

# **Report to Members**

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

## **Mallow Electoral Area Local Area Plan**

**Manager's Opinion and  
Recommendations on the Issues Raised by  
Submissions on the Proposed  
Amendments**

**15<sup>th</sup> June 2011**

## Document Verification

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		<b>Description:</b> <b>This report sets out the Manager's Opinion and Recommendations on the Issues Raised by Submissions on the Proposed amendments of the Draft Mallow Electoral Area Local Area Plan</b>				
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<b>1.0</b>	<b>15/6/11</b>	<b>Name</b>	<b>FG</b>	<b>AF</b>	<b>PG</b>	<b>AH</b>



This report focuses on the submissions and observations received from the public following publication of the proposed amendments to the Mallow Electoral Area Local Area Plan Public Consultation Draft. The draft plan sets out the planning framework for the development of the Electoral Area up to 2020. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Acts and will inform the finalisation of the various amendments to the draft 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 that the County Manager is recommending be included in the plan following consideration of the issues raised in the submissions and other pertinent issues. Some of the amendments set out in appendix B have been made the subject of minor modifications in order to address issues raised in submissions or from other sources such as the Strategic Environmental Assessment and the Appropriate Assessment screening of the proposed amendment and an explanation is included in the Appendix.

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

## **Section 1 Introduction –**

### **1.1 Where we are in the process**

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

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

**1.1.3.** Following the receipt of 55 submissions from the public during the consultation period, the County Council met at a special meeting held on 30<sup>th</sup> & 31<sup>st</sup> March 2011 to determine the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21<sup>st</sup> April & 18<sup>th</sup> May 2011.

### **1.2 Submissions**

**1.2.1.** There were a total of 6 submissions received during the public consultation period on the proposed amendments to the Draft Mallow Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making

process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

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

### **1.3 Appropriate Assessment**

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

### **1.4 How to use this report**

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

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

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

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

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

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

- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
- The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/ archaeological designations and record of protected structures information already shown in the County Development Plan 2009 or approved by the appropriate national body).
- The inclusion of appropriate references to relevant objectives in the County Development Plan 2009.
- Changes to the plan reflecting or consequent upon a material change.

## **1.5 Next Steps**

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

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

**1.5.2.** A Special Council Meeting has been scheduled for Tuesday 19 July, 2011 to facilitate discussion of the issues raised in this report.

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

## **Section 2 Principal Issues Raised.**

### **2.1 Introduction**

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

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

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

### **2.2 Buttevant - Proposed Amendment reference MW 03.01.14**

**2.2.1.** These lands comprising 5.1ha front the N20 immediately north of Buttevant town centre to the east of the N20 and abut the Awbeg River – See Map MW03.01.14 on page 63 of this document.

**2.2.2.** Under the 2005 Local Area Plan, part of the land was included within the development boundary of Buttevant although it was not zoned for a specific use.

**2.2.3.** In the Draft Plan the site was excluded from the development boundary in recognition of the fact that it is located entirely within the area designated as the Blackwater River candidate Special Area of Conservation and has also been identified as being at risk flooding (within Zone A – High probability of flooding).

**2.2.4.** At the Council meeting on the 31 March 2011, it was decided by resolution of Members to rezone the lands for Business and Retail uses. At that meeting the County Manager recommended against the amendment for the following reasons:

*“Under the 2005 LAP the development boundary of the town did not extend up to the River Awbeg. The lands the subject of this submission 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 accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC), the impacts of the policies and objectives of the Mallow Local Area Plan on certain sites that are designated for the protection of nature (Natura 2000 sites), must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA). This process has been undertaken and a Natura Impact report prepared. In cases where there is any overlap with development boundaries or zoning objectives and Natura sites the report recommends that any lands within the SAC be omitted and boundaries revised accordingly to ensure that there is no potential for damage to the SAC. This approach will allow the Planning Authority to objectively conclude that the Local Area Plan will not have impacts on the integrity of Natura sites, a necessary step to allow the Local Area Plan to be adopted.*

*As these lands are entirely within the SAC zoning them for development or including them within a development boundary, would conflict with the recommendations of the Natura Impact Report and a Finding of No Significant Impacts could not be made, which could give rise to difficulties adopting the plan.*

*Article 6 of the Habitats Directive, indicates that projects which would have a negative impact on designated sites can only be considered in situations where there are imperative reasons of overriding public interest and where no alternative solutions exist.*

*As these considerations do not apply in Buttevant and alternative lands are available for development which would not give rise to impacts on the designated site, there is no reasonable case that can be made in support of the inclusion of these lands”.*

**2.2.5.** Three submissions were received in relation to this amendment. A submission from the Department of Arts, Heritage and Gaeltacht notes that the zoning of these lands is likely to have significant affects on the River Blackwater cSAC and recommends that the amendment be omitted.

**2.2.6.** A submission from the NRA indicates that access to the lands should only be within the 50kmph area and that the zoning objective should be revised to make provision for the submission of a Traffic and Transport Assessment and a Road Safety Audit.

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

**2.2.8.** The Natura Impact Report II also recommends the exclusion of this amendment to ensure that there is no potential for damage to the SAC.

**2.2.9.** Objective ENV1-5 of the County Development Plan 2009 states that ‘it is an objective of the Council to provide protection to all natural heritage sites designated or proposed for designation on accordance with National and European Legislation’. Objective ENV 1-7 states ‘it is an objective through the Local Area Plan Process to ensure the protection of European Sites from development and land use proposals that would contribute to potential adverse impacts’.

**2.2.10.** Objective INF 5-13 of County Development Plan 2009 states that ‘it is an objective to implement the policies and guidelines of the DEHLG and the OPW in relation to flood plains and areas sensitive to flooding and to strongly discourage development which is sensitive to the effects of flooding unless justified as essential in terms of sustainable and proper planning’. The proposed amendment is not consistent with this objective and, by proposing a new zoning for a non water compatible use within flood zone A, is directly contrary to the fundamental principle of the Guidelines which seeks to avoid development in areas at risk of flooding.

**2.2.11.** Section 19 of the Planning and Development Act 2000, as amended, requires that a Local Area Plan “shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan .....” . This proposed amendment is not consistent with the objectives ENV1-5, ENV 1-7 or INF 5-13 of the County Development Plan and must therefore be excluded.

**2.2.12.** It should also be noted that there is an existing industrial/business estate development on Station Road in the town where there are vacant units available and sites available for development.

**2.2.13.** Taking the above into account it is recommended that the plan be made excluding this amendment for the following reasons:



- Proposal is contrary to objectives ENV 1-5, ENV 1-7 and INF 5-13 of the County Development Plan, the provisions of the Guidelines on The Planning System and Flood Risk Management and to section 19 of the Planning and Development Act 2000, as amended, and must therefore be excluded.
- Retention of this amendment/zoning, because of its conflict with the Natura 2000 site, would prevent the making and adoption of the Local Area Plan.
- Lands are located entirely within the Natura 2000 site - the Blackwater River Candidate Special Area of Conservation, which the Council is obliged to protect.
- The lands about the Awbeg River and are at risk of flooding (high probability).
- Department of Arts, Heritage and Gaeltacht recommend against it.
- Environmental Report and EPA recommend against it.
- Alternative lands, including the existing industrial / business estate on Station Road, are available which will not impact on the Natura Site and are not at risk of flooding.

### **Managers Recommendation; EXCLUDE Proposed Amendment MW 03.01.14.**

#### **2.3 Buttevant - Proposed Amendment Reference MW.03.01.15**

**2.3.1.** The proposed amendment relates to the proposal to rezone 3.2ha land to the north-west of Buttevant town centre. See Map MW03.01.15 on page 64 of this document.

**2.3.2.** Under the 2005 Local Area Plan these lands were within the development boundary of Buttevant but were not zoned for a specific use.

**2.3.3.** In the Draft Plan these lands were removed from the development boundary as they were considered surplus to requirements having regard to the availability of other more suitable lands closer to the core of the town and the desirability of encouraging the sequential development of the town in line with the recommendations of the Guidelines on Sustainable Residential Development in Urban Areas. Generous provision for zoned residential land has been made in the Draft Plan relative to the growth targets for the town.

**2.3.4.** At the Council meeting on the 31 March 2011, it was decided by resolution of Members to rezone the lands for a mixture of community facilities, institutional uses, employment uses or low density residential development. At that meeting the County Manager recommended against the amendment for the following reasons:

*“The development boundary of Buttevant has been reduced in this plan, relative to the 2005 Plan, to reflect the growth targets for the town and the desirability of strengthening the core of the town and developing land in a sequential manner. Generous provision for zoned residential land has been made in the Draft Plan relative to the growth targets for the town, and additional zonings are not required at this stage. These lands were removed from the development boundary as they were considered surplus to requirements generally and due to the availability of other suitable lands closer to the core of the town”.*

**2.3.5.** Two submissions were received in relation to this amendment. A submission from the EPA notes that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

2.3.6. A submission from the NRA points to the need to consider the cumulative affects of this and other proposed zonings on the junction between the R522 and the N20 in order to safeguard the efficiency of the N20.

2.3.7. The Natura Impact Report II recommends the wording of the zoning objective for these lands be modified to reference the location of the lands adjacent to the cSAC and to highlight the need for a Natura Impact Statement to be submitted with any proposals to develop the site.

2.3.8. It should also be noted that there is an existing industrial/business estate development on Station Road in the town where there are vacant units available and sites available for development.

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

- these lands are surplus to requirements and have weak connectivity with the town.
- Alternative lands are available closer to the town centre, include the existing industrial / business estate on Station Road.
- prejudicial to the orderly, sequential development of more appropriately located land.
- Contrary to the provisions of the Guidelines on Sustainable Residential Development in Urban Areas.

**Managers Recommendation; EXCLUDE Proposed Amendment MW 03.01.15.**

#### **2.4 Doneraile (Proposed Amendment reference MW.03.03.08)**

2.4.1. These lands comprising 7.9ha are located on the north-western side of the village (see map MW03.03.08 on page 67 of this document).

2.4.2. These lands were within the development boundary (previously zoned as 0-03 open space with limited potential for individual dwellings at very low density) in the 2005 Local Area Plan .

2.4.3. In the Draft Plan these lands were excluded from the development boundary as they are surplus to requirements having regard to the availability of other more suitable lands closer to the core of the village, the level of outstanding planning permissions in the village and the desirability of encouraging the sequential development of the village in line with the recommendations of the Guidelines on Sustainable Residential Development in Urban Areas. Generous provision for zoned residential land has been made in the Draft Plan relative to the growth targets for the village.

2.4.4. At the Council meeting on the 31 March 2011, it was decided by resolution of Members to reinstate the lands to facilitate the development of a retirement village. At that meeting the County Manager recommended against the amendment for the following reasons:

*“These lands were within the development boundary (zoned as open space with limited potential for individual dwellings at very low density) in 2005 Plan and are outside the boundary in the Draft. Lands are located at the far north western side of the village. There are outstanding planning permissions for the provision of 238 houses in Doneraile while the Draft Local Area Plan has set a target level of growth of 180 houses. While the development boundary of the village has been reduced in the Draft Plan it is considered that a generous land supply remains close to the core of the village to meet the future development needs of the village and further lands are not required”.*

**2.4.5.** One submission was received in relation to this amendment from the EPA which notes that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

**2.4.6.** Taking the above into account it is recommended that the plan be made excluding this amendment for the following reasons:

- these lands are surplus to requirements and are removed from the core of the village.
- prejudicial to the orderly, sequential development of more appropriately located land.
- Adequate lands remain within the development boundary to cater for the projected level of growth of the village and to provide good choice in terms of location.
- there are more suitable lands available, closer to the centre of the village, which could cater for the provision of a retirement village.
- Proposal is contrary to the provisions of the Guidelines on Sustainable Residential Development in Urban Areas.

