a spectrum of criteria. This is best achieved by the provision of developments that are appropriately designed and scaled to the settlement within which they are located. The 30 unit guidelines for Doneraile and Watergrasshill is considered appropriate in terms of the scale of these villages, their rural character and the form of development with the Planning Authority wishes to encourage into the future.

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

Irish Farmers Association

2.4.11. 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 LAP's include a solid commitment to improve rural infrastructure such as access roads and high speed broadband services.

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

Manager's Recommendation: No amendment to the Draft Plan is proposed.

2.5 Settlement Specific Issues

Buttevant:

Zoning of Land

2.5.1. Two submissions were received raising concerns about the lands zoned as Open Space O-O4 in the Draft Plan. One of these submissions refers to the lands to the west of the Castle ruins and to the north of the access road serving St. John's Church of Ireland Church. The owners wish to have this area re zoned as part of the built up area or such other designation as would allow development on at least part of the land. Buttevant Castle is a Recorded Monument and a Protected Structure and the lands the subject of this submission form part of the original Demesne of the Castle and County house which the Council are committed to protecting. The lands in question have been designated as open space in the Draft Plan in order to protect their amenity and setting of the Castle and also the church, two significant protected structures. It is considered that a small portion of the lands to the rear of the dwelling known as the Castle, which are outside the zone of archaeological potential, could revert to part of the built up area, but the majority remainder of the lands should be retained as open space.

Manager's recommendation: Amend the Draft Plan to reduce the extent of the area zoned O-O4 in line with boundary of the area of archaeological potential and to include a small portion of the lands to the rear of the dwelling known as "The Castle", within the built up area. See proposed Amendment **MW.03.01.01** in Appendix B.

2.5.2. A further submission in relation to lands to the south of the access road serving St. John's Church of Ireland Church and objects to the open space zoning as it would interfere with plans to provide housing in the area. Having regard to the fact that these lands previously comprised white land within the development boundary of the 2005 Local Area Plan, are outside the zone of archaeological potential, it would be reasonable to include the area within the "existing built up area".

Manager's Recommendation: Amend the Draft Plan to include the lands to the south of the access road serving St. John's Church of Ireland Church, zoned as O-O4 in the Draft Plan, within the "existing built up area". See proposed Amendment **MW.03.01.02** in Appendix B.

2.5.3. A number of submissions refer to lands which were within the development boundary in the 2005 Local Area Plan but were omitted from the boundary in the Draft Plan and seek the reinstatement and zoning of these lands for development. 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 of zoned land has been made in the Draft Plan relative to the growth targets for the town and it is considered that additional zonings are not required. In some cases the land which is it sought to have zoned for development are within the area designated as a candidate Special Area of Conservation, the River Blackwater which is a Natura 2000 site. The Council is obliged to protect, such sites and zoning such land for development would be incompatible with the nature conservation designation of the lands.

Manager's Recommendation: No amendment to the Plan is therefore proposed on this issue.

Geodirectory Data.

2.5.4. An inaccuracy in the geodirectory data for Buttevant has come to light and it is therefore proposed to amend the Plan to reflect the new information. This will affect Sections 2 and 3 of the Plan.

Manager's recommendation: Amend the Plan to update the GeoDirectory data for Buttevant. See wording of proposed Amendment MW.03.01.03 in Appendix B.

National Roads

2.5.5. The submission from the NRA seeks assurances that the access to the Business lands B-02 fronting the N20 at the southern end of the town will be provided within the 50 kph speed limit area and development proposals will be accompanied by an appropriate Traffic and Transport Assessment and Road Safety Audit. The northern end of the B-02 lands are within the 50kmph limit. It is proposed to amend the B-02 objective accordingly.

Manager's recommendation: Amend the B-02 objective. See Amendment number MW.03.01.04 in Appendix B.

Key Villages

Doneraile

Zoning of Land

2.5.6. Two submissions refer to lands zoned O-03 and O-04 which were within the development boundary in the 2005 Local Area Plan but were omitted from the boundary in the Draft Plan and seek the reinstatement and zoning of these lands for development. The development boundary of Doneraile has been reduced in this plan, relative to the 2005 Plan, to reflect the growth targets for the village and the desirability of strengthening the core of the town and developing land in a sequential manner. Generous provision of zoned land has been made in the Draft Plan relative to the growth targets for the village and it is considered that additional zonings are not required.

Manager's recommendation: No amendment to the Plan is proposed on this issue.

Flood Risk Management

2.5.7. Under the Draft Plan lands to the south west of the village were omitted from the development boundary as they were identified as being at risk of flooding. Following consideration of the issues raised in the submissions in respect of flooding, a revised approach to flood risk management has been adopted as detailed in sections 2.2.2 to 2.2.10 of this report. Accordingly, it is proposed to reinstate these lands within the Development Boundary. Development Boundary objective DB-01 (k) already outlines the risk of flooding in the village and the requirements for a detailed flood risk assessment.

Manager's recommendation: Amend the development boundary of Doneraile to include lands to the south west of the village, fronting the R581 which were omitted in the Draft Plan. See wording of proposed Amendment MW.03.03.01 in Appendix B.

2.5.8. As a result of this addition a consequential change is required to the Buttevant Greenbelt Map.

Manager's recommendation: Amend Buttevant Greenbelt map as necessary.

Watergrasshill

National Roads :

2.5.9. The NRA made a submission highlighting that the boundary of the B-01, X-01 and C-01 zonings in Watergrasshill are drawn up to the M8 stating that this is inconsistent with measures to provide for any future improvement to the network so as to avoid adverse impacts from existing and future national roads, including mitigating against noise impact. Submission further requests that the objective in relation to lands zoned B-02 shall include requirements for appropriate Traffic and Transport Assessment to include an assessment of the impact of traffic generated by development on the M8 and associated junction at Watergrasshill.

Manager's recommendation: Amend the text of specific objectives B-01, X-01 and C-01 and B-02 in Watergrasshill. See wording of proposed Amendment MW.03.04.01 & MW.03.04.02 & MW.03.04.03 & MW.03.04.04 in Appendix B.

Villages

Ballyclough

Flooding

2.5.10. Having regard to the revised approach to flooding detailed in Sections 2.2.2 to 2.2.10 of this report it is proposed to amend the Draft Plan to reinstate land to the south-west of the settlement within the development boundary of Ballyclough as per 2005 Plan.

Manager's recommendation: Amend the development boundary to reinstate lands to the south west of the village removed solely on grounds of flood risk. Proposed amendment MW.03.05.01 in Appendix B.

Churchtown

Flooding

2.5.11. Having regard to the revised approach to flooding detailed in Sections 2.2.2 to 2.2.10 of this report it is proposed to amend the Draft Plan to reinstate land to the east of the settlement removed solely on grounds of flood risk, within the development boundary as per 2005 Plan.

Manager's recommendation: Amend the development boundary to reinstate lands to the east of the village removed solely on grounds of flood risk .Proposed amendment MW.03.09.01 in Appendix B.

Glantane

Flooding

2.5.12. Having regard to the revised approach to flooding detailed in Sections 2.2.2 to 2.2.10 of this report it is proposed to amend the Draft Plan to amend the Draft Plan to reinstate land to the west of the settlement within the development boundary as per 2005 Plan which were removed on grounds of flood risk.

Manager's recommendation: Amend the development boundary to the west of the village. Proposed amendment MW.03.11.01 in Appendix B.

Killavullen*Appropriate Assessment*

2.5.13. The Appropriate Assessment of the Draft Plan has highlighted a conflict between the development boundary for Killavullen as shown in the Draft Plan and the protection of the designated candidate Special Area of Conservation, the River Blackwater which is a Natura 2000 site. An area of land to the north of the village overlaps with the Natura 2000 site which the Council is obliged to protect. Having regard to the potential conflict between the development of this site and nature conservation designation of the lands it is proposed to amend the development boundary to exclude the land that falls within the Natura 2000 Site and to amend the development boundary objective DB-01(i) for the village to refer to the need to carry out an appropriate assessment of any development proximate to the SAC and to make provision for a buffer zone between development and the SAC.

Manager's recommendation: Amend the development boundary of the village to exclude areas within the Blackwater Special Area of Conservation and amend wording of Objective DB-01(i). See proposed Amendment MW.03.12.01 in Appendix B.

Flood Risk Management/ Zoning

2.5.14. Killavullen as a settlement attracted the most submissions in the electoral area. Eighteen submissions were received all of which referred to flooding. Sixteen of the submissions were from residents and community groups expressing concern and disagreement with the findings of the flood risk assessment and objecting its inclusion in the Plan. Two of the submissions relate to land zoned residential in the current 2005 Plan on which planning permission has been granted for residential development but which have been omitted from the development boundary in the Draft Plan. Following consideration of the issues raised in the submissions in relation to flooding a revised approach to flood risk management has been adopted as outlined in sections 2.2.2 to 2.2.10 of this report. Accordingly it is proposed to amend the Draft Plan to reinstate lands within the development which were removed on grounds of flood risk, unless such lands lie within the Blackwater River Special Area of Conservation as outlined above. Development Boundary objective DB-01 (e) already outlines the risk of flooding in the village and the requirements for a detailed flood risk assessment.

2.5.15. The flood Risk Assessment for the county has been carried out in accordance with the Ministerial Guidelines and no change to the flood extent map for the village is proposed.

Manager's recommendation: Amend the development boundary of the village to reinstate lands which were removed on grounds of flood risk, unless such lands lie within the Blackwater River Special Area of Conservation. See proposed Amendment MW.03.12.01 in Appendix B.

Liscarroll*Flood Risk Management/ Zoning*

2.5.16. Under the Draft Plan an area of land to the north of the village, on which planning permission exists for a housing development, and lands to the south zoned as R-04 were excluded from the development boundary as they were identified as being at risk of flooding. Following consideration of the issues raised in the submissions in relation to flooding, a revised approach to flood risk management has been adopted as outlined in sections 2.2.2 to 2.2.10 of this report. Accordingly, it is proposed to amend the Draft Plan to include these lands within the development boundary of the village. Development Boundary objective DB-01 (h) already outlines the risk of flooding in the village and the requirements for a detailed flood risk assessment.

Manager's recommendation: Amend the development boundary of the village to reinstate lands which were removed on grounds of flood risk. See wording of proposed Amendment MW.03.13.01 and MW.03.13.02 in Appendix B.

Lombardstown

Appropriate Assessment

2.5.17. The Appropriate Assessment of the Draft Plan has highlight a conflict between the development boundary for Lombardstown as shown in the Draft Plan and the protection of the designated candidate Special Area of Conservation, the River Blackwater which is a Natura 2000 site. An small area of land to the south west of the village overlaps with the Natura 2000 site which the Council is obliged to protect. Having regard to the potential conflict between the development of this site and nature conservation designation of the lands it is proposed to amend the development boundary to exlude the land that falls within the Natura 2000 Site and to amend the development boundary objective DB-01(i) for the village to refer to the need to carry out an appropriate assessment of any development proximate to the SAC and to make provision for a buffer zone between development and the SAC.

Manager's recommendation: Amend the Development boundary of the village to exclude lands within the Blackwater Special Area of Conservation and amend wording of objective DB-01 (i). See proposed Amendment MW.03.14.01 and MW 13.14.03 in Appendix B.

Newtwopothouse

Flood Risk Management/ Zoning

2.5.18. Under the Draft Plan an area of land to the south east of the village, on which planning permission exists for a substantial housing development was excluded from the development boundary as it was identified as being at risk of flooding. Following consideration of the issues raised in the submissions in relation to flooding, a revised approach to flood risk management has been adopted as detailed in sections 2.2.2 to 2.2.10 of this report. Accordingly, it is proposed to amend the Draft Plan to include the site within the development boundary of the village. Development Boundary objective DB-01 (h) already outlines the risk of flooding in the village and the requirements for a detailed flood risk assessment.

2.5.19. The Flood Risk Assessment for the county has been carried out in accordance with the Ministerial Guidelines and no change to the flood extent map for the village is proposed.

Manager's recommendation: Amend the development boundary of the village to reinstate lands which were removed on grounds of flood risk. See proposed Amendment MW.03.16.01 in Appendix B.

2.6 Issues Rasied in relation to the Environmental Report

2.6.1. There were 3 submissions received in relation to the Environmental Report of the Mallow EA Draft Local Area Plan, MWENV11/539, MWENV11/596 and MWENV11/559.

2.6.2. As the submission Nos. MWENV11/539, MWENV11/596 were not specifically relevant to the Environmental Report of the Mallow EA Draft Local Area Plan they have been dealt with as part of submissions received to the Mallow EA Draft Local Area Plan itself.

2.6.3. Submission no. MWENV11/559 was received from the EPA and raised a number of issues which will be addressed as part of the Strategic Environmental Assessment process.

2.7 Issues from the Appropriate Assessment of the Plan

2.7.1. Appropriate assessment involves the consideration of the impact of the plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans, having regard to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, it involves an assessment of the potential mitigation of those impacts. A total of four Special Areas of Conservation and one Special Protection Areas have been identified for screening in relation to the Mallow LAP.

2.7.2. A number of amendments are recommended to give effect to the recommendations of the Appropriate Assessment. Changes are recommended to the development boundaries of Lombardstown and Killavullen where the Blackwater Special Area of Conservation overlaps with the development boundaries outlined in the Draft Plan. In the case of Lombardstown the overlap is relatively minor while in Killavullen it is quite significant. Forty one other modification / additions to the wording of objectives are also recommended. These are set out by settlement in the table below and the detailed wording of the amendments is included in Appendix B.

Manager's Recommendation: Amend Draft Plan to include amendments as detailed in Table 1. The detailed wording of each amendment is set out by settlement in Appendix B.

The detailed wording of each amendment is set out by settlement in Appendix B.

