

## **Report to Members**

### Midleton Electoral Area Local Area Plan Public Consultation Draft

Interim Report on Proposed Amendments  
following the Electoral Area Committee  
Meeting of 03 March 2011.

**18<sup>th</sup> March 2011**

## Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Midleton Electoral Area Committee Meeting on 3<sup>rd</sup> March 2011.

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

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

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

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

## Part 1: Issues Raised by Members where no additional change is recommended.

Issue	Response	Action
<b>Flooding:</b> Queries were raised in relation flood risk assessments: a. Where a submission was accompanied by a flood risk assessment, could it be stated that a further assessment was not necessary? b. Could a flood risk assessment carried out on a neighbouring site be used in assessing the flood risk on a site?	a) Following a re-examination of relevant submissions, although some submissions included information relevant to flood risks, none of the information submitted was sufficient to be considered as a stage 1 flood risk assessment b) It is intended to put procedures in place to address this issue.	No change.
<b>Masterplans:</b> Query on the timetable for the completion of the Water Rock and Carrigtwohill North Masterplans.	The Water Rock masterplan will be dealt with as expeditiously as possible following completion of the LAP. A report on the Water Rock masterplan will be brought to Members in September.	No change.

Issue	Response	Action
	A detailed flood risk assessment is being commissioned for Carrigtwohill and will be finalised early next year. It would not be appropriate to finalise the Carrigtwohill North masterplan until such time as it is completed.	
<b>Carrigtwohill</b>		
Request that lands, subject of submission 11/758, be zoned for industrial development.	The Lee CFRAMS study shows these lands to be at risk from flooding and an additional local flood study is currently being undertaken. The site also adjoins the Great Island Channel cSAC 1058 and impacts on this nature conservation site would need to be assessed.	No change.
<b>Cobh Environs</b>		
Clarification sought on the options for the location of a primary health care centre in Cobh Environs.	An amendment has been included that provides for an additional special policy area zoning X-02 that can accommodate a primary health care centre, allowing such a development to proceed in advance, or independent, of the masterplan.	No change.
<b>Midleton Environs</b>		
Request that lands west of the Water Rock road be included in the site of the masterplan (submissions 11/580, 11/590 and 11/613). Density levels should be reduced and to facilitate the target population these lands could be included.	PPU are not in favour of this proposal as the priority is to get development commenced on the area zoned since 2005. The target population can be accommodated within the current Water Rock Masterplan site.	No change.
An issue was raised in relation to schools provision in Midleton and in particular Ballinacurra. It was requested that the site in Ballinacurra be reserved for a primary national school and that a site be identified in Market Green or Water Rock for an Educate Together school and in Baneshane for a Gaelscoil.	Sufficient lands/ opportunities for the development of primary schools have been identified and are in accordance with the requirements of the Department of Education. The actual operator of the school, be it Educate Together, Gaelscoil etc., is a matter for the Department to determine and is not a function of the local authority.	No change.
<b>Youghal Environs</b>		
Request that lands in Youghal Environs, changed from business to industrial zoning, remain as industrial (Submission no. 11/516). It was claimed by Elected Members that proposals in the Draft Plan would give rise to taxation issues.	The new business zoning allows for a scale of development that is more likely to be successful in encouraging employment development in the town. Current employment trends suggest demand will be greatest in small to medium scale business development and that large scale industrial opportunities will be limited. Despite being zoned for Industry for many years these lands	No change.

Issue	Response	Action
	have not been developed and so there is little merit in reverting back to an Industrial use. Taxation issues are not a proper planning and sustainable development consideration.	
<b>Other</b>		
<b>Ring (Ballymacoda):</b> Request that plan be amended to accommodate pre-draft submission 5111.	The pre-draft submission 5111 proposes an agricultural/ tourism based project and a family home. No details of the agricultural/ tourism project have been provided. This proposal can be assessed on its merits through the normal planning application process.	No change.

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

Issue	Response	Action
<b>Midleton and Carrigtwohill Transportation Study:</b> Elected Members did not agree to endorse the findings of this study. Request to remove reference to the study.	This is a non-statutory study used to inform the content of the Draft Plan. It is an objective in Carrigtwohill and Midleton to broadly support the principles of this study without committing the Council to a full endorsement of the study's recommendations.	Include additional text clarifying the position in relation to the Transportation Study.
<b>Cobh Environs</b>		
<b>Cobh Environs:</b> Can the lands behind the proposed business site at Ticknock (submission 11/654 and part of 11/1126) be zoned for a nursing home?	These lands are not suited to the development of a nursing home as they are remote from existing services and facilities, lack pedestrian connectivity and would not be compatible with proposed business development on the neighbouring site to the west. However, there is a shortage of business land in Cobh and this alternative use would be more compatible with neighbouring development.	Change recommended to include these lands for business use.