**Manager's Recommendation: Adopt the Plan and EXCLUDE the proposed amendment MW.03.03.08.**

## Appendix A List of Submissions

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
<b>General Submissions</b>				
n/a	MWEA LAP/11/1441.	Department of Arts, Heritage and Gaeltacht	This submission deals with built heritage and makes a number of points regarding archaeology and the Local Area Plan that are not directly relevant to a proposed amendment and are therefore outside the scope of this report. As noted in section 1.1.5 of the published amendments document, it is proposed to include additional information on the extent of existing heritage designations on the various maps included in the final plan as a non material change.	The submission asks for factual information to be included in the final LAP and the Council are looking at the feasibility of displaying this information.
MW03.01.01, MW03.01.02, MW03.01.14, MW03.01.15, MW03.03.01, MW03.03.07, MW03.03.08, MW03.05.01, MW03.09.01, MW03.11.01, MW03.12.01(a), MW03.13.01, MW03.13.02, MW03.16.01, MW03.16.03	MWEA LAP/11/1482	Environmental Protection Agency	<p>This submission notes that a number of the proposed Amendments within each LAP have been identified in the SEA screening assessment as having potential to conflict with the status of the Environmental Protection Objectives. It states that it should be ensured that the Mitigation Measures provided in the SEA screening conclusion are fully reflected in the adopted plan. The mitigation proposed comprises the omission of the following amendments :</p> <p>MW03.01.01, MW03.01.02, MW03.01.14, MW03.01.15, MW03.03.01, MW03.03.07, MW03.03.08, MW03.05.01, MW03.09.01, MW03.11.01, MW03.12.01(a), MW03.13.01, MW03.13.02, MW03.16.01, MW03.16.03</p> <p>The submission also makes a number of other comments regarding SEA that are not directly relevant to a proposed amendment and are therefore outside the scope of this report.</p>	Noted but for reasons given in Appendix B it is recommended that proposed amendments MW03.01.01, MW03.01.02, MW03.03.01, MW03.03.07, MW03.05.01, MW03.09.01, MW03.11.01, MW03.12.01(a), MW03.13.01, MW03.13.02, MW03.16.01, MW03.16.03 be retained and proposed amendments MW03.01.14, MW03.01.15, MW03.03.08, be excluded, as detailed in Appendix C and discussed in Section Two.

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
MW.01.10.07	MWEA LAP/11/ 1477	Office of Public Works	<p>With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which, based on the best-available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development.</p> <p>The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques.</p>	The issues raised in this submission are noted.
MW 02.02.02	MWEA LAP/11/ 1481	National Roads Authority	<p>Within the Mallow EA submission notes that the route of the M20 is not finalised and wording of the objective therefore needs to be amended to exclude reference to "as shown on the maps". This submission makes a number of other points that are not</p>	Modify the amendment to deal with this point.

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			directly relevant to a proposed amendment and are therefore outside the scope of this report.	
<b>Buttevant</b>				
MW 03.01.09	MWEA LAP/11/1346	Department of Education and Skills	The submission acknowledges the additional text to specific objective C-01 in Buttevant with regard to the location of the site adjacent to the Blackwater River cSAC.	Noted.
MW 03.01.14	MWEA LAP/11/1184	Department of Arts, Heritage and Gaeltacht	With respect to Amendment No. MW 03.01.14 the submission notes that the zoning of these lands which are within the Blackwater River candidate Special Area of Conservation are likely to have significant affects on the cSAC. Submission recommends that the amendment be omitted.	Noted. See section 2.
MW.03.01.04, MW.03.01.14, MW.03.01.15	MWEA LAP/11/1481	National Roads Authority	<p>With respect to amendment MW.03.01.04 submission requests that the zoning objective be modified to state that access to the lands concerned would not be provided beyond the 50kmph area.</p> <p>With respect to amendment MW.03.01.14 submission requests that the zoning objective be modified to state that access to the lands concerned would not be provided beyond the 50kmph area and to include a requirement for a Traffic and Transport Assessment and Road Safety Audit.</p> <p>With respect to MW.03.01.15 submission recommends that the LAP acknowledge the cumulative effect of traffic generated by all zoned lands along the R522 so the Council can respond to any capacity constraints arising in order to safeguard the efficiency of the N20.</p>	<p>MW 03.01.04 already refers to “suitable access from the national Primary route and this is considered sufficient.</p> <p>See section 2 for discussion on proposed amendment MW 03.01.14.</p> <p>Issues in respect of the capacity of the R522 can be addressed by the insertion of additional non material text in the body of the plan.</p>

Proposed Amendment Reference	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
<b>Watergrasshill</b>				
MW 03.04.03	MWEA LAP/11/1346	Department of Education and Skills	The submission acknowledges the additional text included in specific objective C-01 in Watergrasshill with regard to the need to guard against adverse impact from the adjoining M8 motorway.	Noted.
MW.03.04.01, MW.03.04.02 MW.03.04.03 MW 03.04.04	MWEA LAP/11/1481	National Roads Authority	<p>Submission welcomes the wording of proposed amendment MW 03.04.04 which recognises the need for a Traffic and Transport Assessment for these lands.</p> <p>With respect to the other amendments the submission requests that the wording of the amendments be revised as the NRA is not in a position to engage in pre planning discussions with applicants. Revised wording is recommended as follows: <i>Proposals shall include measures to guard against any adverse impact ( including noise impacts) from the adjoining M8 and on possible lands required on this site for future road improvements.</i></p>	<p>Noted.</p> <p>Modify the wording of MW.03.04.01, MW.03.04.02 MW.03.04.03 to reflect this recommendation from the NRA. See Appendix B.</p>
<b>Killavullen</b>				
MW 03.12.01B	MWEA LAP/11/1484	Department of Arts, Heritage and Gaeltacht	In relation to Amendment No. MW 03.12.01B submission recommends the wording of the objective be amended in line with the recommendations of the Natura II report.	Modify wording of objective. See Appendix B
<b>Newtowpohouse</b>				
MW.03.16.01 MW.03.16.03	MWEA LAP/11/1481	NRA	The NRA requests that proposed amendments MW.03.16.01 and MW.03.16.03 clarify that access to the subject lands be gained from the local and regional road network as direct access to the N20 should be avoided.	Non material text will be included in the text of the plan to address this issue.

## Appendix B

## Proposed Amendments to the Draft Mallow Electoral Area Local Area Plan Recommended by the Manager.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<b>Section One: Introduction</b>			
<b>MW 01.10.02</b>	Amend greenbelt objective GB 1-1 (b) to include additional text as follows; <b>Green Belts Around the Ring and County Towns</b> (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. <b>Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</b> <i>Note: This change affects the text of the Plan only.</i>	Page 14	n/a	No change.
<b>MW 01.10.03</b>	Insert new paragraphs after Paragraph 1.6.4 and reference in LAP as 1.6.5; <b>“Transitional Issues Affecting Development</b> <b>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</b>	Page 9	n/a	No change.



Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at a scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning &amp; 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</p>			

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
<p><b>MW 01.10.04</b></p>	<p>Insert new paragraphs after Paragraph 1.6.5 and reference in LAP as 1.6.6;</p> <p><b>“Existing Planning Permissions – Transitional Issues</b></p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 9</p>	<p>n/a</p>	<p>No change.</p>
<p><b>MW 01.10.05</b></p>	<p>Insert the following new paragraph following paragraph 1.7.9 and reference in LAP as 1.7.10;</p> <p><b>‘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</b></p>	<p>Page 11</p>	<p>n/a</p>	<p>No change.</p>

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	<p>resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.'</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
<p><b>MW 01.10.06</b></p>	<p>Replace paragraph 1.7.10 with the following:</p> <p><b>In the course of preparing this plan, so far as proposals for new zoning are concerned, the 'Indicative Flood Extent Maps', shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the 'Indicative Flood Extent Maps' they have not been included as zoned land unless the proposed use or development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines.</b></p> <p><b>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</b></p>	<p>Page 11</p>	<p>n/a</p>	<p>No change.</p>

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	<p>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 Plan, then, generally, the zoning has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>			
<b>MW 01.10.07</b>	<p>Replace Paragraph 1.7.12 with the following:</p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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,</b></p>	Page 11	MWEA LAP/11/1477	<p>Minor modification.</p> <p>Minor modifications have been made to the text on foot of a submission from the OPW.</p>

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	<p><b>where applicable</b> 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 <del>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</del> should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ A review of all available flood related information, including the flood zone maps and historical flood records (from <a href="http://www.floodmaps.ie">www.floodmaps.ie</a>, and</li> </ul>			

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p><b>through wider internet / newspaper / library search/ <u>local knowledge of flooding in the area</u>).</b></p> <ul style="list-style-type: none"> <li>○ <b>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.</b></li> <li>○ <b>Site cross sections or spot levels, including the river and surrounding lands.</b></li> <li>○ <b>Description of the site and surrounding area, including ground conditions, levels and land use.</b></li> <li>○ <b>Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.</b></li> <li>○ <b>Proposal as to the appropriate course of action which could be either:</b> <ul style="list-style-type: none"> <li>○ <b>further study;</b></li> <li>○ <b>revision of proposals to avoid area shown at risk of flooding;</b></li> <li><b>or</b></li> </ul> </li> </ul> <p><b>continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and <u>has been shown to be not at flood risk</u>).</b></p> <p><b>Note: This change affects the text of the Plan only.</b></p>			
<b>MW 01.10.08</b>	<p>Replace text of 1.7.13 with the following text;</p> <p><b>Where is can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure , will avoid</b></p>	Page 11	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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> <p><i>Note: This change affects the text of the Plan only.</i></p>			
<b>MW 01.10.09</b>	<p>Replace Objective FD 1-4 with the following;</p> <p><b>“Development in Flood Risk Areas”</b></p> <p><b>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph [see preceding change] of this plan”.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 12	n/a	No change.
	<b>Section Two: Local Area Strategy</b>			
<b>MW 02.02.01</b>	<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	n/a	No change.
<b>MW 02.02.02</b>	<p>Insert new objective in Infrastructural Section to protect route of M20.</p> <p><b>“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”.</b></p>	Page 21	n/a	Minor modification.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<i>Note: This change affects the text of the Plan only.</i>			This amendment has been modified to reflect comments from the NRA.
MW 02.02.03	<p>Substitute text of LAS-1 with the following text:</p> <p><b>Water &amp; Waste Water Infrastructure Objective</b></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 21	n/a	No change.



Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
MW 02.02.04	<p>Substitute text of LAS 2 with the following text:</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 22	n/a	No change.
MW 02.02.05	<p>Insert new objective LAS 3 as follows;</p> <p><b>Environment Objective</b>  <b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 22	n/a	No change.
MW 02.02.06	<p>Insert new objective LAS 4 as follows;</p> <p><b>Environment Objective</b>  <b>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</b></p>	Page 22	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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>			
	<p><b>Section Three: Settlements and Other Locations</b></p>			
	<p><b>Buttevant</b></p>			
<p><b>MW 03.01.01</b></p>	<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 south west of the dwelling known as ‘The Castle’, within the built up area.</p> <p><i>Note: This change only affects the Buttevant zoning map. See Map on Page 61 of this document.</i></p>	<p>Page 27</p>	<p>n/a</p>	<p>No change</p> <p>The Environment Report on the Proposed Amendment raised a number of issues in relation to this amendment and recommends that it be omitted. The Natura Impact Report II recommends a modification to the development boundary objectives for Buttevant to reflect this amendment and reference the Blackwater SAC and this is reflected in MW 03.01.06.</p> <p>In response to this amendment the Archaeological Assessment of the proposed amendment recommends an additional development boundary objective DB-08, which is detailed in MW 03.01.16 in Appendix B1.</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
				Having regard to the additional safeguards applied as detailed above it is recommended that the proposed amendment be retained.
<b>MW.03.01.02</b>	<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><b>Note: This change only affects the Buttevant zoning map. See Map on Page 62 of this document.</b></p>	Page 27	n/a	<p>No change</p> <p>The Environment Report on the Proposed Amendment raised a number of issues in relation to this amendment and recommends that it be omitted. The Natura Impact Report II recommends a modification to the development boundary objectives for Buttevant to reflect this amendment and reference the Blackwater SAC and this is reflected in MW 03.01.06.</p> <p>In response to this amendment the Archaeological Assessment of the proposed amendment recommends an additional development boundary objective DB-08, which is detailed in MW 03.01.16 in Appendix B1.</p> <p>Having regard to the additional safeguards applied as detailed above it is recommended that the proposed</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
				amendment be retained.
<b>MW.03.01.03</b>	<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	n/a	No change.
<b>MW.03.01.04</b>	<p>Amend wording of B-02 lands to address points raised by the NRA:</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 27	n/a	No change.
<b>MW 03.01.05</b>	<p>Substitute wording of objective DB-02 with the following text;</p> <p><b>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.</b></p>	Page 26	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<i>Note: This change affects the text of the Plan only.</i>			
MW03.01.06	<p>Substitute wording of objective DB-06 with the following text :</p> <p><b>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. <u>Development proposals in areas adjacent to the SAC may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</u></b></p>	Page 26	n/a	<p>Minor modifications.</p> <p>The Natura Impact Report on the Proposed Amendment recommends minor modifications to the wording of this objective, to address potential impacts on the Blackwater River SAC and the need for a Natura Impact Report.</p>
MW 03.01.07	<p>Substitute wording of objective B-01 with the following text;</p> <p><b>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 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.</b></p>	Page 27	n/a	No change.