Table1: Schedule of Recommended Appropriate Assessment Amendments.			
	Location	Objective No.	Amendment no.
1.	Greenbelt	GB 1-1	MW 01.10.02
2.	EA wide	LAS-1	MW 02.02.03
3.	EA wide	LAS-2.	MW 02.02.04
4.	EA wide	LAS 3.	MW 02.02.05
5.	EA wide	LAS 4.	MW 02.02.06
6.	Buttevant	DB-02	MW 03.01.05
7.	Buttevant	DB-06	MW03.01.06
8.	Buttevant	B-01	MW 03.01.07
9.	Buttevant	B-02	MW 03.01.08
10.	Buttevant	C-01	MW 03.01.09
11.	Buttevant	U-01	MW 03.01.10
12.	Buttevant	O-01	MW 03.01.11
13.	Buttevant	O-06	MW 03.01.12
14.	Castletownroche	DB-01 b	MW 03.02.01

Table1: Schedule of Recommended Appropriate Assessment Amendments.			
	Location	Objective No.	Amendment no.
15.	Castletownroche	0-01	MW 03.02.02
16.	Doneraile	DB-01 (d)	MW 03.03.02
17.	Doneraile	DB-01 (l)	MW 03.03.03
18.	Doneraile	X-01	MW 03.03.04
19.	Doneraile	0-01	MW 03.03.05
20.	Doneraile	0-03	MW 03.03.06
21.	Burnfort	DB-01(c)	MW 03.06.01
22.	Bweeng	DB-01(c)	MW 03.07.01
23.	Cecilstown	DB-01 (c)	MW 03.08.01
24.	Churchtown	DB-01 (c)	MW 03.09.02
25.	Dromahane	DB-01	MW 03.10.01
26.	Glantane	DB-01 (c)	MW 03.11.02
27.	Killavullen	DB-01	MW 03.12.02
28.	Killavullen	0-01	MW 03.12.03
29.	Killavullen	0-02	MW 03.12.04
30.	Liscarroll	DB-01 (c)	MW 03.13.03
31.	Lombardstown	DB-01 (c)	MW 03.14.02
32.	Lombardstown	DB-01 (i)	MW 03.14.03
33.	Lyre	DB-01 (c)	MW 03.15.01

Table1: Schedule of Recommended Appropriate Assessment Amendments.			
	Location	Objective No.	Amendment no.
34.	Newtwopothouse	DB-01 (c)	MW 03.16.02
35.	Shanballymore	DB-01 (c)	MW 03.17.01
36.	Shanballymore	Db-01(h)	MW 03.17.02
37.	Ballyhass	DB-01	MW 03.18.01
38.	Gortroe	DB-01	MW 03.19.01
39.	Laharn Cross Roads	DB-01	MW 03.21.01
40.	Mourneabbey(Athnaleenta)	DB-01	MW 03.23.01
41.	Old Twopothouse (Hazelwood)	DB-01	MW 03.25.01

Appendix A List of Submissions.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
MWDL AP11/1112	Countywide	Bus Eireann	<p>OVERALL GOAL: To provide adequate bus priority measures and supporting infrastructure</p> <p>SPECIFIC OBJECTIVES</p> <p>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 <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>	<p>Submission Noted. These matters are addressed in chapter 6 of the County Development Plan and underpin the Draft Local Area Plan.</p> <p>In relation to the overnight parking of buses, it is considered that the most appropriate locations are those close to the road transport network and removed from residential areas. Generally, a specific zoning is not appropriate.</p> <p>Implementation of the submission's recommendations can be effectively addressed via development management and no change is proposed to the draft plan.</p>
MWDL AP11/1124	Countywide	Construction Industry Federation	<p>ZONING:</p> <p>Minimise use of Masterplans, LAPs; Infrastructure deficits; Significant development constraints in key areas; Infrastructure investment; Flexibility required in smaller settlements.</p> <p>FLOODING:</p> <p>Extreme, based on imprecise data; Inequitable to de-zone lands or identify existing build up areas as being at flood risk.</p> <p>SMALLER SETTLEMENTS:</p> <p>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.</p> <p>OBJECTIVES:</p> <p>Guidelines allow for greater growth than envisaged in Laps; Limiting growth will limit the provision of services.</p> <p>MARKET:</p> <p>No demand for higher densities outside of urban location & special sites; Review density targets</p> <p>Future funding of infrastructure cannot be largely borne by private sector.</p>	See response at Section 2.4.2 to 2.4.10.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>TAXATION: Windfall tax legislation impacts on amended zonings.</p> <p>CRECHE: Greater flexibility required in the provision of crèches.</p> <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>	
MWDL AP11/1231	Countywide	Department of Communications, Energy and Natural Resources	The Department of Communications, Energy and Natural Resources states that it has no comments to make at this time.	No further action is required.
MWDL AP11/1071	Countywide	Department of Education and Skills	This submission outlines how educational provision requirements for primary and post primary provision are calculated by the Department and outlines the potential classroom deficit for the Electoral Area and the area of land that is required to be reserved. It sets out two classroom requirement figures - one based on future population and one based on future households. The submission identifies the need, based on population targets and household growth, for two additional primary schools and one post primary school in Mallow. While submission indicates that no additional educational facilities are required for Buttevant having regard to the expected levels of population growth, it is noted that Co. Cork VEC has purchased a site to the north west of the town to provide a new replacement facility for St. Marys Community College. In relation to the Villages and Rural Settlements it is anticipated that existing schools should be capable of catering for the increase in pupil numbers. In this regard the submission requests that lands adjacent to existing schools be protected where possible for possible future educational use. The submission outlines that in general sites should be reserved close to community facilities to facilitate sharing and states that the Department is open to the concept of multi-campus school arrangements. It makes reference to relevant technical documents, code of practice and guidelines published by the Department and the DoEHLG.	Issues raised are covered by the Draft Plan and no further action is required.
MWDL AP11/1072	Countywide	Comments from NSTO, Department of Transport	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.	No further action is required.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			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.	
MWDL AP11/ 1115	Countywide	Department of 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 a 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 rezoning 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 shown on settlement maps including lines of medieval town walls.</p> <p>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.</p> <p>Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p> <p>This submission notes that the draft plan does not currently mention that Mallow, Buttevant and Lisacarrall are classified as Historic Towns in the RMP Record of Monuments and Places.</p>	Issues have been noted.
MWDL AP11/ 1119	Countywide	Environmental Protection Agency	<p>The EPA's submission relates to four areas as follows:</p> <p>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.</p> <p>The EPA include 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,</p>	The EPA's submission raised a number of issues in relation to the Mallow Electoral Area Local Area Plan. It is considered that some of these issues have already been addressed in the County Development Plan 2009 and in the Mallow Local Area Plan itself. However, there are a number of issues which

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>fisheries, flooding, biodiversity, groundwater, landscape and master plans.</p> <p>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>A number of specific observations from the EPA in relation to Mallow Electoral Area have been outlined as follows; requirement for a clear objective in relation to treatment of wastewater prior to discharge to the River Blackwater SAC and associated tributaries; in light of the wetlands associated with the River Blackwater, its tributaries and other wetlands within this Plan area, reference to or inclusion of wetlands in policy provision is recommended; in relation to non-designated habitats and species provision for buffer zones recommended e.g. along the Awbeg River; policy provision to prevent/control introduction of alien species is recommended. Finally, the indication of the proposed M20 motorway on the Buttevant Zoning map is a significant potential development that may occur over the lifetime of the plan. It is recommended that the requirement for EIA and AA is highlighted in relation to any discussion on this.</p>	<p>require an amendment to the Local Area Plan. Some of these amendments are considered non material and do not require to be included as a Proposed Amendment to the Draft LAP but will form part of the final LAP. In the case where amendments are material they are listed below for consideration as part of the Proposed Amendment to the Draft Plan for public consultation. It should also be noted that a number of recommendations of the EPA will be addressed as part of the Appropriate Assessment of this LAP. Amendments, detailed in Appendix B, are proposed in relation to the protection of the M20 corridor. See proposed Amendment MW.02.02.02 in Appendix B.</p>
MWDL AP11/1128	Countywide	Irish Farmers Association	<p>The submission raises a number of issues relating to the agriculture industry; namely:-</p> <ol style="list-style-type: none"> 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. 2. There needs to be a solid commitment in the plans to improve rural infrastructure such as access roads and high speed broadband services. 	No further action is required
MWDL AP11/1120	Countywide	National Roads Authority	<p>This submission makes a number of detailed points about the importance of protecting the capacity, efficiency and safety of the national road network in the area and the need to control access points outside the 50km speed limit. Other detailed points refer to the need to consider the provisions of The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities, the need for clarity in respect of how the population and household figures were derived and the need for distinction between strategic traffic on national roads and local traffic on non national roads. In relation to the Mallow EA, the NRA raised specific concerns re protection</p>	<p>Objectives INF 3-1 to INF 3-8 of the County Development Plan 2009 already address the issues raised concerning general traffic implications for national routes and non-national roads, need for Traffic Assessments and Safety Audits etc. The open space lands O-O1 lands in Castletownroche are served by an existing entrance and no further</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			<p>of the route of the M20, access to B-02 in Buttevant and O-01 in Castletownroche should be within the 50kpm speed limit with appropriate Traffic& Transport Assessment/ Road Safety Audit. In Watergrasshill adequate set back from the M8 is required on B-01 lands to allow for future road improvements. An appropriate set back is also needed for X-01 and C-01 so as to avoid adverse impacts especially noise. Traffic and Transport Assessment also needed for B-02 to assess impact of traffic on the M8 and associated junction at Watergrasshill. At Newtwopothouse access to be provided from the regional and local road network as the 100kph speed limit applies to the N20 through the village. As no map is included for Mournabbey, no comments have been made...</p>	<p>action is considered necessary in respect of this issue. In Newtwopothouse, there is actually a 60kph limit through the core of the village and non material text will be included in the text of the plan to ensure access vehicular access points via the regional road R581 to the east of the N20 and the county road to the west rather then direct access onto the N20 where possible in the interest of traffic safety. It is proposed to amend the plan to protect the route of the M20 as requested – see MW 02.02.02.</p> <p>Buttevant lands can be accessed within the 50kmph speed limit area.</p> <p>Issues raised in relation to the Buttevant and Watergrasshill are addressed under the appropriate settlement heading in Section 2. See proposed amendments MW03.01.04, MW.03.04.01, MW03.04.02, MW 03.04.03 & MW 03.04.04 in Appendix B.</p>
<p>MWDL AP11/ 1073</p>	<p>Countywide</p>	<p>Office of Public Works</p>	<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 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</p>	<p>See revised approach to flooding outlined in sections 2.2.2 to 2.2.10 of this report.</p>

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even though they are almost entirely within both Flood Zones A and B). Justification Test be fully applied to confirm the suitability of such zoned sites.	
MWDL AP11/1267	Countywide	BamGable Developments	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. The submission states that infrastructure and engineering works have been undertaken in accordance with permissions granted for these lands, supported by the Council and that these circumstances are not reflected in the mapping. 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.	See revised approach to flooding detailed in Sections 2.2.2 to Section 2.2.10 of this report.
MWDL AP11/1127	Countywide	O'Flynn Construction	The submission raises a number of general issues in relation to the review of the local area plans: 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 more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county. 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.	The issues raised relating to residential density, general contribution scheme, part V and the County Council's recreation and amenity strategy are matters best considered as part of the normal review process for the documents concerned. The revised zoning regime introduced in the local area plans provides for a more flexible approach at the application stage. A revised approach to flooding is detailed sections 2.2.2 to 2.2.10 of this report No further change proposed.
MWDL	Mallow	Dairygold	This site refers to Dairygold lands at	Alteration of the

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AP11/1066			Ballyvorisheen, to the east of Mallow. The landholding is bisected by the proposed M20 and currently accommodates the Munster AI buildings. Most of the holdings is located within the Mallow Greenbelt. The submission seeks the expansion of the development boundary of the Mallow SLAP to include all the Co-op lands located between the proposed M20 and the development boundary to reflect all Co-op lands to the west of the proposed M20. Submission also seeks business zoning on the Co-Op lands / Munster AI lands to the west of the proposed M20. It also requests that provision be made for access from the roads to the north and south of the site within the development boundary as outlined in the submission.	development boundary of the Mallow SLAP is a matter for the review of the Plan in 2013. The development of business land uses at this location would raise several concerns. The site is within the greenbelt, on the far side of the proposed M20 motorway and adjoins an interchange. NRA policy strongly opposes development at Motorway Junctions and adequate provision for business land uses to cater for the needs of Mallow hub town has already been made within the Mallow SLAP. No change proposed.
MWDL AP11/1067	Ballyclogh	Dairygold Co Operative Society	This submission refers to Dairygold lands in Ballyclogh. Submission simply notes location of the property within the development boundary of the village.	Noted.
MWDL AP10/403	Buttevant	Buttevant Heritage Group	It is stated that Buttevant Heritage Group have been actively involved in developing and highlighting the Medieval Heritage of Buttevant and surrounding hinterland as a tourist product. Since their foundation three years ago the group have undertaken two studies in relation to the history of the town which were funded by Avondhu/ Blackwater. Local funding was undertaken for two Medieval Festivals, the floodlighting of a number of historic buildings as well as hosting a number of events to highlight the history and heritage of the Town. A Heritage Conference has also been planned for March 2011. The Group has recently been accepted as a member of the Walled Towns Of Ireland as one of twenty-two in the island of Ireland and are now members of the Walled Town Network. The Group are interested in developing a Heritage Park / Town Park on a site to the rear of the Franciscan Friary, adjacent to the Awbeg River. The submission states that support from Cork County Council in order to make the public park/walk a reality would be welcomed and in the future development of Buttevant as a tourist destination.	Noted.
MWDL AP10/436	Buttevant	Condon Martin	This submission relates to lands to the north of Buttevant Town Centre, on the eastern side of the N20. Under the 2005 Local Area Plan the western half of the site comprised white land within the development boundary of the village. In the Draft LAP the site was excluded from the development boundary as it was identified as being at risk of flooding and within the Candidate Special Area Of Conservation - Blackwater River Natura 2000 site. The submission refers to the "preliminary	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. The lands are also located within the area identified as being at risk of flooding. In these