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	<i>Note: This change affects the text of the Plan only.</i>			
MW 03.01.08	Add additional text to specific objective B-02; B-02 Business uses. <b>Development proposals in this area must provide for stormwater attenuation.</b> <i>Note: This change affects the text of the Plan only.</i>	Page 27	n/a	No change.
MW 03.01.09	Add additional text to specific objective C-01; C-01: To provide for the provision of a new secondary school and ancillary uses. <b>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.</b> <i>Note: This change affects the text of the Plan only.</i>	Page 27	n/a	No change.
MW 03.01.10	Add additional text to specific objective U-01; 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. <b>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</b>	Page 27	n/a	No change.

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	<p>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>			
<p><b>MW 03.01.11</b></p>	<p>Add additional text to specific objective 0-01;</p> <p>Playing pitches and clubhouse. <b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 27</p>	<p>n/a</p>	<p>No change.</p>
<p><b>MW 03.01.12</b></p>	<p>Add additional text to specific objective 0-06;</p> <p>Develop a town park linking with pedestrian route on west side of river. <b>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</b></p>	<p>Page 27</p>	<p>n/a</p>	<p>No change.</p>

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	<p>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>			
<p><b>MW 03.01.13</b></p>	<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 <b>sustainable</b> growth of the town’s population to 1,501 persons to 2020.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 26</p>	<p>n/a</p>	<p>No change.</p>
	<p><b>Key Villages</b></p>			
	<p><b>Castletownroche</b></p>			
<p><b>MW 03.02.01</b></p>	<p>Amend specific objective DB-01 b as follows;</p> <p><b>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.</b></p>	<p>Page 31</p>	<p>n/a</p>	<p>No change.</p>



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	<i>Note: This change affects the text of the Plan only.</i>			
MW 03.02.02	<p>Add additional text to specific objective 0-01 regarding Blackwater SAC; 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. <b>This area lies within the Blackwater River Special Area of Conservation and is not suitable for development.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 31	n/a	No change.
	<b>Doneraile</b>			
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 both the text of the Plan and the Doneraile settlement map and will also involve a consequential change to the Buttevant Greenbelt Map. See Map on Page 65 of this document.</i></p>	Page 37	n/a	<p>No change</p> <p>The Environment Report on the Proposed Amendment raised a number of issues in relation to this amendment and recommends that it be omitted. However this amendment reflects the development boundary of the 2005 LAP and the fact that planning permission has already been granted on part of this land.</p> <p>The Natura Impact Report II recommends a modification to the development boundary objectives for</p>

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				<p>Doneraile to reflect this amendment and reference the Blackwater SAC and this is reflected in MW 03.03.09 in appendix B (1) .</p> <p>In view of the above the amendment is considered reasonable.</p>
<p><b>MW 03.03.02</b></p>	<p>Replace wording of objective DB-01 (d) with the following text;</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 35</p>	<p>n/a</p>	<p>No change.</p>
<p><b>MW 03.03.03</b></p>	<p>Add additional text to specific objective DB-01 (l).</p> <p>The Awbeg River runs through the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. <b>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</b></p>	<p>Page 35</p>	<p>n/a</p>	<p>No change.</p>

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	<p><b>biodiversity generally.</b> <i>Note: This change affects the text of the Plan only.</i></p>			
<b>MW 03.03.04</b>	<p>Add additional text to specific objective X-01 as follows: 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. <b>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for the development.</b> <i>Note: This change affects the text of the Plan only.</i></p>	Page 36	n/a	No change.
<b>MW 03.03.05</b>	<p>Add additional text to specific objective 0-01 as follows: Open Space - Doneraile Court and Demesne (Forest Park). Protect the open space and amenity value of these lands. 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. <b>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</b></p>	Page 36	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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><i>Note: This change affects the text of the Plan only.</i></p>			
<p><b>MW 03.03.06</b></p>	<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. <b>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 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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page36</p>	<p>n/a</p>	<p>No change.</p>
<p><b>MW.03.03.07</b></p>	<p>Amend development boundary of Doneraile to include lands to the west of settlement, zoned as 0-04 in the 2005 Local Area Plan.</p> <p><i>Note: This change affects both the text of the Plan and the Doneraile settlement map and will also involve a consequential change to the Buttevant Greenbelt</i></p>	<p>Page 37</p>	<p>n/a</p>	<p>No change</p> <p>The Environment Report on the Proposed Amendment raised a number of issues in relation to this amendment and recommends that it be omitted.</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<i>Map. See Map on Page 66 of this document.</i>			<p>However this amendment reflects the development boundary of the 2005 LAP.</p> <p>The Natura Impact Report II recommends a modification to the development boundary objectives for Doneraile to reflect this amendment and reference the Blackwater SAC and this is reflected in MW 03.03.09 in appendix B (1) .</p> <p>In response to this amendment the Archaeological Assessment of the proposed amendment recommends an additional development boundary objective DB-01 (m) which is detailed in MW 03.03.10 in Appendix B1 to address archaeological issues.</p> <p>Having regard to the additional safeguards applied as detailed above it is recommended that the proposed amendment be retained.</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<b>Watergrasshill</b>			
<b>MW.03.04.01</b>	<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. <b>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, and make provision for possible lands required on this site for future road improvements.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 40	MWEA LAP/11/1481	<p>Minor modifications</p> <p>The text of this amendment reflects a modification recommended by the NRA.</p>
<b>MW.03.04.02</b>	<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. <b>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 and make provision for possible lands required on this site for future road improvements.</b> <i>Note: This change affects the text of the Plan only.</i></p>	Page 40	MWEA LAP/11/1481	<p>Minor modifications</p> <p>The text of this amendment reflects a modification recommended by the NRA.</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
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. <b>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8. <del>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</del> and make provision for possible lands required on this site for future road improvements.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 40	MWEA LAP/11/1481	<p>Minor modifications</p> <p>The text of this amendment reflects a modification recommended by the NRA.</p>
MW.03.04.04	<p>Amend specific objective B-02 as follows:</p> <p>B-02 Business Uses. <b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 40	n/a	No change.
	<b>Villages</b>			
	<b>Ballycough</b>			
MW.03.05.01	Amend development boundary of Ballycough to include lands to the south-west	Page 45	N/a	No change

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>of settlement as per the 2005 LAP.</p> <p><i>Note: This change affects only the Ballyclough settlement map. See Map Page 68 of this document.</i></p>			<p>The Environment Report on the Proposed Amendment raised a number of issues in relation to this amendment and recommends that it be omitted. However this amendment reflects the development boundary of the 2005 LAP.</p> <p>In response to this amendment the Archaeological Assessment of the proposed amendment recommends an additional development boundary objective DB-01 (h) which is detailed in MW 03.05.02 in Appendix B1 to address archaeological issues.</p> <p>Having regard to the additional safeguards applied as detailed above it is recommended that the proposed amendment be retained.</p>
	<b>Burnfort</b>			
<b>MW 03.06.01</b>	<p>Replace text of Development Boundary Objective DB-01(c) with the following:</p> <p><b>In order to secure the population growth and supporting development</b></p>	Page 47	N/a	No change.



Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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>			
	<p><b>Bweeng</b></p>			
<p><b>MW 03.07.01</b></p>	<p>Replace text of Development Boundary Objective DB-01(c) with the following :</p> <p><b>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 Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</b></p> <p><b>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 Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b></p>	<p>Page 50</p>	<p>n/a</p>	<p>No change.</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<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>			
	<p><b>Cecilstown</b></p>			
<p><b>MW 03.08.01</b></p>	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 54</p>	<p>n/a</p>	<p>No change.</p>
	<p><b>Churchtown</b></p>			
<p><b>MW.03.09.01</b></p>	<p>Amend development boundary of Churchtown to include lands to the south-east</p>	<p>Page 59</p>	<p>N/a</p>	<p>No change.</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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><b>Note: This change affects the Churchtown settlement map only. See Map Page 69 of this document.</b></p>			<p>The Environment Report on proposed amendment has raised a number of issues in relation to this amendment and the EPA concur with this assessment. However, this proposed amendment restores lands that were previously located within the development boundary in the 2005 LAP and development proposals within the village will be subject to a flood risk Assessment. This amendment is considered reasonable.</p>
<p><b>MW 03.09.02</b></p>	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p><b>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.</b></p>	<p>Page 58</p>	<p>N/a</p>	<p>No change.</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<i>Note: This change affects the text of the Plan only.</i>			
	<b>Dromahane</b>			
<b>MW 03.10.01</b>	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p><b>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 River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 61	N/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
<b>Glantane</b>				
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. See Map Page 70 of this document.</i></p>	Page 66	N/a	<p>No change.</p> <p>The Environment Report on proposed amendment has raised a number of issues. The EPA concurs with this assessment. However, this proposed amendment restores lands that are within the development boundary of the 2005 LAP with the requirement to carry out a Flood Risk Assessment as part of any development proposal. This amendment is considered reasonable.</p>
MW 03.11.02	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p><b>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.</b></p>	Page 65	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<i>Note: This change affects the text of the Plan only.</i>			
	<b>Killavullen</b>			
<b>MW.03.12.01</b>	<p>Amend the Killavullen Settlement Map to reinstate lands which were removed solely on grounds of flood risk and to omit lands within the River Blackwater Candidate Special Area of Conservation (as per the recommendations of the Natura Impact Report).</p> <p>Map no. MW 03.012.01A shows the areas of land being reinstated within the boundary in accordance with the revised approach to flooding. <b>See Map Page 71 of this document.</b></p> <p>Map no. MW 03.012.01B shows the areas of land being omitted from the development boundary shown in the Draft Plan as they lie within the Blackwater SAC. <b>See Map Page 72 of this document.</b></p> <p><i>Note: This change affects the Killavullen settlement map.</i></p>	Page 70	n/a	<p>No change.</p> <p>The Environment Report on the Proposed Amendment raised a number of issues in relation to part (a) of this amendment and the EPA concur with this assessment. However this amendment reinstates lands that were within the development boundary of the 2005 LAP.</p> <p>The Natura Impact Report II recommends a modification to the development boundary objective DB-01(e) for Killavullen to reflect this amendment and reference the floodplain of the Blackwater SAC and this is reflected in MW 03.12.06 in Appendix B (1) .</p>
<b>MW 03.12.02</b>	<p>Replace text of Development Boundary Objective DB-01 (c) with the following :</p> <p><b>In order to secure the population growth and supporting development</b></p>	Page 68	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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>			
MW 03.12.03	<p>Substitute text of objective 0-01 with the following text;</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 68	n/a	No change.
MW 03.12.04	<p>Substitute text of objective 0-02 with the following text;</p> <p><b>GAA Grounds. This site is at risk of flooding. Any development proposals on this</b></p>	Page 69	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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. Development proposals in 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>			
<p><b>MW 03.12.05</b></p>	<p>Insert new paragraphs after 12.2.8 with the following text;</p> <p><b>“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 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, to 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 to flood risks before submitting an application for planning permission”.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 67</p>	<p>n/a</p>	<p>No change.</p>



Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
<b>Liscarroll</b>				
<b>MW.03.13.01</b>	<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 – 06/8565 and area to the north of same).</p> <p><b>Note: This change affects the Liscarroll settlement map only. See Map on Page 73 of this document.</b></p>	Page 74	n/a	<p>No change..</p> <p>The Environment Report on proposed amendment has raised a number of issues and the EPA concurs with this assessment.</p> <p>However, this proposed amendment relates to lands that have planning permission and were previously located within the development of the 2005 LAP.</p>
<b>MW.03.13.02</b>	<p>Reinstate lands zoned R-04 in the 2005 Plan within the development boundary (removed due to flooding in Draft Plan).</p> <p><b>Note: This change affects the Liscarroll settlement map only. See Map on Page 74 of this document.</b></p>	Page 74	N/a	<p>No change.</p> <p>The Environment Report on proposed amendment has raised a number of issues and the EPA concurs with this assessment. However, this proposed amendment relates to lands that were previously located within the development boundary of the 2005 LAP.</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
MW 03.13.03	<p>Replace text of Development Boundary Objective DB-01 (c) with the following text;</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 72	n/a	No change.
	<b>Lombardstown</b>			
MW.03.14.01	<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. See Map Page 75 of this document.</i></p>	Page 77	n/a	No change.
MW 03.14.02	<p>Replace text of Development Boundary Objective Gen-01 (c) with the following text;</p> <p><b>In order to secure the population growth and supporting development</b></p>	Page 76	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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>			
MW 03.14.03	<p>Replace text of DB-01 (i) with the following text;</p> <p><b>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.</b></p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 76	n/a	No change.
	Lyre			

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
<b>MW 03.15.01</b>	<p>Replace text of Development Boundary Objective DB-01 (c) with the following text;</p> <p><b>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.</b></p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 79	n/a	No change.
	<b>Newtwopothouse</b>			
<b>MW.03.16.01</b>	Amend the development boundary of Newtwopothouse 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	n/a	No change The Environment Report on proposed amendment has raised a number of

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p><i>Note: This change affects the Newtwopothouse settlement map and will also involve a consequential change to the Buttevant Greenbelt Map. See Map on Page 76 of this document.</i></p>			<p>issues. The EPA concur with this assessment. However his proposed amendment relates to lands that have planning permission and were previously located within the development of the 2005 LAP.</p>
<p><b>MW 03.16.02</b></p>	<p>Replace text of objective DB-01 (c) with the following text;</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 82</p>	<p>n/a</p>	<p>No change.</p>
<p><b>MW 03.16.03</b></p>	<p>Amend development boundary of Newtwopothouse to include lands to the north-west of settlement as per the 2005 LAP.</p> <p><i>Note: This change refers to both the text of the Plan and the Newtwopothouse settlement map and will also involve a consequential change to the Buttevant Greenbelt Map. See Map on Page 77 of this document.</i></p>	<p>Page 83</p>	<p>n/a</p>	<p>No change</p> <p>The Environment Report on proposed amendment has raised a number of issues in relation to this amendment and the EPA concur with this assessment.</p> <p>However, this proposed amendment relates to lands that were previously located within the development of the</p>

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
				2005 LAP.
	<b>Shanballymore</b>			
<b>MW 03.17.01</b>	<p>Replace text of objective DB-01 (c) with the following text;</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 85	n/a	No change.
<b>MW 03.17.02</b>	<p>Insert objective DB-01 (h) with the following text;</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 85	n/a	No change.
	<b>Village Nuclei</b>			

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<b>Ballyhass</b>			
<b>MW 03.18.01</b>	<p>Replace text of DB-01 with the following text;</p> <p><b>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 cumulative impacts on water quality and impacts on the Blackwater River Special Area of Conservation.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 88	n/a	No change.
	<b>Gortroe</b>			
<b>MW 03.19.01</b>	<p>Replace text of DB-01 with the following text;</p> <p><b>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</b></p>	Page 90	n/a	No change.

Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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>			
	Laharn Cross Roads			
MW 03.21.01	<p>Replace text of DB-01 with the following text;</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	Page 94	n/a	No change.
	Mourneabbey(Athnaleenta)			
MW 03.23.01	<p>Replace text of DB-01 with the following text;</p> <p><b>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</b></p>	Page 98	n/a	No change.



Change No.	Title/Text of Proposed Change including modified text	Page No. Draft Plan/Map Ref.	Submission Received	Comments
	<p>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 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><b>Old Twopothouse (Hazelwood)</b></p>			
<p><b>MW 03.25.01</b></p>	<p>Replace text of objective DB-01 with the following text;</p> <p><b>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.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>Page 101</p>	<p>n/a</p>	<p>No change.</p>

## Appendix B(1)

### Supplementary Changes arising from Natura Impact Assessment & Archaeological Assessment

Ref.	Proposed Change	Page No. Draft Plan /Map ref.	Submission Received	Comment
	<b>Natura Impact II Changes</b>			
	<b>Doneraile</b>			
<b>MW 03.03.09</b>	<p>Amend wording of DB-01 (k) as follows:</p> <p>All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6 . <b><u>Development proposals within the floodplain of the Blackwater River are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></b></p> <p>Note: This change affects both the text of the Plan and the Doneraile settlement map and will also involve a consequential change to the Buttevant Greenbelt</p>	Page 37	n/a	<p>Minor modification.</p> <p>This is a supplementary change arising from the Natura Impact Report of the proposed amendments.</p>

	Map. <i>See Map on Page 65 of this document.</i>			
	<b>Killavullen</b>			
<b>MW.03.12.06</b>	<p>Amend wording of the DB-01 e as follows:</p> <p>All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6. <b><u>Development proposals within the floodplain of the Blackwater River are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></b></p>	Page 70	n/a	<p>Minor modification.</p> <p>This is a supplementary change arising from the Natura Impact Report of the proposed amendments.</p>
	<b>Archaeological Assessment Changes</b>			
	<b>Buttevant</b>			
<b>MW.03.01.16</b>	<p>Include additional Development Boundary Objective DB-08 as follows:</p> <p><b><u>There are several Archaeological sites/Recorded Monuments/ Protected Structures within the development boundary of Buttevant and account will need to be taken of this in formulation of any proposals for development in this area.</u></b></p> <p>Note: This change affects the text of the Plan only.</p>		n/a	<p>Minor modification.</p> <p>This is a supplementary change arising from the Archaeological Assessment of the proposed amendments.</p>

	<b>Doneraile</b>			
<b>MW03.03.10</b>	<p>Include additional Development Boundary Objective DB-01(m) as follows:</p> <p><b><u>There are several Archaeological sites/Recorded Monuments/ Protected Structures within the development boundary of Doneraile and account will need to be taken of this in formulation of any proposals for development in this area.</u></b></p>		n/a	<p>Minor modification.</p> <p>This is a supplementary change arising from the Archaeological Assessment of the proposed amendments.</p>
	<b>Ballyclough</b>			
<b>MW03.05.02</b>	<p>Include additional Development Boundary Objective DB-01(h) as follows:</p> <p><b><u>There are several Archaeological sites/Recorded Monuments/ Protected Structures within the development boundary of Ballyclough and account will need to be taken of this in formulation of any proposals for development in this area.</u></b></p>		n/a	<p>Minor modification.</p> <p>This is a supplementary change arising from the Archaeological Assessment of the proposed amendments.</p>

## Appendix C

### Proposed Amendments to the Draft Mallow Electoral Area Local Area Plan NOT recommended by the Manager

Change Reference No.	Title/ Text of Proposed Change including modified text	Page No. (Draft Plan) & Map Page No.	Submission Received	Comment
	<b>Section Three: Settlements and Other Locations</b>			
	<b>Buttevant</b>			
MW.03.01.14	<p>Amend development boundary of Buttevant to include additional lands to the north of the town:</p> <p>B-03. Business and retail uses with provision for an amenity walk and public open space along the bank of the Awbeg River. The Flood Risk Assessment has identified that 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. <b><u>A Traffic and Transport Assessment and a Road Safety Audit shall accompany any proposals to develop this land.</u></b></p> <p><i>Note: This change refers to both the text of the Plan and the Buttevant settlement map and will also involve a consequential change to the Buttevant Greenbelt Map. See Map on Page 63 of this document.</i></p>	Page 28	<p>MWEA LAP/11/1481</p> <p>MWEA LAP/11/1482</p>	<p>See discussion in Section Two of this document.</p> <p>This amendment has been modified to reflect comments from the NRA.</p> <p>The Map on Page 63 also recommended for exclusion.</p>

Change Reference No.	Title/ Text of Proposed Change including modified text	Page No. (Draft Plan) & Map Page No.	Submission Received	Comment
MW.03.01.15	<p>Amend development boundary of Buttevant to include lands to the north-west of the settlement:</p> <p>X-01. Community facilities, institutional uses, employment uses or low density residential development. The flood risk assessment has identified parts of this zone as being at risk of flooding. Any development proposals in such areas 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. <b><u>Development proposals within the floodplain of the Blackwater River are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></b></p> <p>Note: This change refers to both the text of the Plan and the Buttevant settlement map and will also involve a consequential change to the Buttevant Greenbelt Map. <b><i>See Map on Page 64 of this document.</i></b></p>	Page 28	MWEA LAP/11/1482	<p>See discussion in Section Two of this document.</p> <p>This amendment has been modified to reflect recommendations of the Natura Impact Report.</p> <p>The Map on Page 64 also recommended for exclusion.</p>

Change Reference No.	Title/ Text of Proposed Change including modified text	Page No. (Draft Plan) & Map Page No.	Submission Received	Comment
	<b>Doneraile</b>			
<b>MW.03.03.08</b>	<p>Amend development boundary of Doneraile to include lands to north western side of settlement, zoned as O-03 in the 2005 Local Area Plan.</p> <p>X-02. These lands have potential for the development of a retirement village.</p> <p>Note: This change affects both the text of the Plan and the Doneraile settlement map and will also involve a consequential change to the Buttevant Greenbelt Map. <b><i>See Map on Page 67 of this document.</i></b></p>	<u>Page 37</u>	n/a	<p>See discussion in Section Two of this document.</p> <p>The Map on Page 67 also recommended for exclusion.</p>