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			<p>nature” of the flood mapping used in preparing the Draft Local Area Plans and suggests that a more detailed flood risk assessment is required to determine the flood risk in relation to this specific site.</p> <p>Submission refers to a meeting held between the Planning Policy Unit and the landowner and his agent at which it was argued that excluding the site from the development boundary was premature in the absence of a more detailed site specific assessment and would prejudice their ability to undertake the justification test at a planning application stage. Submission requests that the site be reinstated within the development boundary (site proposed extends further east than the 2005 Plan) and zoned for mixed use commercial and retail development with provision for an amenity walks and public open space along the bank of the river.</p> <p>Submission acknowledges that the flood risk assessment would need to prove that lands are not at risk of flooding before the PA could grant any planning for development on the lands.</p>	<p>circumstances it would be inappropriate to zone the lands for development. Alternative lands are available to meet the development needs of the town.</p>
MWDL AP11/1068	Buttevant	Dairygold Co Operative Society	This submission refers to Dairygold lands in Buttevant and simply notes the location of their property within the development boundary.	Noted.
MWDL AP11/1069	Buttevant	Dairygold Co Operative Society	This submission refers to the Dairygold Co-op site in Buttevant and simply notes the location of the property within the development boundary.	Noted.
MWDL AP11/579	Buttevant	Flannery Frank	<p>This submission relates to 6.7ha of land located to the north-west of Buttevant town centre and just west of lands zoned C-01 in the Draft Plan. Under the 2005 Mallow LAP the lands comprised white land within the development boundary. Under the current Draft LAP the lands omitted from the development boundary. Submission details the objection of the landowner to this change in status of their lands which are located within 800m of the town core and adjacent to the lands zoned for a new secondary school. The submission continues to claim that these lands are closer to the town core than existing and proposed development to the south west of the settlement. An attached map indicates the small portion of the lands to the north western past of the site which are located within the candidate SAC and which claims would have no impact on future uses. The submission also claims that only a limited part of the site is identified as being within Flood Zone A. The submission concludes by requesting the Planning Authority to consider the inclusion of these lands within the development boundary to accommodate a range of uses including community facilities, institutional uses, employment uses or low density residential development.</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 and business 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 and in order to focus development within the core of the town. No change proposed.</p>
MWDL AP11/526	Buttevant	Keane William	The submission relates to the R-04 and 0-03 zonings in Buttevant. Submission agrees with the medium density residential zoning on R-04 but requests that similar zoning be applied to the lands currently zoned as 0-03. The	The development boundary of Buttevant has been reduced in this plan, relative to the 2005 Plan, to reflect the growth

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			<p>lands zoned R-04 and the majority of the lands zoned O-03 are owned by the same person. Submission makes the point that both parcels of land are served by the same public roads and have access to services and lands for agricultural use are available outside the development boundary.</p>	<p>targets for the town and the desirability of strengthening the core of the town and developing land in a sequential manner. The O-03 lands have been retained within the development boundary in recognition of their long term potential for development but have been zoned for agricultural use as they are currently surplus to requirements. 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. No change proposed.</p>
<p>MWDL AP11/530</p>	<p>Buttevant</p>	<p>Matt Nagle</p>	<p>The submission relates specifically to part of the lands zoned as Open Space (O-04) in Buttevant in the Draft Plan. The site in question is located immediately north of the Church and west of the O-05 lands. Two dwelling houses referred to as The Rectory and The Castle, which are also owned by the submitted are located within the “established built up area” to the west of the area zoned as open space. The submission indicates that the landowner wishes to protect the development potential of the property known as “The Castle” for uses such as a hotel or other tourist facility or amenity and in this context it is likely that at least part of the area to the east of this property, which lies within the area zoned as O-04 would also be needed for development. In this context owners wish to have this area re zoned as part of the built up area or such other designation as would allow development on at least part of the land. Submission points out that the landowner also owns the area around Buttevant Castle which is zoned as O-05 the lands and the lands to the south through which U-O1 is shown and that the landowners is open to talks with the Council about the proposed walks / provision of open space in this area.</p>	<p>Under the 2005 Mallow Local Area Plan the site in question comprised white land within the development boundary. Buttevant Castle is a Recorded Monument and a Protected Structure and the lands the subject of this submission form part of the original Demesne of the Castle and County house, form part of the medieval archaeological complex and are within a Zone of Archaeological potential which the Council are committed to protecting. The site is also part of the Buttevant Architectural Conservation Area. The lands in question have been designated as open space in the Draft Plan in order to protect their amenity and setting of the Castle and also the church, two significant protected structures. It is considered that a small portion of the lands to the rear of the dwelling known as the Castle, which are outside the zone of archaeological potential, could revert to part of the built up area, but the majority of these lands should be retained as open space.</p> <p>See Section 2.4.1 and proposed Amendment MW.03.01.01 in Appendix</p>

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MWDL AP11/ 574	Buttevant	Mc Carthy Nora	This submission relates to 20 acres of land on the eastern side of the Awbeg River, to the north-west of Buttevant. Under the 2005 Mallow Local Area Plan the majority of the lands comprised white land within the development boundary. Under the current Draft LAP the lands have been omitted from the development boundary. Submission details the objection of the landowner to this change in status of their lands which submission states are serviced and less than 5minutes walk from the town and are ideally located for residential development.	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, disconnected from the town due to their location on the eastern side of the river and topographically difficult. The lands adjoin the Awbeg and are partially at risk of flooding.
MWDL AP11/ 629	Buttevant	Michael O' Neill	This submission relates to the southern end of the area of land zoned as O-O4 in the Draft Plan in Buttevant and outlines the landowners objection to his land being zoned as open space as he want to retain it for residential development for the benefit of members of his family. Under the 2005 Mallow Local Area Plan the lands comprised white land within the development boundary. Under the current Draft LAP these lands form the southern part of the lands designated O-04 – 'Open Space to protect the amenity and setting of the Castle and Church. Submission states than an entrance/access point has been retained to accommodate housing needs.	See Section 2.4.1 and proposed Amendment MW.03.01.02 in Appendix B.
MWDL AP11/ 576	Buttevant	O'Keefe Edward	This submission relates to 10 acres of land located to the north-west of Buttevant town centre and located just east of the Railway Line. Under the 2005 Mallow Local Area Plan the lands comprised white land within the development boundary. Under the current Draft LAP the lands have been omitted from the development boundary. Submission details the objection of the landowner to this change in status of their lands which are located beside Buttevant Railway station and in the immediate vicinity of lands zoned for new school. The submission continues to acknowledge the proximity to the site to other residentially zoned lands, the availability of a footpath and public lighting linking the site to the town. The submission concludes by requesting the Planning Authority to consider the inclusion of	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

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			these lands within the development boundary as previously proposed for high quality, low density serviced site development.	from the development boundary as they were considered surplus to requirements generally and due to the available of other suitable lands closer to the core of the town. No change proposed.
MWDL AP11/ 733	Bweeng	Hornibrook Noel	This submission relates to Bweeng village and questions the overall growth target for the village (10 units between 2010-2020) and requests that the target be revised to reflect the outstanding planning permissions within the village. The submission is made by the owners of a site at the north western extremity of the village where permission for residential development has existed since 2003 but no development has yet taken place. The most recent permission is for 14 serviced sites which was permitted under 07/4837 and is due to expire in May 2012. Submission requests clarification as to whether this outstanding planning permission has been included in the calculations used in the Local Area Plan. The submission continues by outlining national, regional and local policies that encourage future development within existing settlements. It claims that the outstanding planning permission on this site for serviced sites complies with these policies and aims to provide an alternative to the one-off housing in the countryside. The submission also claims that the current policies limiting development in the village to 10 houses in the period 2010-2020 with any particular group not normally exceeding 6 units will limit the future development potential of the site and restrict opportunities to seek an extension of time.	The permitted development of fourteen serviced sites is included in the calculation of the outstanding planning permission for Bweeng as detailed in the Draft Plan. Having regard to the overall strategy of the County Development Plan 2009, the Draft Local Area Plans 2010 and the provisions of the Guidelines on Sustainable Residential Development in Urban Areas, it is not feasible or appropriate to set the Target level of growth for each settlement at the level of outstanding planning permissions. No change proposed.
MWDL AP11/ 455	Bweeng	O'Rourke Ger General Contracting	This submission requests that an additional 8 acres of land be included within the development boundary of Bweeng village and zoned for medium density residential development. These lands are located to the south of the Droimneach housing development which the submission claims is currently close to completion. The submission states that capacity exists within the Wastewater Treatment Plant for further development and continues by stating that although the economy is struggling approx. 50-60 semi-detached dwellings could be accommodated on the site over the five year permission duration and subject to inclusion within the development boundary. Submission notes that Bweeng Village is located within commuting distance of Cork City and Mallow and will continue to be an appealing settlement in the future.	There is already a very generous land supply within the development boundary off the village to cater for future growth and additional lands are not required. The village is very elongated, extending for over 1.5km and the focus for the future is to develop the core of the village to linking up existing development. This proposal would draw development further away from the core. No changed propose.
MWDL AP11/ 456	Doneraile	Duane Marguerite	This submission relates to a site at Doneraile which is zoned as O-04 Open Space (with limited potential for individual dwellings at very low density) in the current 2005 Mallow Local Area. The lands were omitted from the development boundary in the Draft Plan as they were considered surplus to	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.

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			requirements. This submission requests that the lands be included within the development boundary and zoned as per the 2005 Plan - limited potential for individual dwellings at very low density subject to a design brief and a single agreed landscape scheme. The submission states that the land is adjacent to the village of Doneraile with associated services and an existing development which has been completed.	While the development boundary of the village has been reduced in the Draft Plan it is considered that a generous land supply remains to meet the future development needs of the village and further lands are not required.
MWDL AP11/ 527	Doneraile	O'Sullivan Michael	<p>The submission refers to Objective No. O-01 as outlined in the Draft Plan – ‘Open Space – Doneraile Court and Demesne’ (Forest Park). Submission points out that while Doneraile Court is listed on the record of Protected Structures, Doneraile Demesne is not and the area zoned O-01 in the LAP covers only half the demesne. Reference is made to the inclusion of the Demesne on the National Inventory of Architectural Heritages Historic Garden survey which rates the gardens highly on a “richness index”. Submission requests that the O-01 zoning be extended to cover the full extent of the Demesne. Submission continues to note that the Greenbelt for Buttevant extends to the western edge of Doneraile and requests that a greenbelt be defined for the village as a whole as it has a similar size and population as Buttevant and has a rich heritage.</p> <p>The submission refers to Objective No. DB -01 (e) and proposes that the value of the LAP be enhanced by strengthening of protection of the streetscape and the planned estate by recognising one cohesive ACA encompassing the two current ACAs. The submission concludes by referring to Objective DB-01 (j); which deals with roadside development and backland sites and requests that the planned village, street façade and garden spaces should not be interfered with by breaking-in access points along the planned street façade. Instead the plan and objective would be better served by supporting access points from the Mallow and Convent Roads.</p>	<p>The County Development Plan Policy does not provide for the provision of greenbelts around villages. Designations of Architectural Conservation is a matter for the County Development Plan and the need to alter or amend the Doneraile ACA's can be considered when the plan is being reviewed.</p> <p>It is not the intention of the DB-01 objective to damage the street facades of settlements. This objective seems to have been misinterpreted.</p>
MWDL AP11/ 452	Doneraile	Walsh Tim and O Dea Tommy	This submission makes a number of detailed points about the village of Doneraile, describes the village and raises issues in relation to the protection of the amenities and heritage of the village. The submission specifically requests that the development boundary established in 2005 be retained “to foster and encourage local enterprise”, to allow for community based projects, light industrial development and a health care facility. If the boundary is not extended it is requested that a statement be included encouraging and promoting development contiguous to the boundary where employment, tourism or community benefits would be open for consideration. Other specific issues include the need to encourage employment opportunities and sustainable tourism in the village, the need for additional business land to include tourism / crafts uses and the need to cater for low density serviced site type residential development. The submission also promotes the establishment	The development boundary of Doneraile has been reduced in this plan, relative to the 2005 Plan, to reflect the growth targets for this key village and the desirability of strengthening the core and developing land in a sequential manner. A generous land supply remains within the development boundary to allow for the development of residential (including serviced sites / self build), employment, tourism, craft or health care uses appropriate to the scale of the village and its growth target. Planning permission already exists for the provision of 238

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			<p>of an Architectural Conservation Area for the core of the town. Submission refers specifically to a site of 18.4acres to the north of the village which is within the development boundary of the 2005 Plan and is zoned as open space / sports/ recreation and amenity, with limited potential for individual housing (O-03) . Submission indicates that the removal of this site from the development boundary creates a financial burden for the owners.</p>	<p>dwelling while the growth target to 2020 seeks the provision of 180 dwellings. Lands were removed from the development boundary where they were considered surplus to requirements and at the fringes of the village, in order to consolidate the village and focus development within the core. The designation of Architectural Conservation Areas is a matter for the County Development Plan and the need to alter or amend the Doneraile ACA's can be considered when the plan is being reviewed. No change proposed.</p>
<p>MWDL AP11/ 454</p>	<p>Dromahane</p>	<p>O'Callaghan Joseph & Joan</p>	<p>This submission refers to 2.5ha of land in Dromahane which is zoned O-O1 Open Space in the Draft Mallow LAP. Submission indicates that landowners do not want their land zoned for open space and are of the view that lands elsewhere in the village should be identified for this purpose. They consider their lands unsuitable as open space due to its location, restricted access, unserviced nature, distance from housing developments its is likely to serve, impact on the agricultural use of their landholding and availability of other some suitable lands within the village which are not subject to the same constraints. Submission indicates that the family has already have lands acquired from them by CPO on there previous occasions to facilitate two Council Housing schemes and Dromahane National School and they consider that they have already contributed enough to the community. Submission states that while they have been approached by the Council in relation to the acquisition of this land they are not interested in selling it and wish to continue to farm it and do not want the lands in question zoned for open space.</p>	<p>The land in question forms part of larger X-01 zoning (4.4ha) in the current 2005 LAP with an objective to provide an adequate area for open space which would incorporate playing pitches and other community facilities while allowing provision for medium density housing on the most easterly section of the site. A new area of open space required to serve the village given the scale of development in the recent past and the proposed 0-01 zoned lands considered suitable given the proximity to the School and residential lands with access via a local road rather than the regional road. No change proposed.</p>
<p>MWDL AP11/ 518</p>	<p>Dromahane</p>	<p>Roche Peter</p>	<p>Submission raises issues in relation to a 10 acre site in Dromahane village which is zoned as R-02 for medium density residential development in the 2005 Local Area Plan. Permission for 104 dwellings and crèche was refused on these lands under 07/7745 due to inadequate services. This decision was not appealed. A previous application on the lands under 04/2260 was granted by the Council but refused on appeal. Submission details the pre planning discussions held between the landowner and the Council with regard to the development of the site and the provision of services and the survey work carried out by landowner in support of these pre planning discussions and following the decision to refuse permission. Submission states that an additional four acres of land were also purchase at the request of Cork County Council to provide amenity lands for the</p>	<p>The lands the subject of this submission remain within the development boundary of the village but, in keeping with the new approach adopted for the Local Area Plans, are not specifically zoned. Dromahane is located within the CASP Ring Strategic Planning Area and has experienced significant growth in recent years. In keeping with the Strategy of the County Development Plan and CASP Update there is a need to moderate growth in the period to 2020. There is outstanding</p>