## Appendix D Proposed Mapping Amendments

Mallow Electoral Area Local Area Plan  
Public Consultation Draft

Buttevant

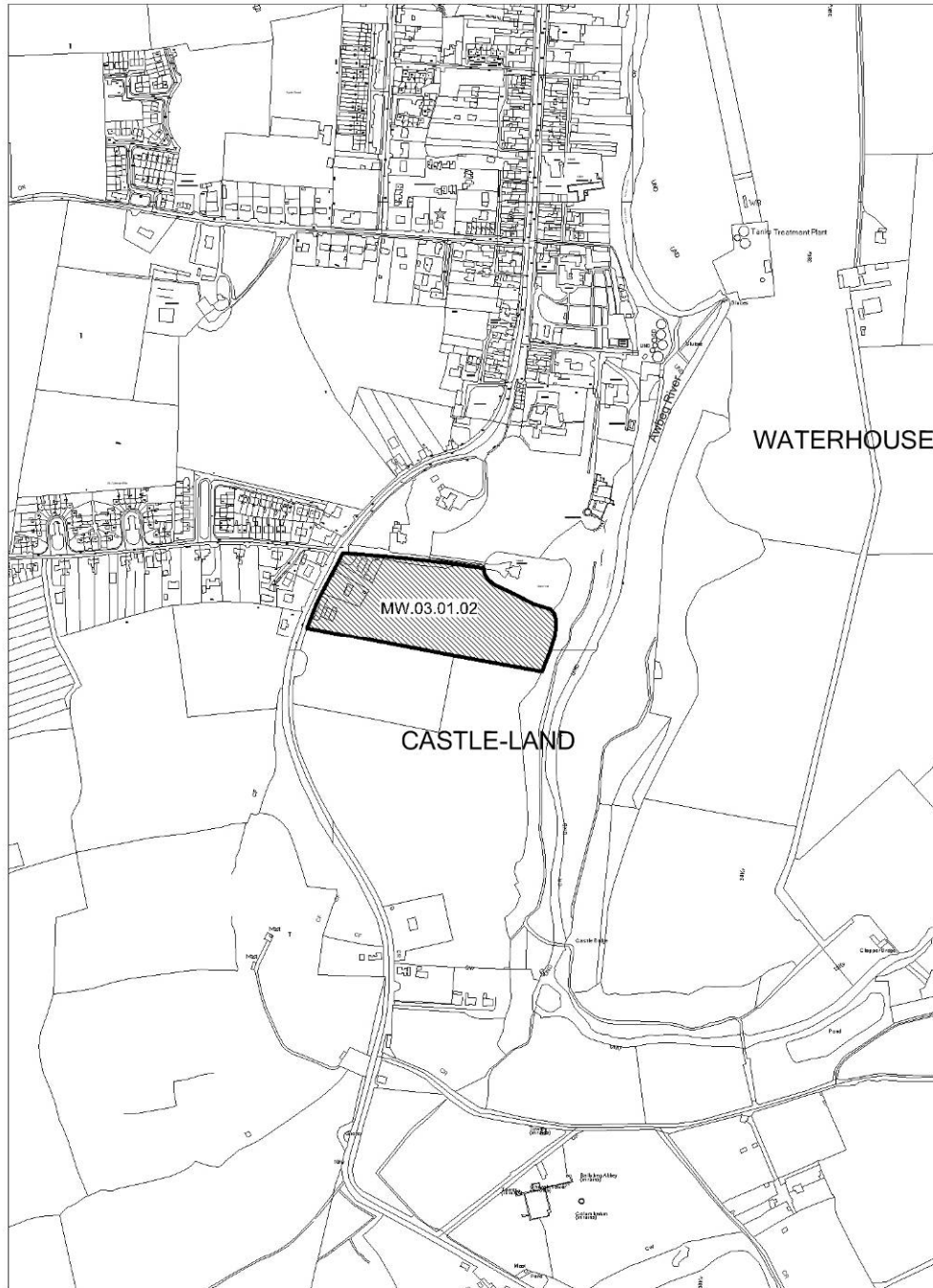


Amendment Ref: MW.03.01.01



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

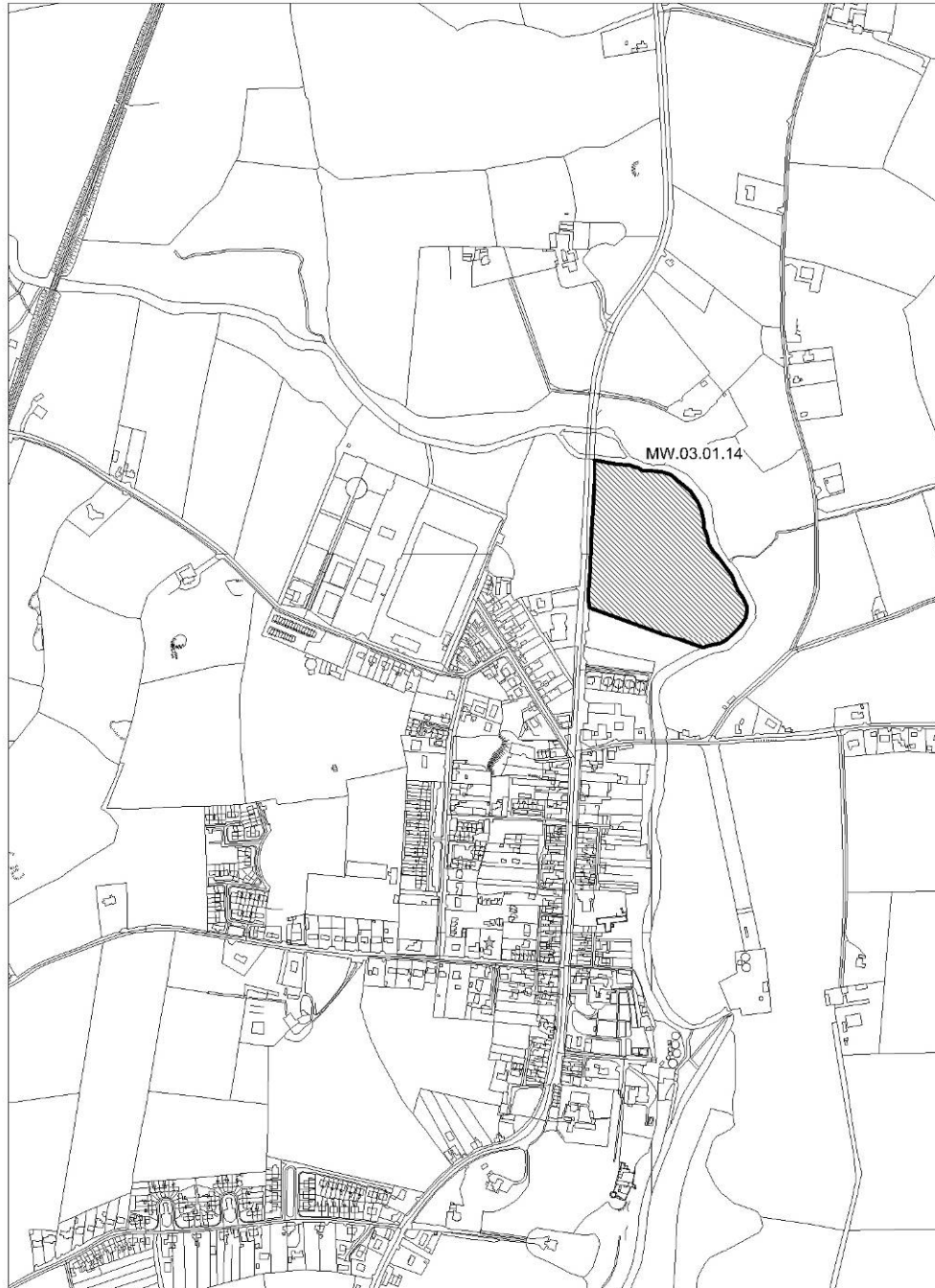
**Buttevant**



**Amendment Ref. MW.03.01.02**

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

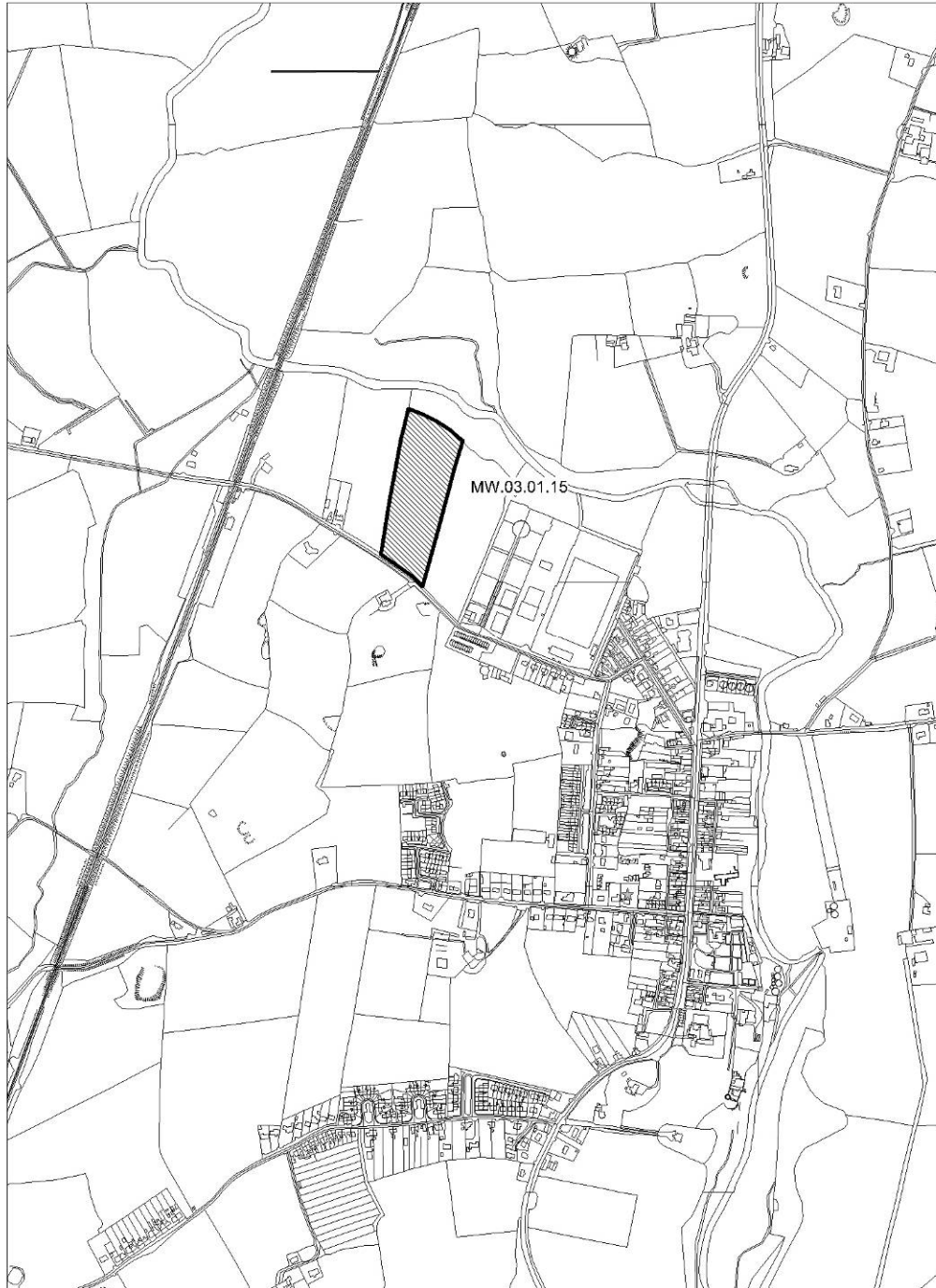
**Buttevant**



**Amendment Ref.MW.03.01.14**

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

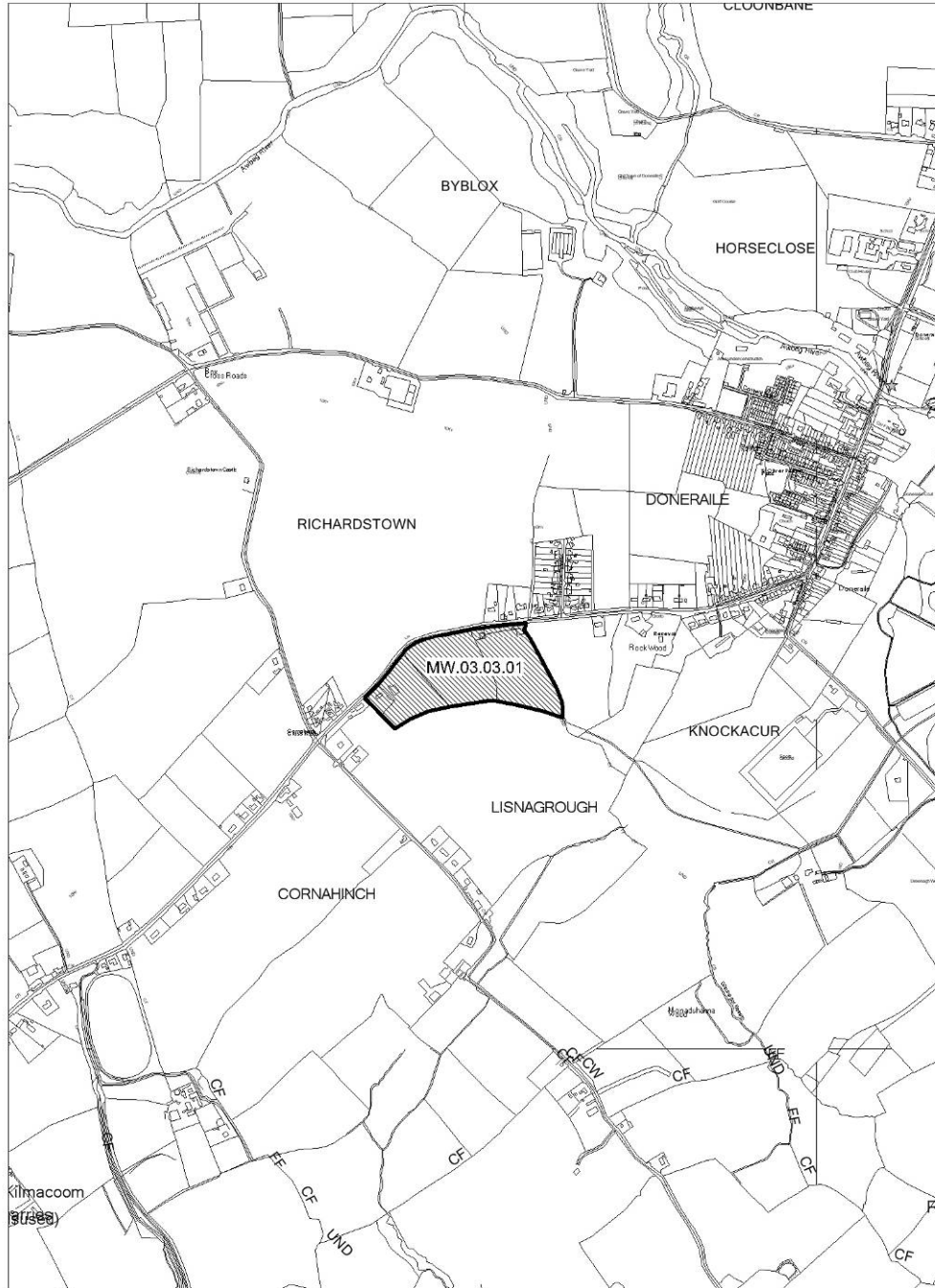
**Buttevant**



**Amendment Ref: MW.03.01.15**

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

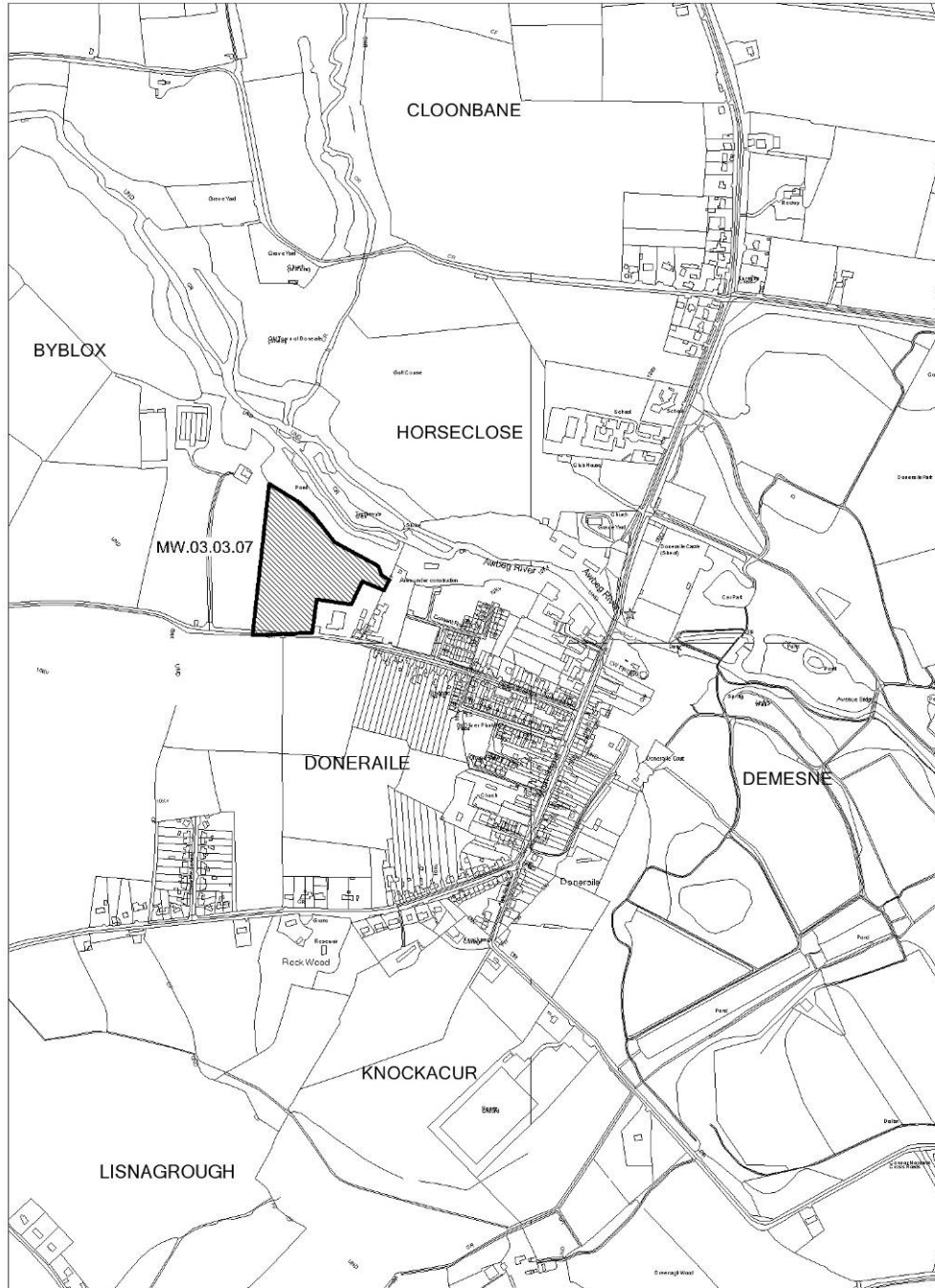