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			village as part of the overall development. It is stated that the Council has expressed its approval for the scale of development envisaged by these discussions and substantial work has been completed and costs incurred as a result. The submission concludes by stating that the proposals contained in the draft plan which envisage 52 (63 is the correct number) houses being provided are regressive and do not adequately provide for the proper development of the area. Extracts from the national guidelines, the development plan and the local area plan are attached along with a map of the 2005 LAP highlighting the subject site.	permission for the provision of 55 units within the village and a target level of growth of 63 units has been set to 2020. No change proposed.
MWDL AP11/ 746	Killavullen	Ballygriffin Residents	This submission from the residents/ landowners of Ballygriffin, Killavullen objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The residents consider the map totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 738	Killavullen	Brosnan Vincent	The submission relates to land in the townland of Ballymacmoy, Killavullen and claims that these lands have not been prone to flooding in the past and should not be identified on the settlement map as an area prone to flooding.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 540	Killavullen	Daniel McAuliffe	This submission relates to land within the village of Killavullen zoned R-01 in the current 2005 Mallow LAP and to the south of the Blackwater River. Full planning permission was granted by CCC for 7 dwellings under 09/4310 on part of the area zoned. In the Draft LAP the lands have been excluded from the development boundary as identified as being at risk of flooding and within Flood Zone A. The submission refers to the planning permission granted on part of this site for seven dwellings and states that the exclusion of these lands from the development boundary would restrict future plans for the site and there is no justification for dezoning as evidence indicates that the site has never flooded and is unlikely to flood in the future and planning permission has been granted on this basis. It continues to query the conclusions of the 'Justification Test for development plans' as set out in the Draft Plan and subsequent dezoning. The submission states that the OPW flood maps record no flood event on or close to the site and questions the flooding methodology used in the Draft LAP. The submission concludes by stating that a sufficient case has not been made to include the lands in question within the flood zone and the existing permission respects current policy thinking that infill	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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 proposed to amend the Draft Plan to reinstate these lands within development boundary of the village .See wording of proposed Amendment MW.03.12.01 in Appendix B.

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			development be encouraged within village boundaries where adequate services in place.	
MWE NV11/ 596	Killavullen	John O'Riordan	This submission relates to residence No.1 Nano Nagle Place, Killavullen and submitter claims that historically this residence is not prone to flooding. The submitter objects to these lands (located next to a Council Water Pump) being identified as at risk of flooding in the Draft Plan and is concerned that loading of his insurance premium may occur as a result of mapping.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 742	Killavullen	Killavullen GAA Club	This submission from Killavullen GAA Club objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The Club consider the map totally inaccurate for the village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 744	Killavullen	Killavullen National School	This submission from Killavullen National School Board of Management objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps as they consider the map to be totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 739	Killavullen	Looney Connie	This submission disagrees with the flood risk assessment for the village of Killavullen and requests lands to be reincluded within the development boundary of Killavullen.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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 proposed to amend the Draft Plan to reinstate these lands within development boundary of the village .See wording of proposed Amendment MW.03.12.01 in Appendix B.
MWDL AP11/ 736	Killavullen	Lucey Con	This submission is from a landowner in Killavullen who objects to his lands being included within the area at risk of flooding. It is stated that the lands in question do not flood (no map provided to identify the lands at issue)	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. See also sections 2.5.14 and 2.5.15 – 2.5.16 where Killavullen is discussed. 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.
MWDL	Killavullen	Muintir Na Tire	This submission from Killavullen Community	See revised approach to

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
AP11/743			Council section of Muintir na Tire objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps, which they consider totally inaccurate for the village and they request a meeting to discuss same.	flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/893	Killavullen	O'Flynn John	This submission relates to land within the village of Killavullen which are located within the area zoned R-03 in the current 2005 Mallow LAP. In the Draft LAP the lands have been excluded from the development boundary as they have been identified as being at risk of flooding and within Flood Zone A. The submission refers to the planning history with planning permission granted by CCC for 19 dwellings under 09/7232 . A flood impact assessment of the Ross River at Ballymacmoy for the development was submitted to the Planning Authority as part of the planning application and concluded that there are no adverse flooding risks associated with the proposed development. This flood impact assessment has been included with submission. Submission continues to question the flood extent maps included in the Draft Plan which it is considered overestimate the extent of flooding by up to 100 times that indicated by the site specific assessment. Submission requests the Flood Extent maps be corrected to prevent unnecessary waste of money, time and local government resources, lost development opportunities and excessive social and monetary hardships for affected individuals.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. See also sections 2.5.14 to 2.5.16. 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 proposed to amend the Plan to reinstate these lands within the development boundary of the village. See proposed Amendment MW.03.12.01 in Appendix B.
MWDL AP11/735	Killavullen	Regan Martin and Jacqueline	The submission relates to land in the townland of Ballymacmoy, Killavullen and submitters claims that these lands are not prone to flooding and they object to the lands being so identified.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/752	Killavullen	Residents of Ballymacmoy Killavullen	This submission from the residents of Ballymacmoy, Killavullen objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The residents consider the map totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/745	Killavullen	Residents of Barretts Terrace	This submission from the residents of Barretts Terrace, Killavullen objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The residents consider the map totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. The Flood Risk Assessment of the county has been carried out in accordance with the Ministerial Guidelines and no change

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
				to flood extent maps is proposed.
MWDL AP11/ 754	Killavullen	Residents of Main Street Killavullen	This submission from the residents of Main Street, Killavullen objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The residents consider the map totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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..
MWDL AP11/ 750	Killavullen	Residents of Nano Nagle Place	This submission from the residents of Nano Nagle Place, Killavullen objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The residents consider the map totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 753	Killavullen	Residents of O'Neill Place	This submission from the residents of O'Neill Place, Killavullen objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The residents consider the map totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 757	Killavullen	Residents of Ross Park Killavullen	This submission from the residents of Ross Park, Killavullen objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The residents consider the map totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 748	Killavullen	Residents of Ross Street	This submission from the residents of Ross Street, Killavullen objects to the inclusion as part of the Draft Plan of the Draft Indicative Flood Extent Maps. The residents consider the map totally inaccurate for their village and request a meeting to discuss same.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL AP11/ 1070	Lombardstown	Dairygold Co Operative Society	This submission refers to Dairygold lands in Lombardstown . The Lombardstown Mill site is home to the Dairygold Feed Laboratory. Submission relies on documentation prepared in 2008 as a submission to the County Development Plan and seeks recognition of the strategic economic role and importance of development at this location in recognition of its existing industry/enterprise/employment status within the village. An additional attachment references the Co-Op Superstore	In response to a submission received at the Outline Strategy Stage of the preparation of the Plan the Mill site/ Dairygold Feed Laboratory was included within the development boundary of the village in the Draft Plan. The submission does not acknowledge the

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			with Yard within the village and also the Co-Op lands which are located outside the development boundary in the Draft Plan. No further details are given in relation to these properties.	change in status of this site under the Draft Plan. Comments in relation to the Co-Op Superstore with Yard and the Co- Op lands are noted. No further change proposed.
MWDL AP11/ 557	Lombardstown	Ricky Walsh, Walsh Group	This submission requests that the development boundary be extended to the south of the village to include additional lands suitable for residential development and that additional future population growth be allocated to the village to allow it to grow further. In support of this suggestion reference is made to the fact that much of the land within the development boundary of the village (some of which has outstanding permission for residential development) is identified as being at risk of flooding and inclusion of these lands, which are not within the area at risk of flooding, would provide more opportunity for the village to grow.	The village of Lombardstown is located within the CASP Ring Strategic Planning Area and has a growth target of 10 additional dwellings for the period 2010-2020. This growth target reflects the position of the village within the network of settlements, the need to control growth within the villages and rural area of the CASP Ring and the Guidelines on Sustainable Residential Development in Urban Areas. The Draft Indicative Flood Extent Maps also indicate that a significant proportion of the village is at risk of flooding and in this context it is not considered appropriate to allocated significant growth to the settlement. Sufficient lands are available within the development boundary to cater for the target level of growth to 2020 and additional lands are not required at this stage. No change proposed.
MWDL AP11/ 559	New Twopothouse	Mr. Thomas McCarthy	This submission relates to lands in the village of Newtwopothouse and raises concerns about the implications of the inclusion of the Draft Indicative Flood Extent Maps for owners of property within the established built up area which are now shown as being at risk of flooding and the for services infrastructure provided to cater for such development. Submission questions how the Council can give permission for development and then retrospectively say that such developments are in areas at risk of flooding. It continues by querying the methodology behind establishing the flood risk zones and the reasons for including lands already developed given the negative repercussions. The submission concludes by requesting details of relief measures proposed to alleviate the risk of flooding from the stream identified as a flood risk and questions if guarantees can be given that the ability of home owners in these areas to secure insurance for their properties will not be affected by these Draft Indicative Flood Extent Maps.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. 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.
MWDL	New	O' Regan Michael	The submission requests that the lands	Newtwopothouse is a

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
AP11/582	Twopothouse		located to the west of the village and the N20 be reinstated within the development boundary of the village. Under the 2005 Mallow LAP the lands comprised white land within the development boundary. Under the current Draft LAP the lands have been omitted from the development boundary. Submission details the objection of the landowner to change in status of his lands which submission states comply with both strategic and local polices as outlined in detail. The submitter considers these lands suitable for employment/light industrial type uses given proximity to the Masterlink Operation while also complying with the objectives outlined in both the LAP and the Development Plan 2009. The submission references 08/51717 which was refused by CCC. A more limited planning application 09/7307 (for 6 light industrial/warehouse units) which occupies a large portion of the area on which zoning is requested was approved by CCC but refused by ABP. The submission indicates that the formal zoning of the land would bring employment and economic growth to Newtwopothouse and the surrounding area and would not impact negatively on the strategic employment role of Mallow.	small village which already has a significant amount of industrial / business development and there is a need to limit the expansion of such uses in the village in order to protect the wider amenities of the area. In addition, it is the policy of the Council as expressed in objective ECON1-1, to support the Atlantic Corridor by focusing investment as a priority in the County Metropolitan SPA, Mallow Hub Town and the other Main Towns in the Corridor, including Buttevant and Charleville, as the principle centres for employment and economic development in the area and in this context the provision of additional lands for such uses within the village is not warranted. No change proposed.
MWDL AP11/678	New Twopothouse	O'Flynn John	This submission relates to a large parcel of land on the eastern side of the N20 and to the south-east of the village of Newtwopothouse. Under the 2005 Mallow Local Area Plan the majority of the lands comprised white land within the development boundary with a general objective GEN-01. Under the current Draft LAP the lands have been omitted from the development boundary primarily on the basis that they have been identified as being at risk of flooding and within Flood Zone A. Submission requests that the site be reinstated within the development boundary to allow the development of the residential /mixed use development permitted under Reg.No. 09/4078 for 83 units, a crèche and 3 retail units in the future. Submission details the objection of the landowner to this change in status of his lands and a detailed report from an engineering consulting has been included questions the flooding methodology used in the Draft Local Area Plan.	See revised approach to flooding in section 2.2.2 to 2.2.10 of this report. See also section 2.5.20. It is proposed to amend the Plan to include these lands within the development boundary of the village. Development Boundary objective DB-01 (h) already outlines the risk of flooding in the village and the requirements for a detailed flood risk assessment. See proposed Amendment MW.03.16.01 in Appendix B.
MWDL AP11/479	Watergrasshill	Flaherty John	This submission requests the extension of the development boundary of Watergrasshill to include additional lands for residential development. The lands proposed for residential use are located to the north of the village, on the eastern side of the public road, sandwiched between the R639 and the M8. The site is outside the development boundary as outlined in the Draft LAP 2011. The submission claims that this parcel of land is suitable for development given its location on the northern side of the village adjacent to the Rathcormac road and within the 50km speed zone. The submission also claims that the lands are situated opposite a new residential development which is nearing completion and that this land bank has	There are outstanding planning permissions for the provision of 138 houses within the village of Watergrasshill 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.

Sub. No.	Settlement Name	Interested Party	Summary of Submission	Managers Opinion
			frontage onto the slip road between Watergrasshill Village and the access roads to the N8 Motorway. It states that there is no impediment to gaining access to the mains water supply and the village sewerage system from these lands	

Appendix B County Manager's Recommended Amendments to the Draft Mallow Electoral Area Local Area Plan

This appendix sets out the County Manager's recommendations for the material changes to the Draft Mallow 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 Material Amendments Recommended by the Manager

Ref.	Amendment	Page No.
	Section One: Introduction	
MW 01.10.01	Consequential amendment to Buttevant Greenbelt map to bring it in line with changes to development boundary of Doneraile. This is a mapping change only. <i>Note: This change affect only the Buttevant Greenbelt Map.</i>	Page 17
MW 01.10.02	Amend greenbelt objective GB 1-1 (b) to include additional text as follows; Green Belts Around the Ring and County Towns (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. <i>Note: This change affects the text of the Plan only.</i>	Page 14
MW 01.10.03	Insert new paragraphs after Paragraph 1.6.4 and reference in LAP as 1.6.5; “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. 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. A further issue concerns the role of the new local area plans in the determination of applications planning permission or the extension of an appropriate period in respect of a planning permission grated 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	Page 9

Ref.	Amendment	Page No.
	<p>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>	
MW 01.10.04	<p>Insert new paragraphs after Paragraph 1.6.5 and reference in LAP as 1.6.6;</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>	Page 9
MW 01.10.05	<p>Insert the following new paragraph following paragraph 1.7.9 and reference in LAP as 1.7.10;</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>	Page 11
MW 01.10.06	<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</p>	Page 11

Ref.	Amendment	Page No.
	<p>zoned. Generally where proposals for new zoning significantly conflicted with the 'Indicative Flood Extent Maps' they have not been included as zoned land unless the proposed use or development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines.</p> <p>With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005, 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>	
MW 01.10.07	<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 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</p>	Page 11

Ref.	Amendment	Page No.
	<p>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 <p>continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B).</p>	
MW 01.10.08	<p>Replace text of 1.7.13 with the following text;</p> <p>Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then. Subject to other relevant proper planning considerations, permission may be granted for the development.</p>	Page 11
MW 01.10.09	<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</p>	Page 12

Ref.	Amendment	Page No.
	<p>Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph [see preceding change] of this plan”</p>	
	Section Two: Local Area Strategy	
MW 02.02.01	<p>Amend Population and Housing Section (Tables and Text) with updated Geodirectory data for Buttevant.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 19
MW 02.02.02	<p>Insert new objective in Infrastructural Section to protect route of M20.</p> <p>“It is an objective of this Plan to protect the route of the proposed M20 Cork - Limerick Motorway, as illustrated on the maps in this Plan”.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 21
MW 02.02.03	<p>Substitute text of LAS-1 with the following text:</p> <p>Water & Waste Water Infrastructure Objective</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 and the protection of Natura 2000 sites with water dependant habitat or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species.</p> <p>Any new or increased water abstractions from within the Blackwater River Special Area of Conservation will need to be supported by an Appropriate Assessment.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 22
MW 02.02.04	<p>Substitute text of LAS 2 with the following text:</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 favourable conservation status of the biodiversity of the area.</p>	Page 22

Ref.	Amendment	Page No.
	<i>Note: This change affects the text of the Plan only.</i>	
MW 02.02.05	<p>Insert new objective LAS 3 as follows;</p> <p>Environment Objective 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.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 22
MW 02.02.06	<p>Insert new objective LAS 4 as follows;</p> <p>Environment Objective It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with Env 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 22
	Section Three: Settlements and Other Locations	
	Buttevant	
MW 03.01.01	<p>Amend the Draft Plan to reduce the extent of the area zoned O-O4 in line with boundary of area of archaeological potential to include a small portion of the lands to the rear of the dwelling known as the Castle, within the built up area.</p> <p><i>Note: This change only affects the Buttevant zoning map.</i></p>	Page 27
MW.03.01.02	<p>Amend the Draft Plan to reduce the extent of the area zoned O-O4 and include the area south of the access road to St John's Church within the "existing built up area".</p> <p><i>Note: This change only affects the Buttevant zoning map.</i></p>	Page 27
MW.03.01.03	<p>Amend geodirectory figures in for Buttevant; 2001 figure should be 366; 2005 figure is 421 and figure for 2010 is 555. Amend tables and text accordingly.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 23
MW.03.01.04	<p>Amend wording of B-02 lands to address points raised by the NRA:</p> <p>B-02. Business lands subject to suitable access from the adjoining National Primary Route. Development proposals shall be accompanied by an appropriate Traffic and Transport Assessment and Road Safety Audit.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 27

Ref.	Amendment	Page No.
MW 03.01.05	<p>Substitute wording of objective DB-02 with the following text;</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 26
MW03.01.06	<p>Substitute wording of objective DB-06 with the following text :</p> <p>The Awbeg River which runs through the town and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 26
MW 03.01.07	<p>Substitute wording of objective B-01 with the following text;</p> <p>These lands are suitable for small to medium scale industrial uses, light industry and incubator units and small to medium scale warehousing and distribution uses. This area is immediately adjacent to the Blackwater Riverm SAC. Development proposals must provide for stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 27
MW 03.01.08	<p>Add additional text to specific objective B-02;</p> <p>B-02 Business uses. Development proposals in this area must provide for stormwater attenuation.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 27
MW 03.01.09	<p>Add additional text to specific objective C-01;</p> <p>C-01: To provide for the provision of a new secondary school and ancillary uses. This area is immediately adjacent to the Blackwater Riverm SAC. Development proposals must provide for stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. A buffer zone will be required and shall be retained between any development proposed</p>	Page 27

Ref.	Amendment	Page No.
	<p>for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
MW 03.01.10	<p>Add additional text to specific objective U-01;</p> <p>Development and maintain pedestrian route and provide access across the river, at an appropriate location, to the public open space on the eastern side of the river. The proposed walkway is located within the Blackwater River SAC. River crossings and future upgrade of the pathway could have an impact on water quality and/or cause disturbance to Otter and 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. A buffer zone may be required along some parts of the walk to prevent disturbance to habitats or species. The size and location of the buffer zone will be determined at project level.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 27
MW 03.01.11	<p>Add additional text to specific objective O-01;</p> <p>Playing pitches and clubhouse. This area is immediately adjacent to the Blackwater River SAC. Development proposals must provide for stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 27
MW 03.01.12	<p>Add additional text to specific objective O-06;</p> <p>Develop a town park linking with pedestrian route on west side of river. The proposed park is located within the Blackwater River SAC and is suitable only for uses that are compatible with the conservation objectives of the SAC. Proposals for the development of the park 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 27
MW 03.01.13	<p>Amend specific objective DB-01 as follows;</p> <p>It is an objective of this plan to secure the development of 254 dwellings in Buttevant between 2006-2020 in order to facilitate the</p>	

Ref.	Amendment	Page No.
	sustainable growth of the town's population to 1,501 persons to 2020.	
	Key Villages	
	Castletownroche	
MW 03.02.01	<p>Amend specific objective DB-01 b as follows;</p> <p>In order to secure the population growth and supporting development proposed in DB -01 a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. 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 settlement.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 31
MW 03.02.02	<p>Add additional text to specific objective 0-01 regarding Blackwater SAC;</p> <p>Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of the old Bridge Mill in particular. The Mill currently operates as an Enterprise Centre. This area lies within the Blackwater River Special Area of Conservation and is not suitable for development.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 31
	Doneraile	
MW 03.03.01	<p>Amend development boundary of Doneraile to include lands to the south-west of settlement as per the 2005 LAP (includes site of 06/11696 and adjacent lands).</p> <p><i>Note: This change affects the Doneraile settlement map.</i></p>	Page 37
MW 03.03.02	<p>Replace wording of objective DB-01 (d) with the following text;</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the 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 all developments within this settlement.</p>	Page 35

Ref.	Amendment	Page No.
	Note: This change affects the text of the Plan only.	
MW 03.03.03	<p>Add additional text to specific objective DB-01 (I).</p> <p>The Awbeg River which through the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>Note: This change affects the text of the Plan only.</p>	Page 35
MW 03.03.04	<p>Add additional text to specific objective X-01 as follows:</p> <p>Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping based scheme for all the lands with detailed provision for retaining existing trees and on-site features. Any future development is dependent upon the provision of an adequate access and must have regard to the surrounding woodland and scenic setting of Doneraile. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for the development.</p> <p>Note: This change affects the text of the Plan only.</p>	Page 36
MW 03.03.05	<p>Add additional text to specific objective 0-01 as follows:</p> <p>Open Space - Doneraile Court and Demesne (Forest Park). Protect the open space and amenity value of these lands.</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. Parts of this zone are within the Blackwater River Special Area of Conservation. These areas are not suitable for development. Proposals for the development of areas within this zone not within the SAC may require a buffer zone and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. Such developments may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>Note: This change affects the text of the Plan only.</p>	Page 36
MW 03.03.06	<p>Add additional text to specific objective 0-03 as follows:</p> <p>Open Space – Golf Course and ancillary facilities. 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. This area is immediately adjacent to the Blackwater River Special Area of Conservation. Any proposals for development within this zone must provide for the protection of water quality and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance</p>	Page36

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	<p>with the requirements of the Habitats Directive. Such developments may only proceed where it can be shown that they will not have significant negative impact on the SAC. Development in this zone may require the maintenance of a buffer zone to protect the SAC.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	Watergrasshill	
MW.03.04.01	<p>Amend specific objective B-01 as follows;</p> <p>B-01 Business uses. The design of any structures on the site is of paramount importance, due to the elevated and exposed nature of the site. Any structures should be situated at the south/south westerly portion of the site. At the outset, proposals for this site will include a comprehensive layout and landscaping scheme that will ensure that any buildings or other structures erected on it will not be visible from the M8 by-pass route. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8. Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land on this site for future road improvements.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 40
MW.03.04.02	<p>Amend specific objective X-01 as follows;</p> <p>X-01 Provision shall be made within this area for the development of a mixed use scheme comprising retail, residential and community uses and the provision of a public car parking. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8. Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land on this site for future road improvements.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 40
MW.03.04.03	<p>Amend specific objective C-01 as follows;</p> <p>C-01 Provision for community facilities and expansion of educational facilities. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8. Consultation shall be undertaken at Planning Application stage with the NRA regarding the possible need to reserve land on this site for future road improvements.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 40
MW.03.04.04	<p>Amend specific objective B-02 as follows:</p> <p>B-02 Business Uses. Development proposals shall be accompanied by an appropriate Traffic and Transport Assessment to include an assessment of the impact of traffic generated by development on the M8 and associated junction at Watergrasshill.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 40
	Villages	

Ref.	Amendment	Page No.
	Ballycough	
MW.03.05.01	<p>Amend development boundary of Ballycough to include lands to the south-west of settlement as per the 2005 LAP.</p> <p><i>Note: This change affects only the Ballycough settlement map.</i></p>	Page 45
	Burnfort	
MW 03.06.01	<p>Replace text of Development Boundary Objective DB-01(c) with the following:</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 47
	Bweeng	
MW 03.07.01	<p>Replace text of Development Boundary Objective DB-01(c) with the following :</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of xxx Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and stormwater plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 50

Ref.	Amendment	Page No.
	Cecilstown	
MW 03.08.01	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 54
	Churchtown	
MW.03.09.01	<p>Amend development boundary of Churchtown to include lands to the south- east of the settlement as per the 2005 LAP, which were removed in the Draft Plan due to the findings of the Flood Risk Assessment.</p> <p><i>Note: This change affects the Churchtown settlement map only.</i></p>	Page 59
MW 03.09.02	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation(Awbeg), must be provided and be operational in advance of the commencement of any discharges from the development. In particular issues relating to dilution capacity of the receiving waters must be resolved for this settlement. 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 58
	Dromahane	
MW 03.10.01	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the</p>	Page 61

Ref.	Amendment	Page No.
	<p>relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and stormwater plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	Glantane	
MW.03.11.01	<p>Amend development boundary of Glantane to include lands to the west of the settlement as per the 2005 LAP, which were removed in the Draft Plan due to the findings of the Flood Risk Assessment.</p> <p><i>Note: This change affects the Glantane settlement map only.</i></p>	Page 66
MW 03.11.02	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 65
	Killavullen	
MW.03.12.01	<p>Reinstate development boundary of the village as per the 2005 Local, reinstating lands which were removed in the Draft Plan due to the findings of the Flood Risk Assessment, with the exception of those lands will lie within the River Blackwater Candidate SAC which is a Natura 2000 Site (i.e lands within the River Blackwater Candidate SAC to remain outside the development boundary.)</p> <p><i>Note: This change affects the Killavullen settlement map only.</i></p>	Page 70

Ref.	Amendment	Page No.
MW 03.12.02	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 68
MW 03.12.03	<p>Substitute text of objective 0-01 with the following text;</p> <p>Open Space. This prominent site makes a significant contribution to the rural character of the village and the setting of Ballymacmoy House in particular. Parts of this zone lie within the Blackwater River Special Area of Conservation and are not suitable for development. 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 68
MW 03.12.04	<p>Substitute text of objective 0-02 with the following text;</p> <p>GAA Grounds. This site is at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan. Areas within this zone that are within the Special Area of Conservation are not suitable for development. Development proposals in other parts of this zone are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone may be required for any such development and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page69
MW 03.12.05	<p>Insert new paragraphs after 12.2.8 with the following text;</p> <p>"The 'Indicative Flood Extent Map' shown as part of the zoning map for Killavullen may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those</p>	

Ref.	Amendment	Page No.
	<p>contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, consider the need to undertake Stage 1 of the site-specific flood assessment process set out paragraph 1.7 in order to address any uncertainty in relation o flood risks before submitting an application for planning permission”.</p>	
	<p>Liscarroll</p>	
<p>MW.03.13.01</p>	<p>Amend the development boundary to the north of the village to that which pertained under the 2005 LAP (to include the lands with outstanding planning permission – 065/8565 and area to the north of same).</p> <p><i>Note: This change affects the Liscarroll settlement map only.</i></p>	<p>Page 74</p>
<p>MW.03.13.02</p>	<p>Reinstate lands zoned R-04 in the 2005 Plan within the development boundary (removed due to flooding in Draft Plan).</p> <p><i>Note: This change affects the Liscarroll settlement map only.</i></p>	<p>Page 74</p>
<p>MW 03.13.03</p>	<p>Replace text of Development Boundary Objective DB-01 (c) with the following text;</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation (Awbeg), 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><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 72</p>
	<p>Lombardstown</p>	
<p>MW.03.14.01</p>	<p>Amend the development boundary of Lombardstown to exclude land that falls within the Natura 2000 Site.</p> <p><i>Note: This change affects the Lombardstown settlement map only.</i></p>	<p>Page 77</p>
<p>MW 03.14.02</p>	<p>Replace text of Development Boundary Objective Gen-01 (c) with the following text;</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from</p>	<p>Page 76</p>