**Doneraile**



**Amendment Ref. MW.03.03.01**

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

**Doneraile**



**Amendment Ref.MW.03.03.07**

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

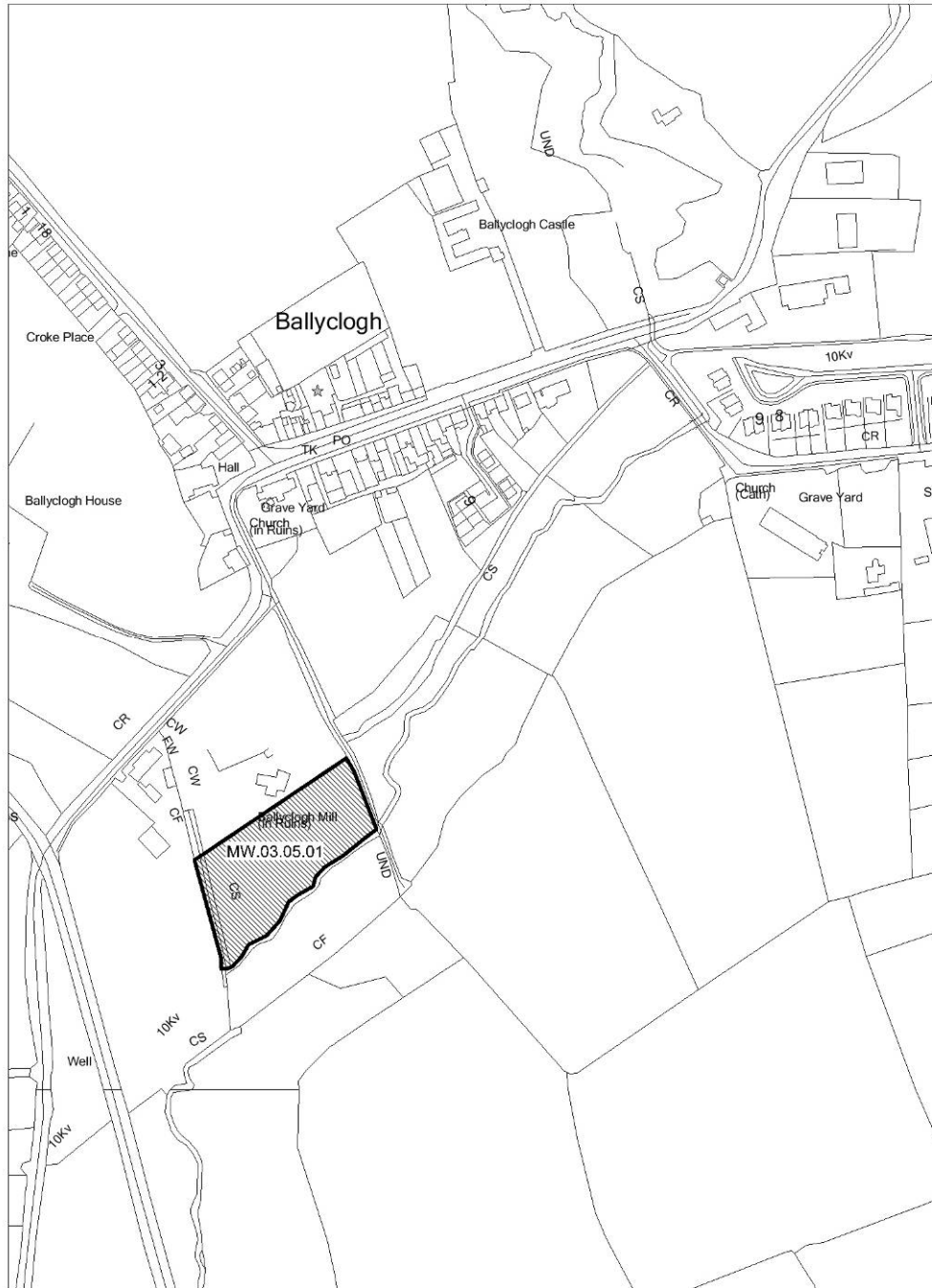
**Doneraile**



**Amendment Ref.MW.03.03.08**

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

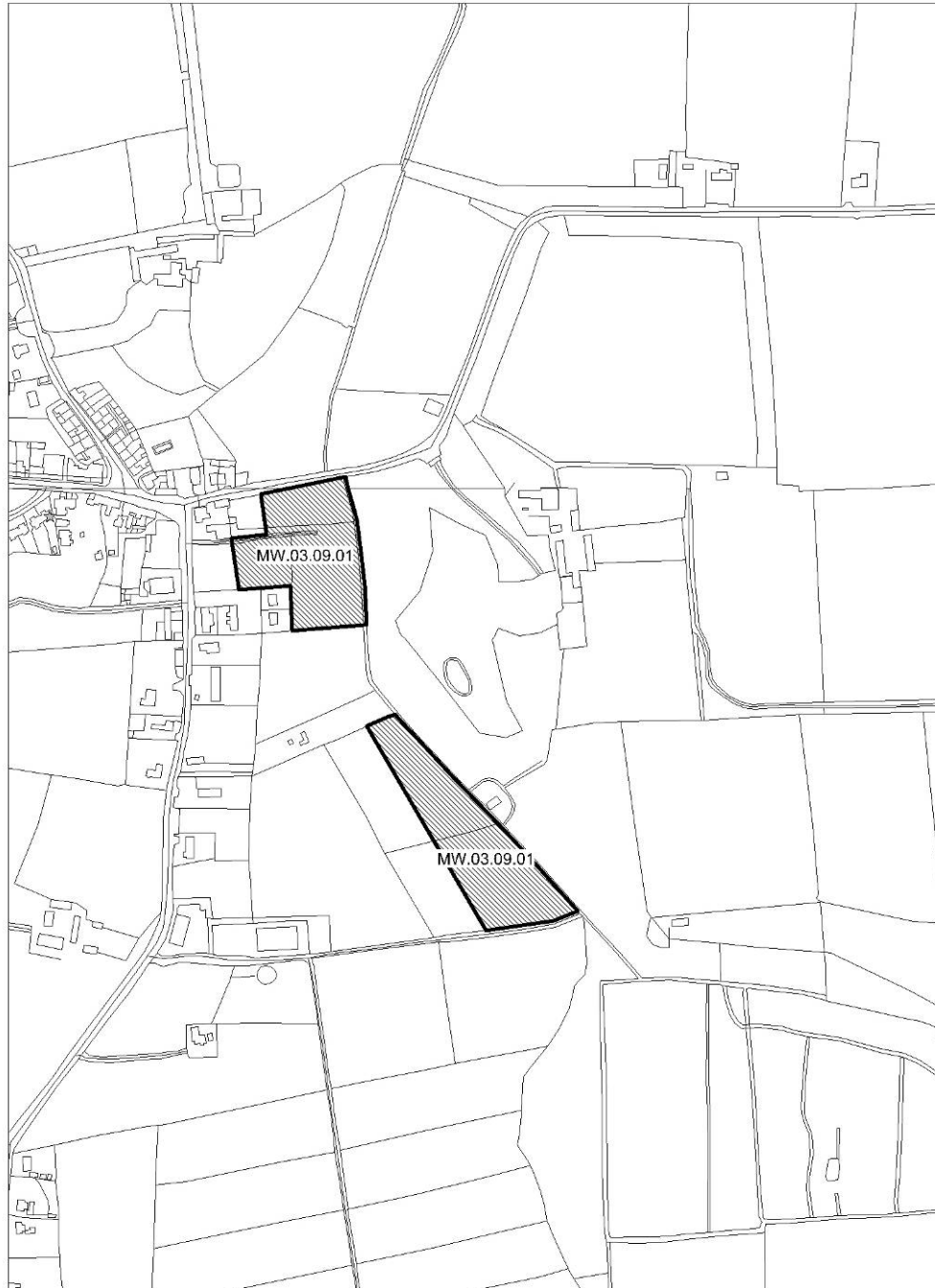
**Ballyclogh**



**Amendment Ref. MW.03.05.01**

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

**Churchtown**

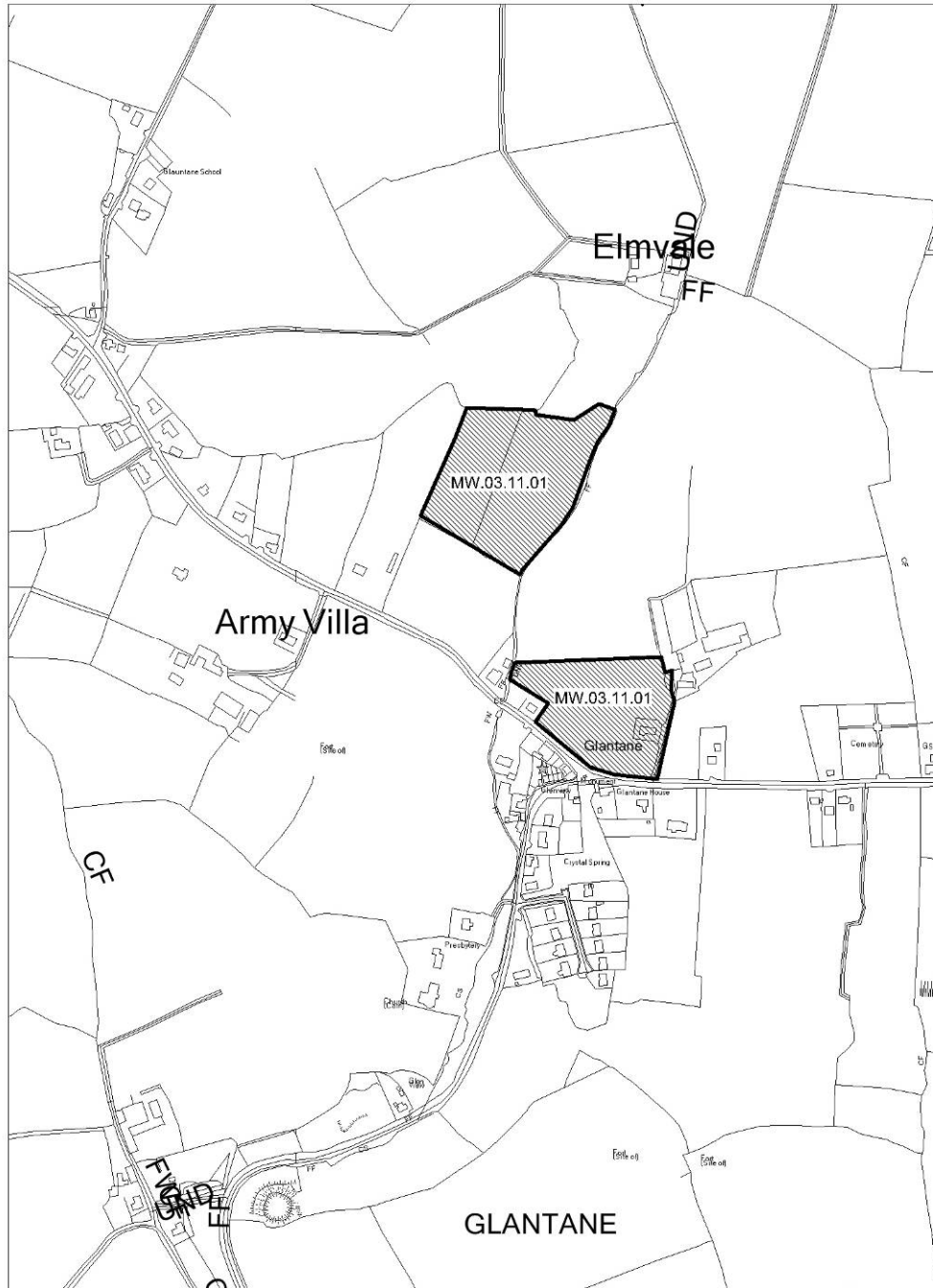


**Amendment Ref. MW.03.09.01**



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

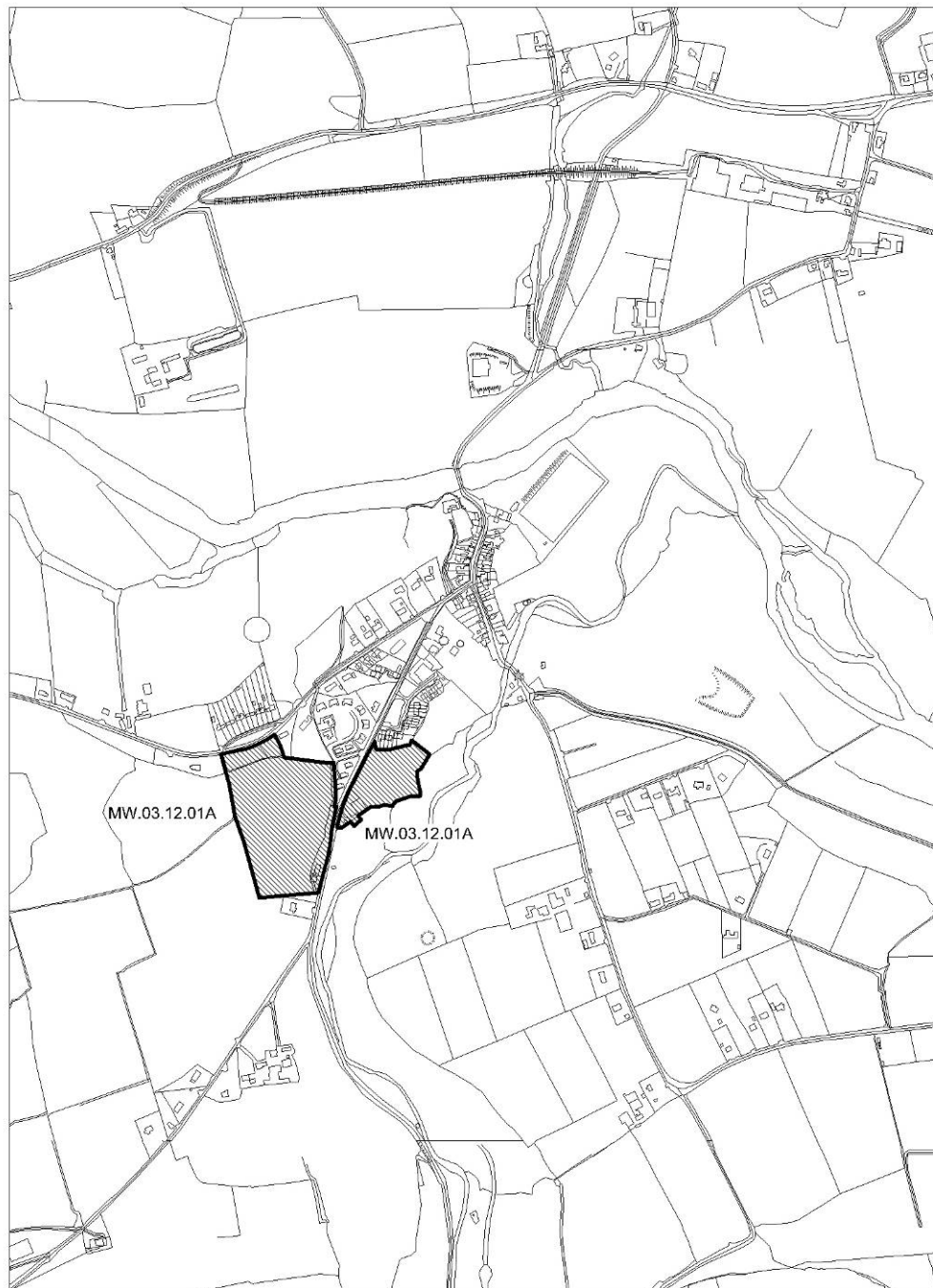