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	<p>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><i>Note: This change affects the text of the Plan only.</i></p>	
MW 03.14.03	<p>Replace text of DB-01 (i) with the following text;</p> <p>The Blackwater River runs adjacent to the village. This plan will protect the favourable conservation status of this SAC, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>A wastewater and stormwater plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	Lyre	
MW 03.15.01	<p>Replace text of Development Boundary Objective DB-01 (c) with the following text;</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater 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>A wastewater and stormwater plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 79
	Newtowpothouse	
MW.03.16.01	Amend the development boundary of Newtowpothouse to include parcel of land to the south-east of the village, which were removed in the Draft Plan due to the findings of the Flood Risk Assessment.	Page 83

Ref.	Amendment	Page No.
	<i>Note: This change affects the Newtownpohouse settlement map only.</i>	
MW 03.16.02	<p>Replace text of objective DB-01 (c) with the following text;</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation , must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 82
	Shanballymore	
MW 03.17.01	<p>Replace text of objective DB-01 (c) with the following text;</p> <p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation (Awbeg), 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><i>Note: This change affects the text of the Plan only.</i></p>	Page 85
MW 03.17.02	<p>Replace text of objective DB-01 (h) with the following text;</p> <p>This settlement is situated on the Awbeg River which forms part of the Blackwater River SAC. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	Village Nuclei	
	Ballyhass	
MW 03.18.01	<p>Replace text of DB-01 with the following text;</p> <p>Within the development boundary of Ballyhass it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any</p>	Page 88

Ref.	Amendment	Page No.
	<p>cumulative impacts on water quality and impacts on the Blackwater River Special Area of Conservation.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	Gortroe	
MW 03.19.01	<p>Replace text of DB-01 with the following text;</p> <p>Within the development boundary of Gortroe it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and impacts on the Blackwater River Special Area of Conservation.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 90
	Laharn Cross Roads	
MW 03.21.01	<p>Replace text of DB-01 with the following text;</p> <p>Within the development boundary of Laharn Cross Roads it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 94
	Mourneabbey(Athnaleenta)	
MW 03.23.01	<p>Replace text of DB-01 with the following text;</p> <p>Consideration will be given to the development of a limited number of individual dwelling units outside the SAC in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>The Clyda River flows through the area and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable</p>	Page 99

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	<p>conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	<p>Old Twopothouse (Hazelwood)</p>	
<p>MW 03.25.01</p>	<p>Replace text of objective DB-01 with the following text;</p> <p>Within the development boundary of Old Twopothouse (Hazelwood) it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 101</p>

Appendix C Submissions by Interested Party

Name of Interested Party	Unique Submission Number	Settlement Name
Ballygriffin Residents	MWDLAP11/746	Killavullen
BamGable Developments	MWDL AP11/1267	Countywide
Brosnan Vincent	MWDLAP11/738	Killavullen
Bus Eireann	MWDLAP11/1112	Countywide
Buttevant Heritage Group	MWDLAP10/403	Buttevant
Comments from NSTO, Department of Transport	MWDLAP11/1072	Countywide
Condon Martin	MWDLAP10/436	Buttevant
Construction Industry Federation	MWDLAP11/1124	Countywide
Dairygold	MWDLAP11/1066	Mallow
Dairygold Co Operative Society	MWDLAP11/1067	Ballyclogh
Dairygold Co Operative Society	MWDLAP11/1068	Buttevant
Dairygold Co Operative Society	MWDLAP11/1069	Buttevant
Dairygold Co Operative Society	MWDLAP11/1070	Lombardstown
Daniel McAuliffe	MWDLAP11/540	Killavullen
Department of Communications, Energy and Natural Resources	MWDLAP11/1231	Countywide
Department of Education and Skills	MWDLAP11/1071	Countywide
Department of Environment, Heritage and Local Government	MWDLAP11/1115	Countywide
Duane Marguerite	MWDLAP11/456	Doneraile
Environmental Protection Agency	MWDLAP11/1119	Countywide
Flaherty John	MWDLAP11/479	Watergrasshill
Flannery Frank	MWDLAP11/579	Buttevant
Hornibrook Noel	MWDLAP11/733	Bweeng
Irish Farmers Association	MWDLAP11/1128	Countywide
John O'Riordan	MWENV11/596	Killavullen
Keane William	MWDLAP11/526	Buttevant
Killavullen GAA Club	MWDLAP11/742	Killavullen
Killavullen National School	MWDLAP11/744	Killavullen
Looney Connie	MWDLAP11/739	Killavullen
Lucey Con	MWDLAP11/736	Killavullen
Matt Nagle	MWDLAP11/530	Buttevant
McCarthy Nora	MWDLAP11/574	Buttevant
Michael O' Neill	MWDLAP11/629	Buttevant
Mr. Thomas McCarthy	MWDLAP11/559	New Twopothouse
Muintir Na Tire	MWDLAP11/743	Killavullen
National Roads Authority	MWDLAP11/1120	Countywide
O' Regan Michael	MWDLAP11/582	New Twopothouse
O'Callaghan Joseph & Joan	MWDLAP11/454	Dromahane
Office of Public Works	MWDLAP11/1073	Countywide
O'Flynn Construction	MWDLAP11/1127	Countywide
O'Flynn John	MWDLAP11/893	Killavullen
O'Flynn John	MWDLAP11/678	New Twopothouse

Name of Interested Party	Unique Submission Number	Settlement Name
O'Keefe Edward	MWDLAP11/576	Buttevant
O'Rourke Ger General Contracting	MWDLAP11/455	Bweeng
O'Sullivan Michael	MWDLAP11/527	Doneraile
Regan Martin and Jacqueline	MWDLAP11/735	Killavullen
Residents of Ballymacmoy Killavullen	MWDLAP11/752	Killavullen
Residents of Barretts Terrace	MWDLAP11/745	Killavullen
Residents of Main Street Killavullen	MWDLAP11/754	Killavullen
Residents of Nano Nagle Place	MWDLAP11/750	Killavullen
Residents of O'Neill Place	MWDLAP11/753	Killavullen
Residents of Ross Park Killavullen	MWDLAP11/757	Killavullen
Residents of Ross Street	MWDLAP11/748	Killavullen
Ricky Walsh, Walsh Group	MWDLAP11/557	Lombardstown
Roche Peter	MWDLAP11/518	Dromahane
Walsh Tim and O Dea Tommy	MWDLAP11/452	Doneraile