**Glantane**



**Amendment Ref. MW.03.11.01**

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

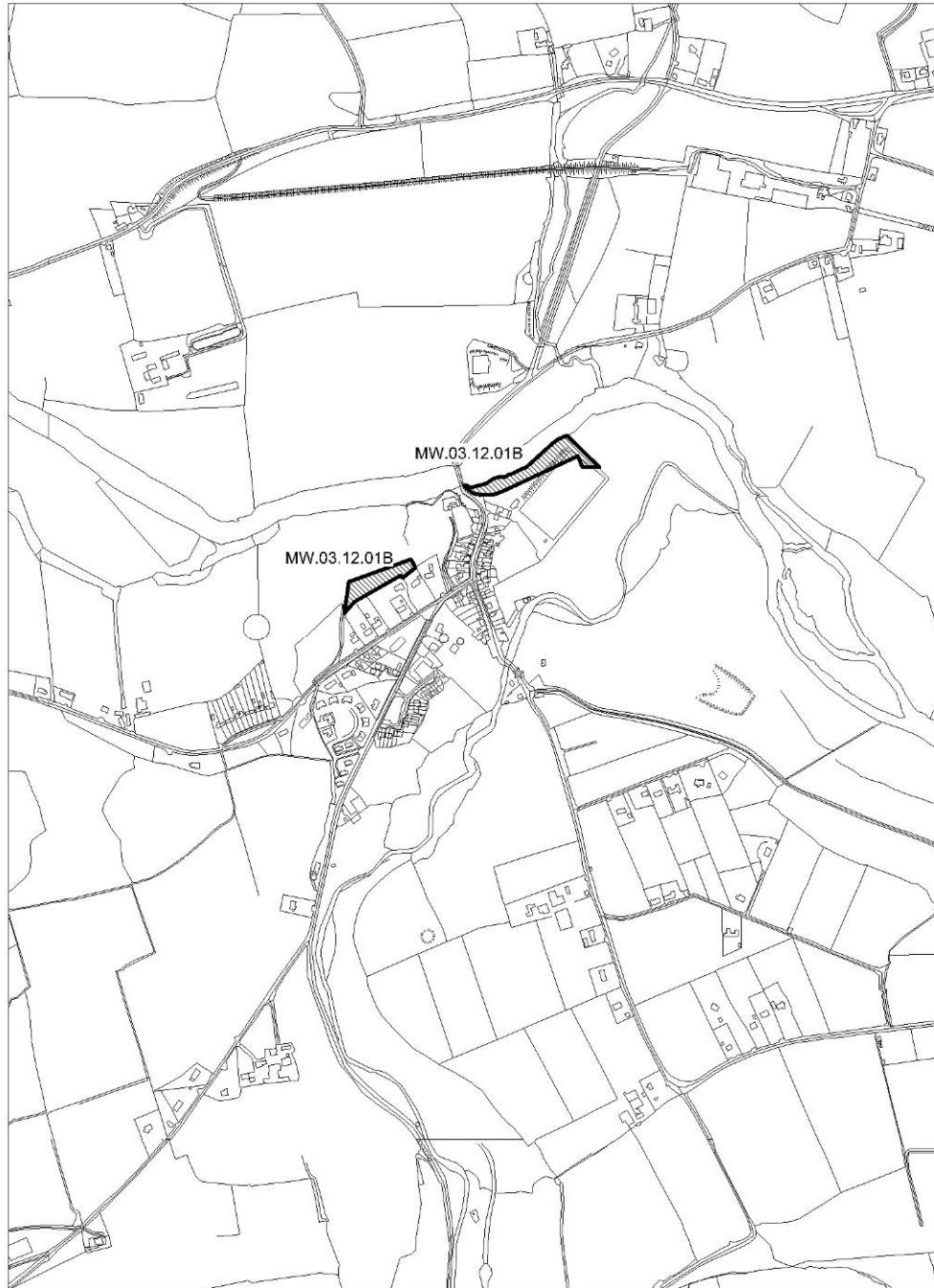
**Killavullen**



**Amendment Ref.MW.03.12.01A**

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

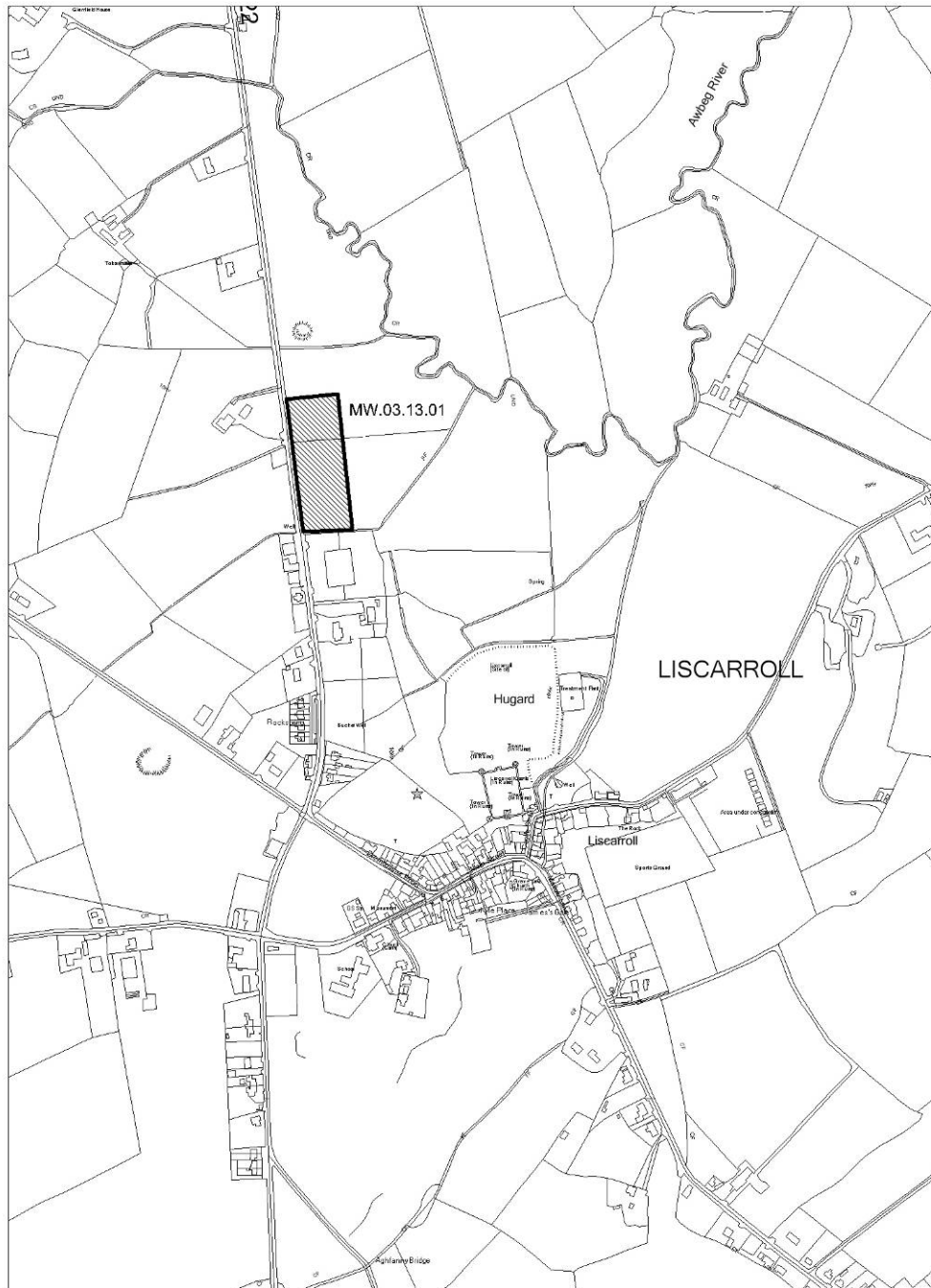
**Killavullen**



**Amendment Ref.MW.03.12.01B**

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

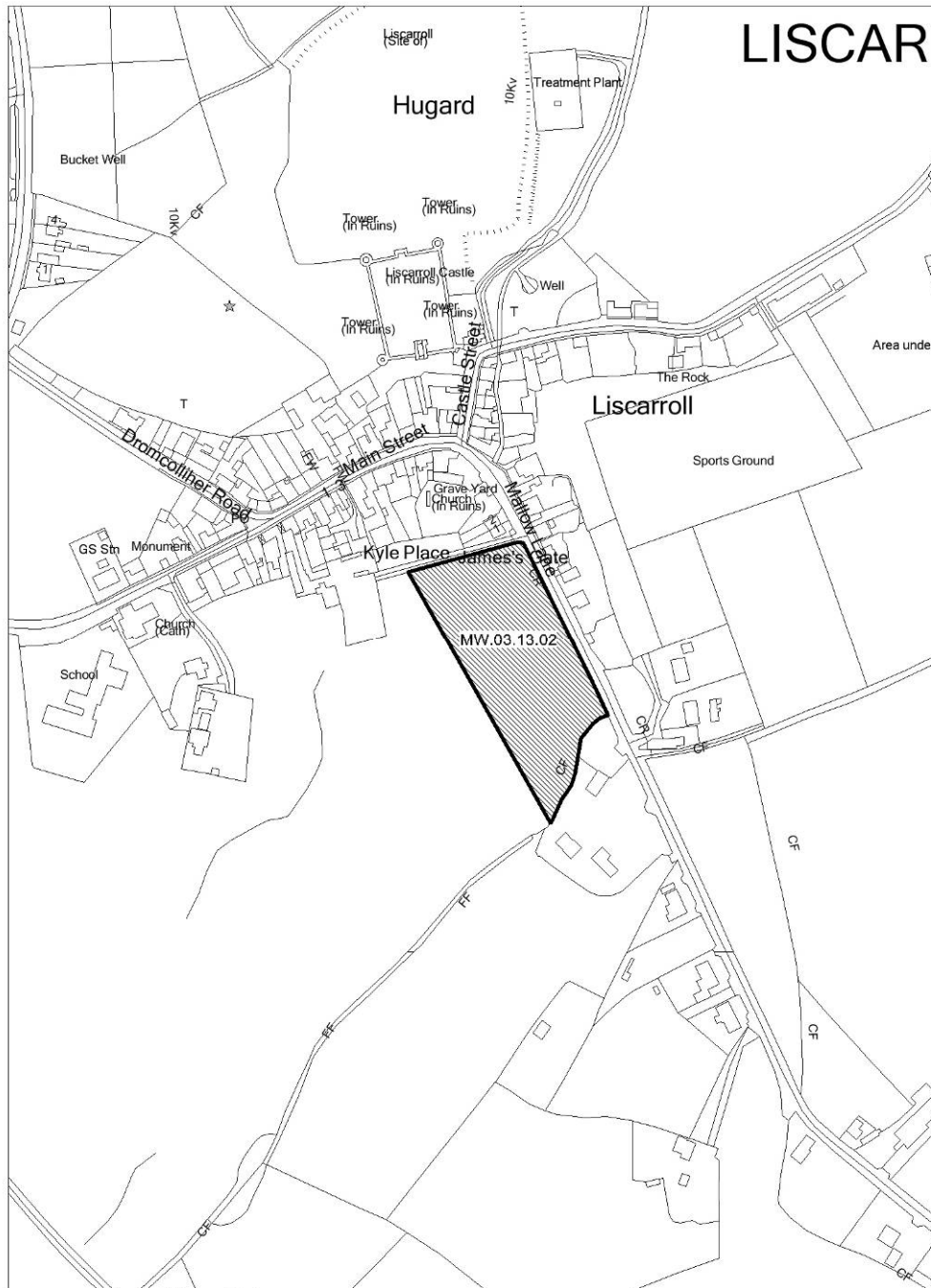
**Liscarroll**



**Amendment Ref. MW.03.13.01**

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

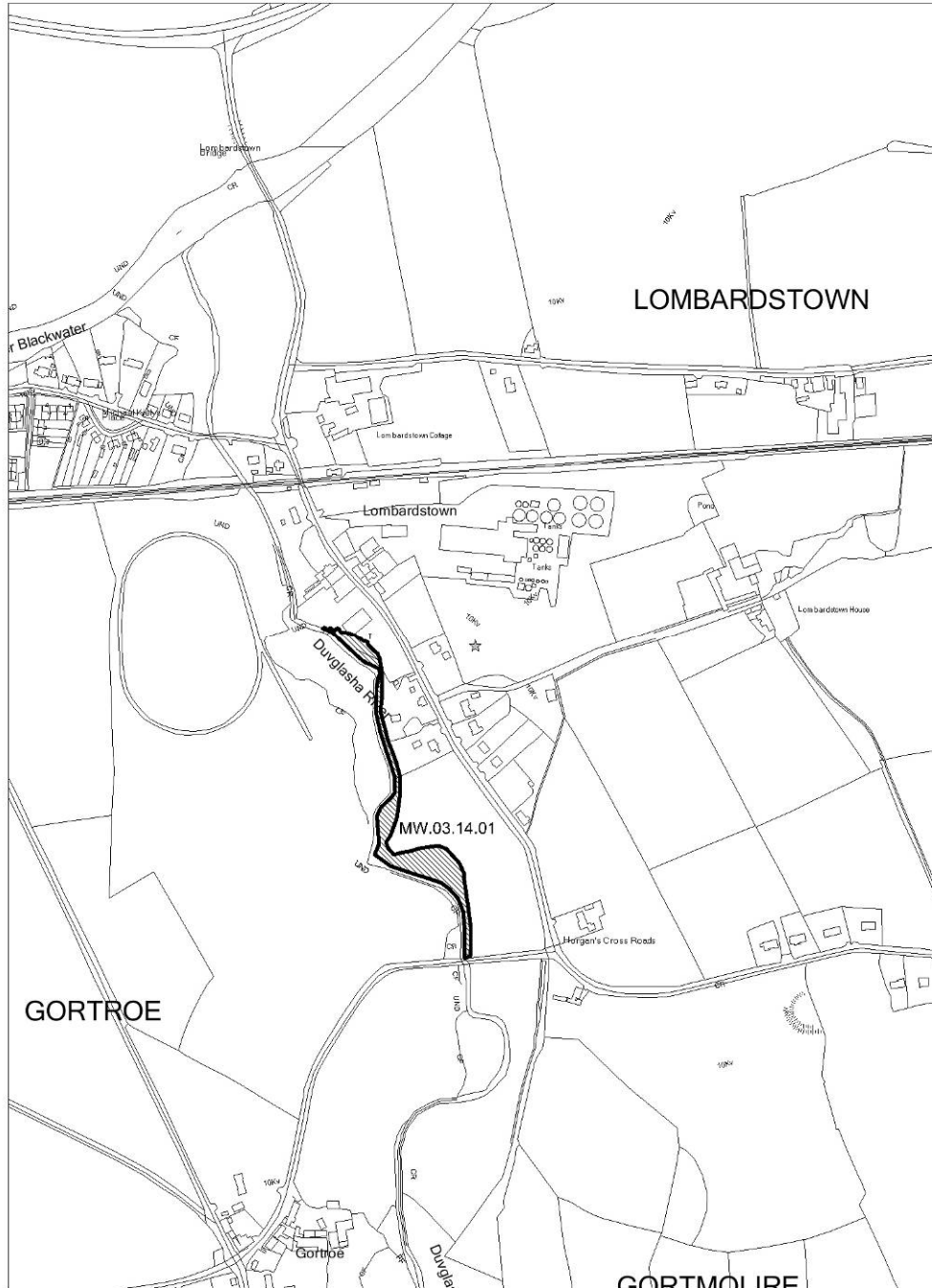
Liscarroll



**Amendment Ref. MW.03.13.02**

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

**Lombardstown**



**Amendment Ref. MW.03.14.01**

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