Appendix D Proposed Mapping Amendments

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

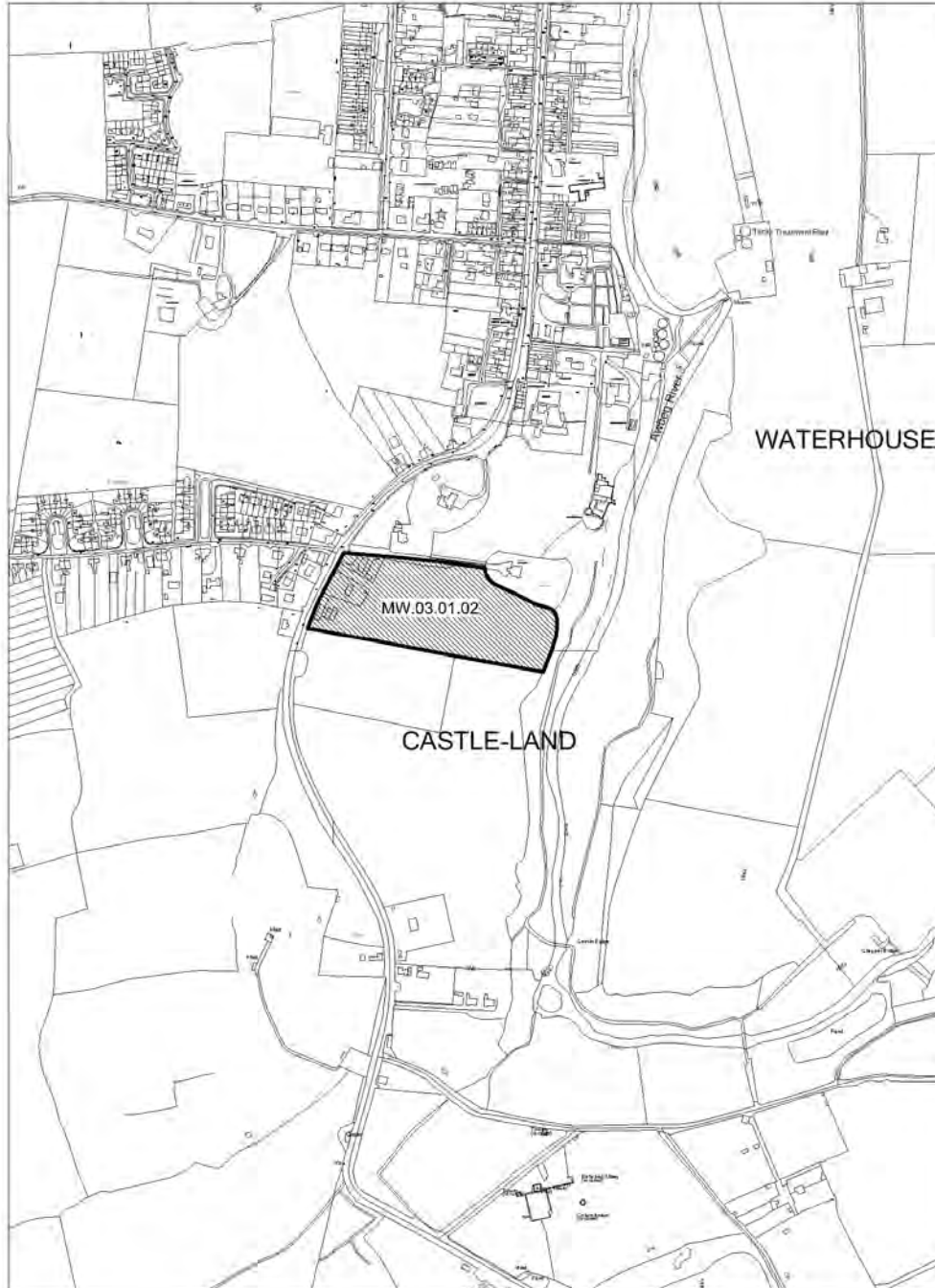
Ballyclogh



Managers Recommended Amendment Ref. MW.03.05.01

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

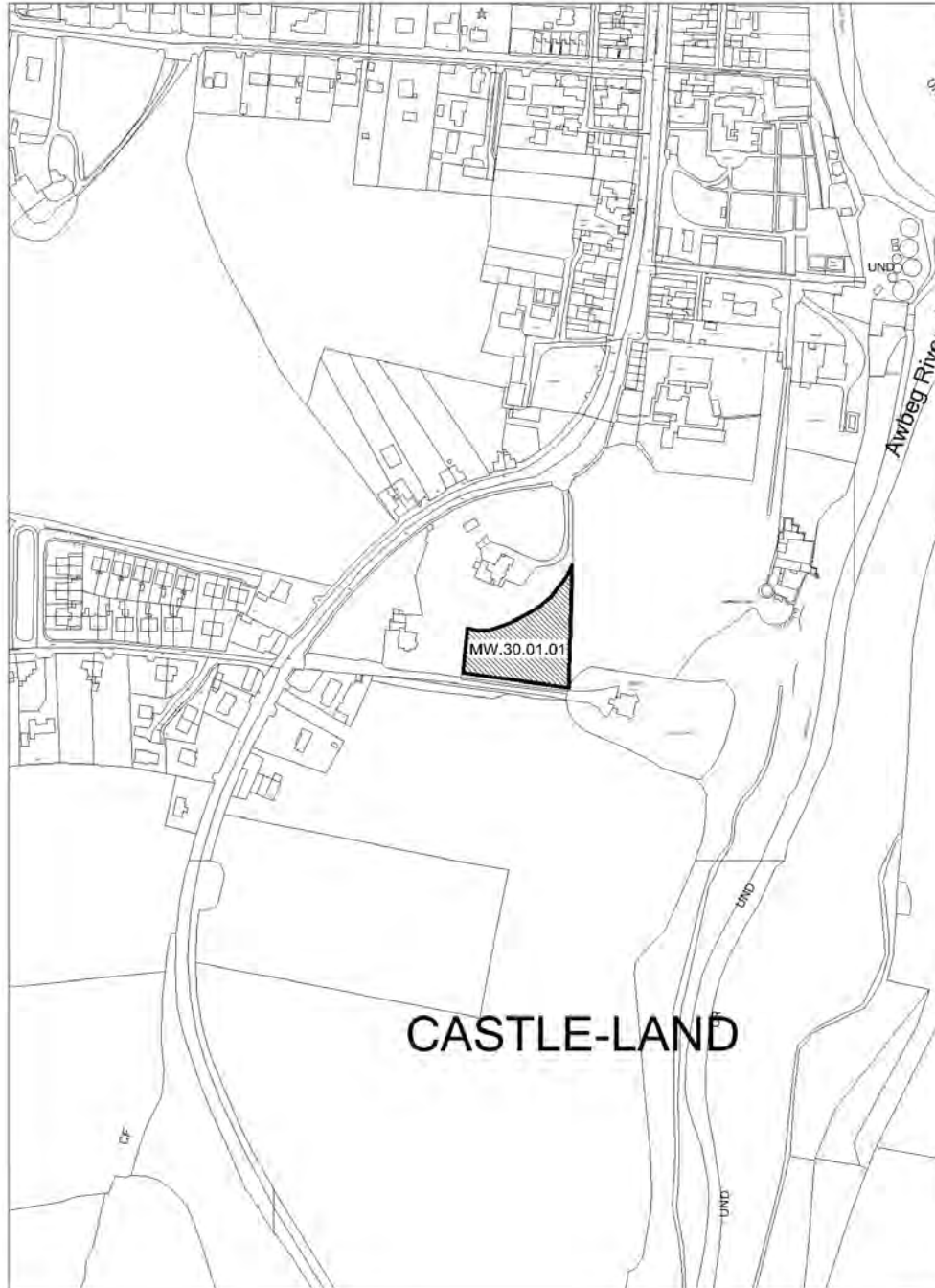
Buttevant



Managers Recommended Amendment Ref. MW.03.01.02

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

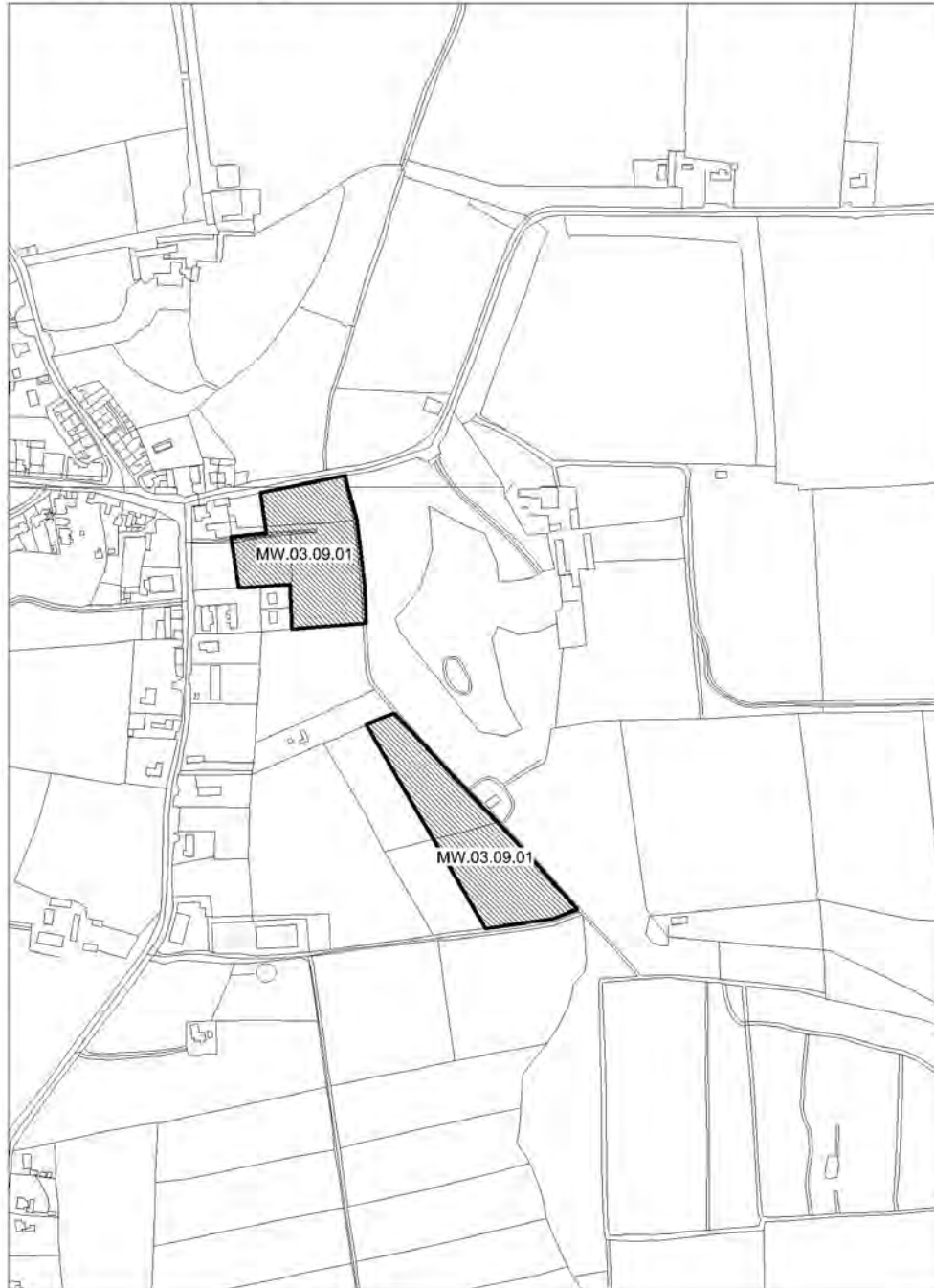
Buttevant



Managers Recommended Amendment Ref. MW.01.01.02

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

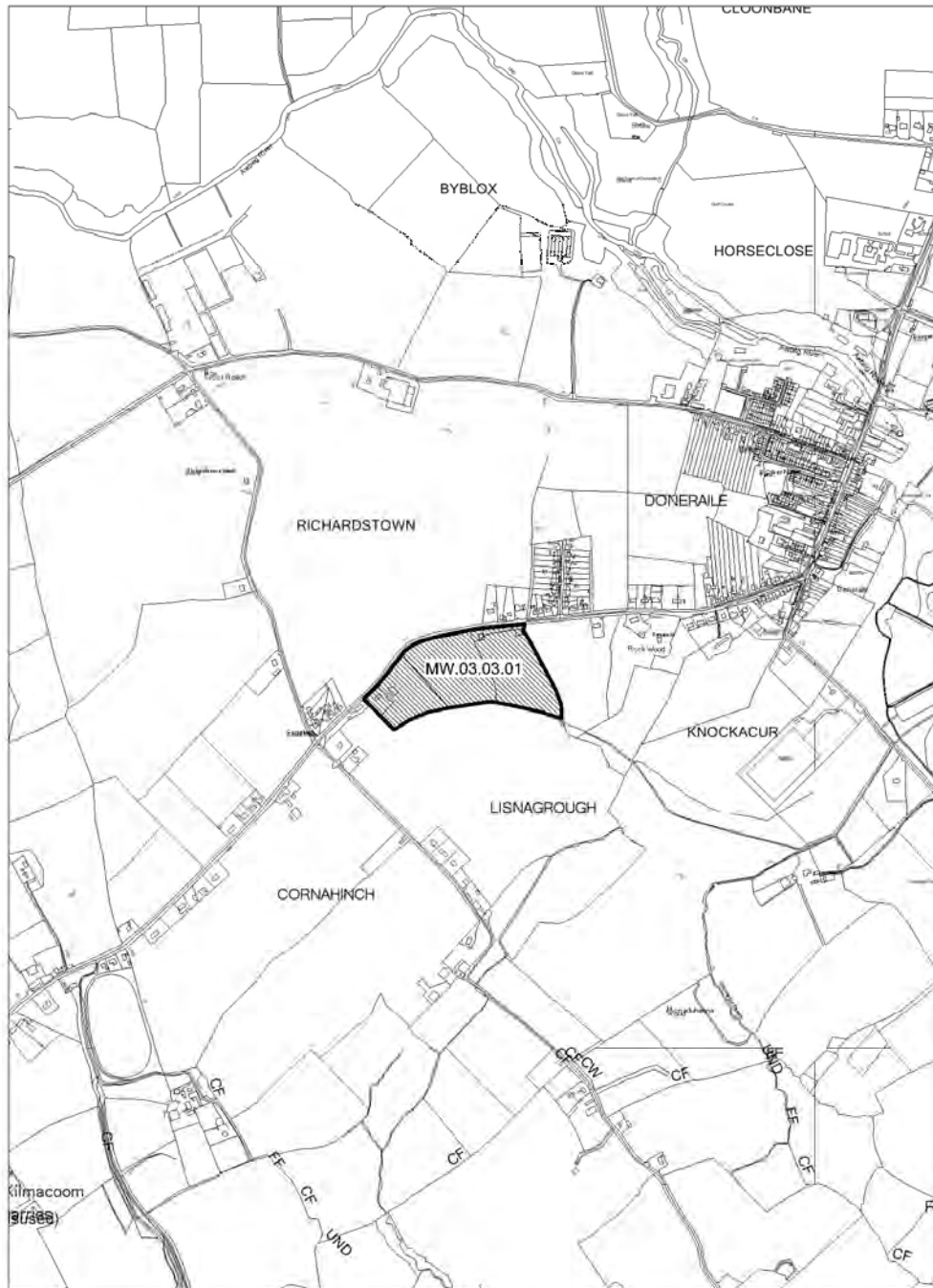
Churchtown



Managers Recommended Amendment Ref. MW.03.09.01

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

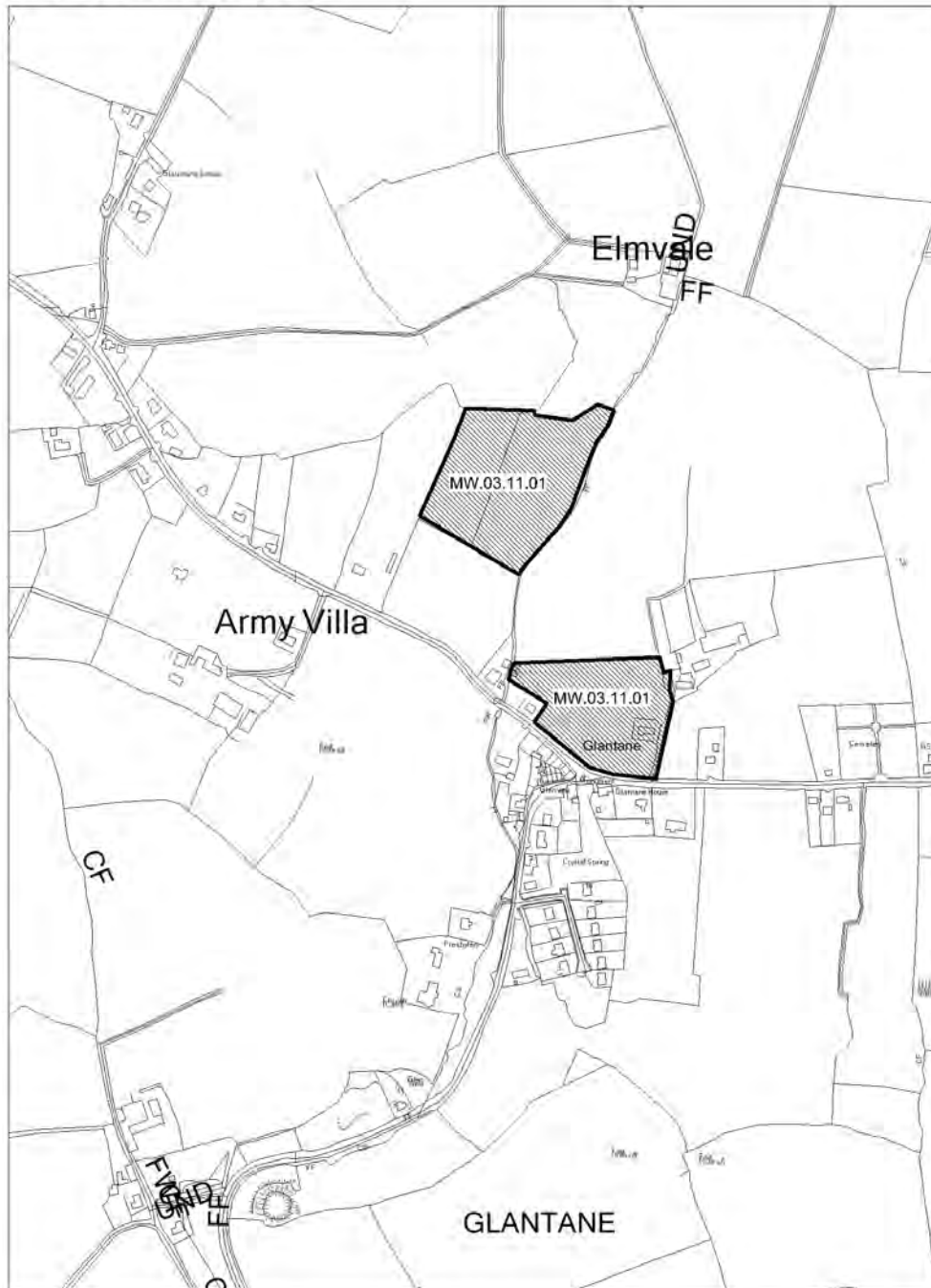
Doneraile



Managers Recommended Amendment Ref. MW.03.03.01

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

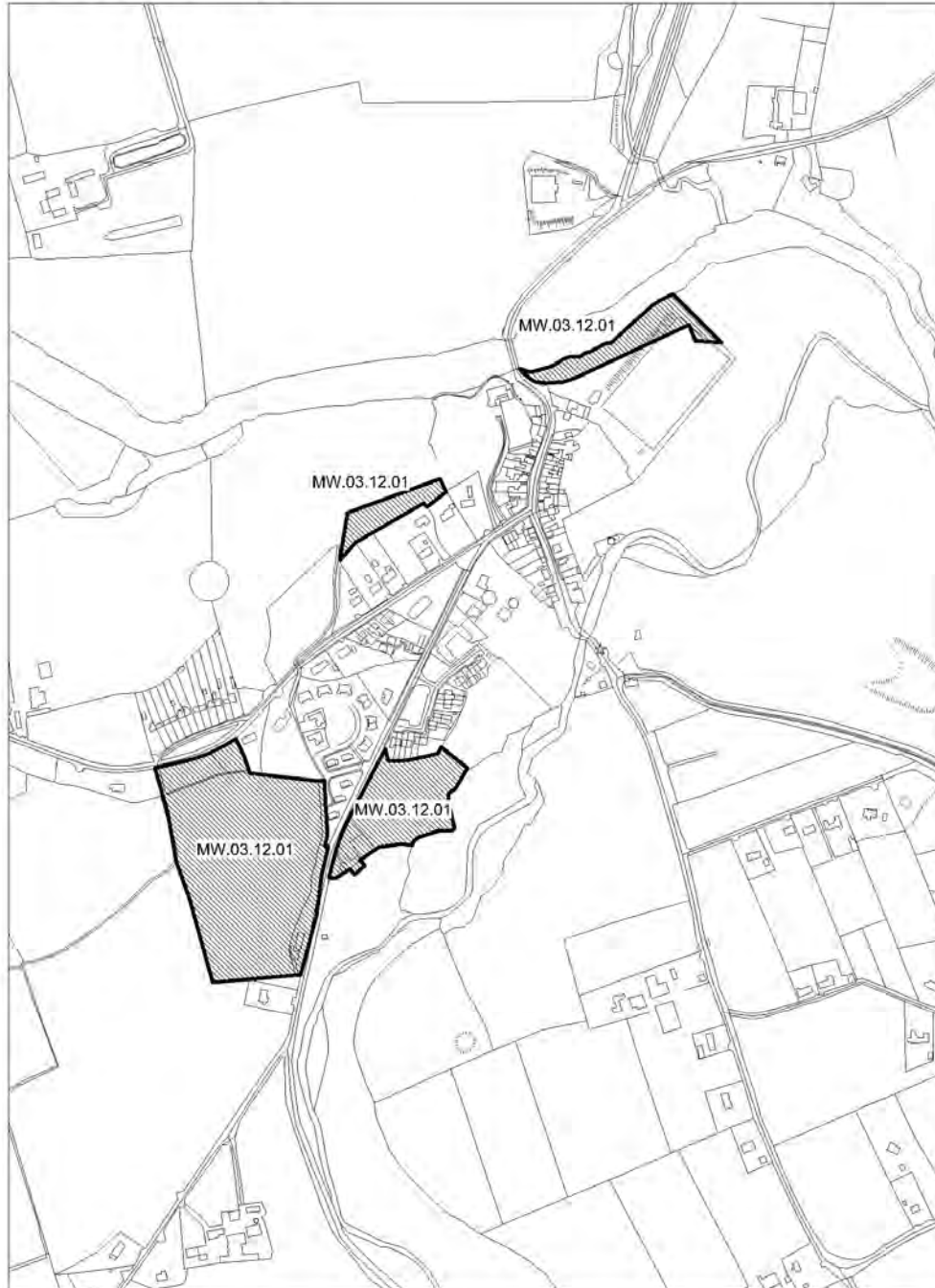
Glantane



Managers Recommended Amendment Ref. MW.03.11.01

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

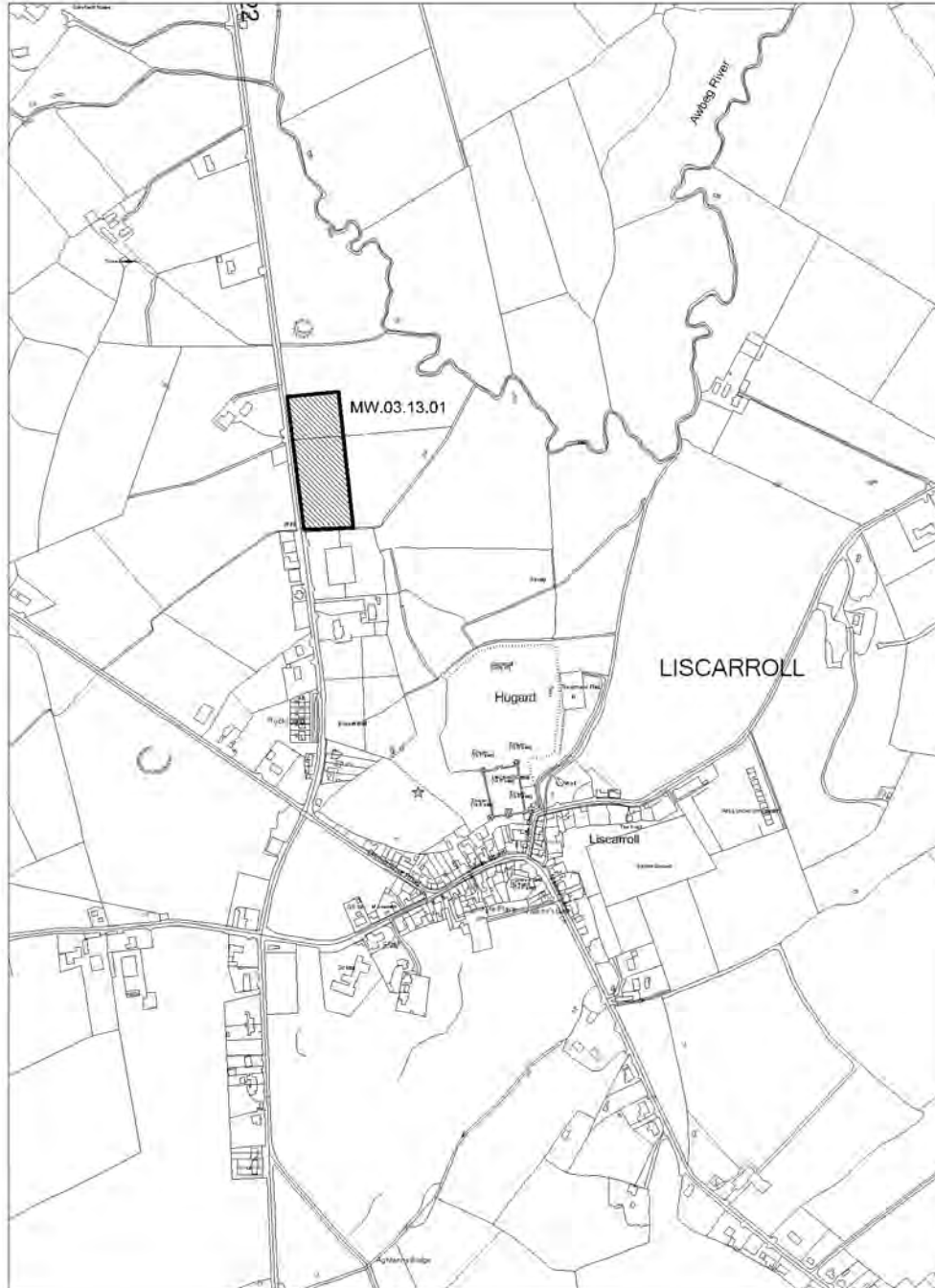
Killavullen



Managers Recommended Amendment Ref.MW.03.12.01

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

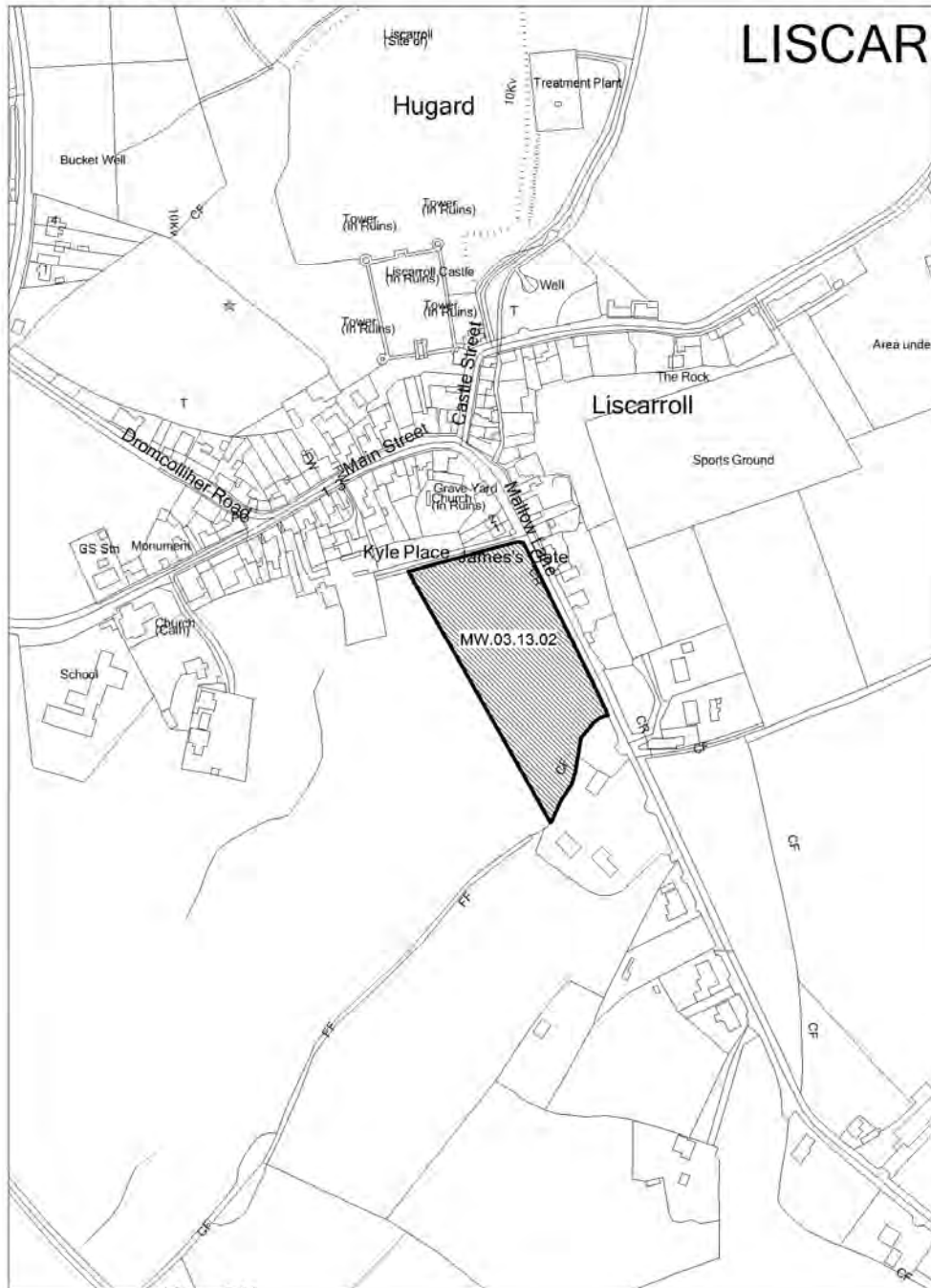
Liscarroll



Managers Recommended Amendment Ref. MW.03.13.01

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

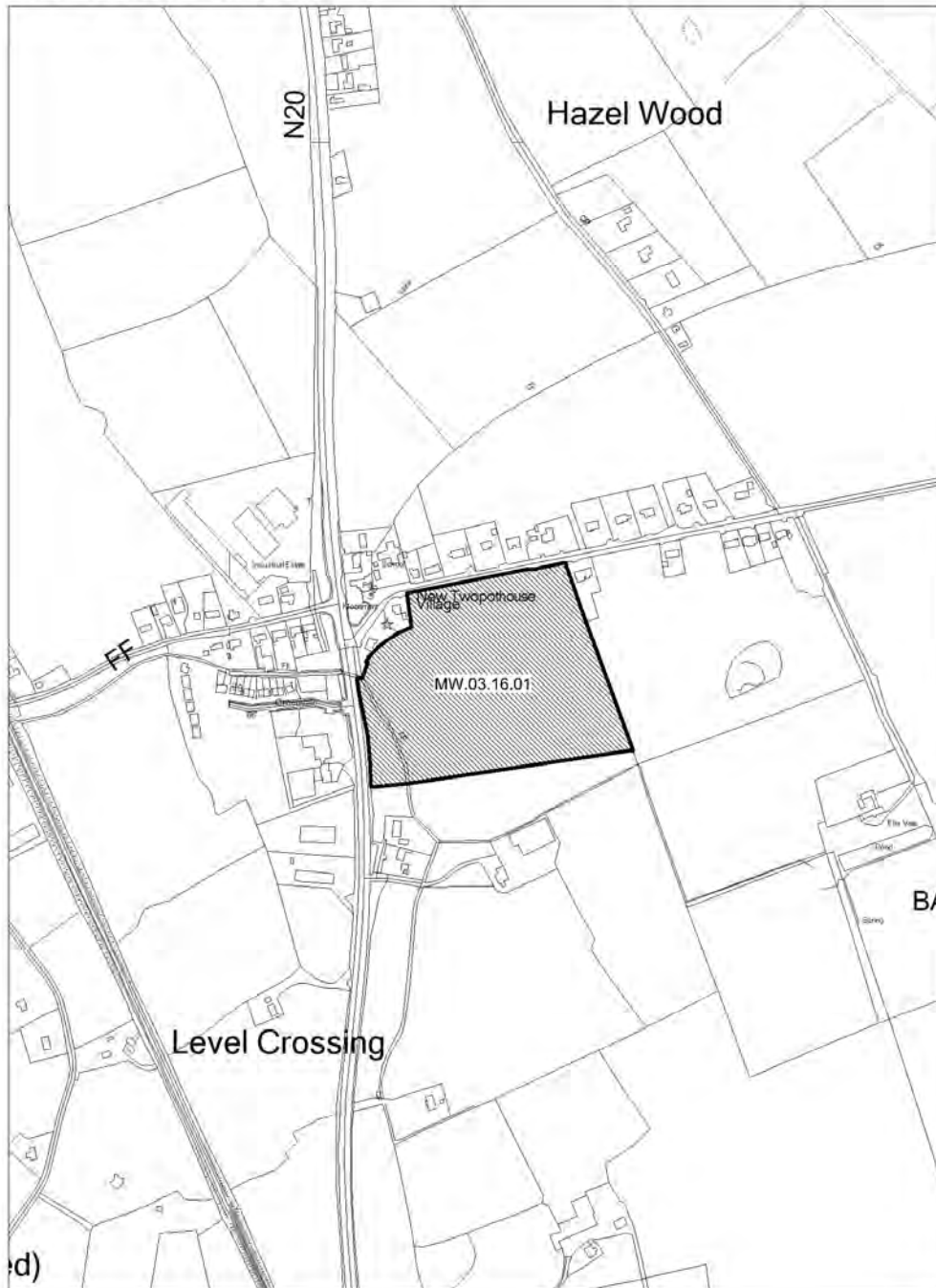
Liscarroll



Managers Recommended Amendment Ref. MW.03.13.02

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

New Twopothouse



Managers Recommended Amendment Ref. MW.03.16.01