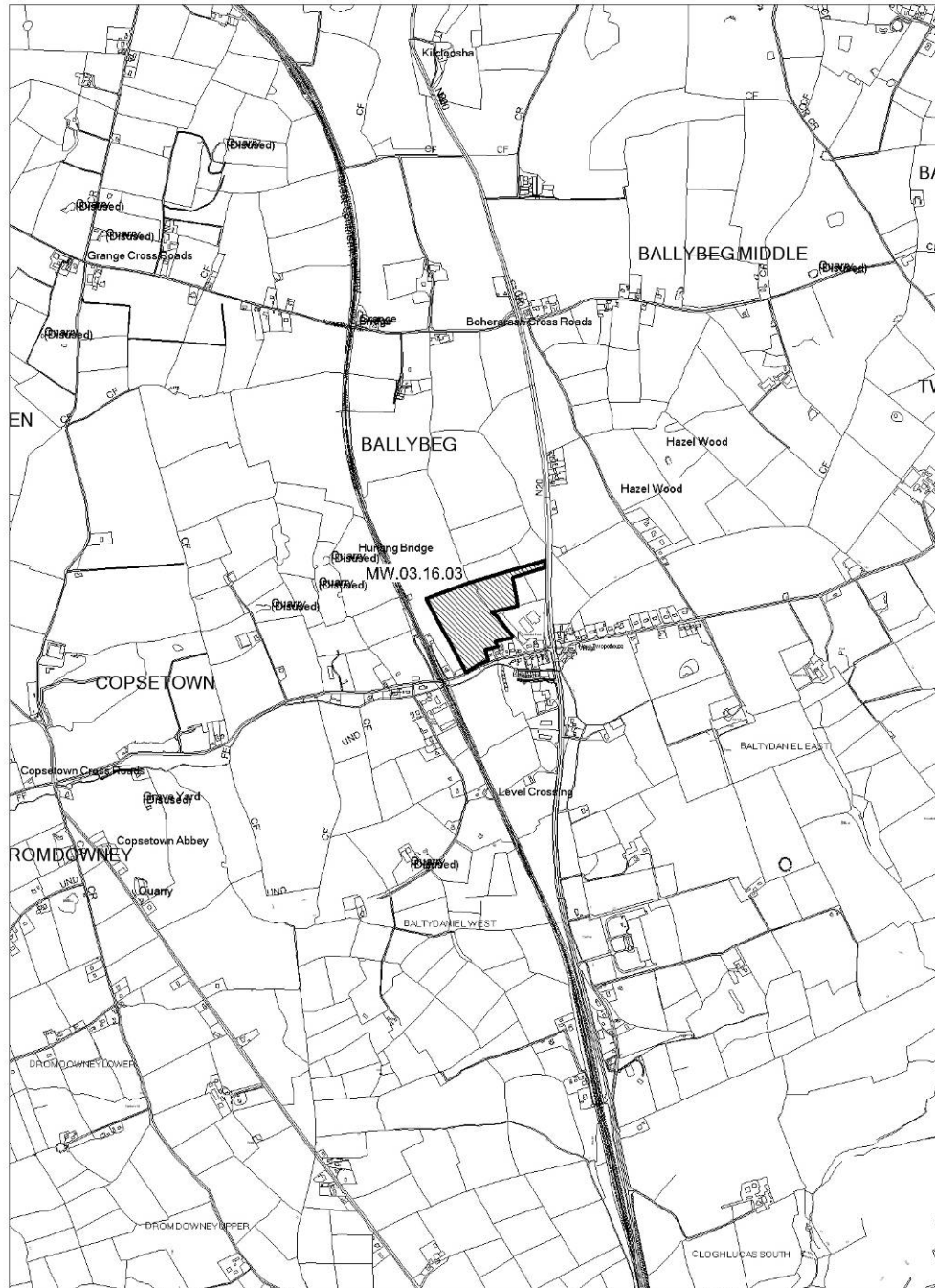
**New Twopothouse**



**Amendment Ref. MW.03.16.01**

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

**Newtownpothouse**



**Amendment Ref.MW.03.16.03**



**Appendix E Submissions by Interested Party**

Name of Interested Party	Unique Submission Number	Settlement Name
Department of Arts, Heritage and Gaeltacht/DoEHLG	MWEALAP11/1441	Countywide
Department of Arts, Heritage and Gaeltacht/DoEHLG	MWEALAP/1484	Countywide
Department of Education and Skills	MWEALAP11/1346	Countywide
Environment Protection Agency	MWEALAP11/1482	Countywide
National Roads Authority	MWEALAP11/1481	Countywide
Office Of Public Works	MWEALAP11/1477	Countywide