

Report to Members

Midleton Electoral Area Local Area Plan
Public Consultation Draft

Managers Opinion on the Issues Raised by
Submissions & Recommended
Amendments

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		Description: This report sets out the Managers opinion on the issues raised in the submissions received on the Public Consultation Draft of the Midleton Electoral Area Local Area Plan.				
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1.0	18.02.11		EW	AF	RP	AH

This report focuses on the submissions and observations received from the public following publication of the Midleton Electoral Area Local Area Plan Public Consultation Draft, which 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 preparation of the various amendments to the draft Midleton Electoral Area Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while Appendix B details the proposed amendments to the plan following consideration of the issues raised in the submissions and other pertinent issues. Appendix C of the report includes a List of Submissions by Interested Party.

Section 1 Introduction

1.1 Where we are in the process

1.1.1. The Midleton Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22nd of November 2010 and was made available to the public until the 12th of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report 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.

1.1.2. Although not required under the Act, a public exhibition/ information day was held during the display period to encourage people to take part in the plan process. This was held in the Midleton Park Hotel on November 30th 2010, where the public and interested parties had an opportunity to speak directly to staff from the Planning Policy Unit regarding the draft LAP.

1.1.3. A number of individuals and groups availed of the opportunity to meet with staff from the Planning Policy Unit during the public consultation period and all such requests for meetings during this period were accommodated.

1.2 Submissions

1.2.1. There were a total of 99 submissions received during the public consultation period on the Draft Midleton Electoral Area Local Area Plan. Of these 99, there were 6 duplicates and 1 not relevant, leaving a net total of 92 valid submissions. 13 submissions focussed on general issues facing the wider County and the Electoral Area as a whole, with a further 79 site specific submissions.

1.2.2. The majority of the submissions received (45) related to issues in the 4 main towns within the Electoral Area. 16 submissions related to issues in the key villages, 12 submissions related to the villages and village nuclei, with 6 submissions received in relation to "Other Locations".

1.3 Appropriate Assessment

1.3.1. In addition to the submissions raised, the draft plan has also been subjected to 'Appropriate Assessment' and a 'Natura Impact' Report has been prepared. Section 2.7 of this report provides a table illustrating the specific amendments that apply to individual settlements. The recommendations from this report are set out in Appendix B of this report and it is the Recommendation of the Manager that they be included in the amendments.

1.4 How to use this report

1.4.1. This report sets out to fulfil a number of functions. Firstly and overall, its purpose is to highlight the significant issues raised for consideration during the process to date, particularly with regard to submissions received during the public consultation period. Section 2 sets out the Manager's view of the principle issues raised and includes the Manager's recommendations for amendments to the draft plan.

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

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

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

1.4.5. Elected Members should note that the 'material amendments' are those that affect the objectives/policies of the plan or will otherwise have a significant effect on the outcomes of the plan. Some of the changes to the plan that have been requested in submissions are considered to be 'non-material' where, for example, they will result in an updating of the factual content of the plan or a change in the way that existing information is displayed.

1.4.6. 'Non-material' changes to the plan are not identified in this report and will not be included in the proposed amendment that the Council will publish for public consultation later in the Spring. These non-material changes will simply be reflected in the final published form of the plan once it has been adopted by the Council later in the year. At this stage, it is considered that the non-material changes will include the following broad areas;

- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
- The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/ 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 23rd February 2011, the Planning and Development Acts make the following provisions in relation to any amendments to the draft plan:

- The local area plan shall be deemed to be made in accordance with the recommendations of the Manager (i.e. as set out in this report) unless the Elected Members of the Council make a resolution making or amending the plan otherwise than in accordance with the Manager's recommendation;
- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council;
- The last day on which the Council can make resolutions with regard to the Draft Plan is Tuesday 5th April 2011.

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

- A special meeting of the Midleton Electoral Area Committee has been arranged for Thursday 3rd March 2011 at 10.00am in County Hall. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Manager's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Wednesday 30th March 2011 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans. In line with the County Council's Standing Orders, Elected Members wishing to propose resolutions for consideration at that meeting should give notice of their motion to Mr Maurice Manning (Meetings Administrator-Corporate Affairs) by Tuesday 22nd March 2011 at the latest. Provision has also been made for an additional meeting, should one be required, on Thursday 31st March 2011 at 11 am.

1.5.3. The Planning and Development Acts require that any material amendments to the plan must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the end April 2011. (A definite date for the commencement of consultation cannot be given at this stage until the amendments have been assessed to determine the need for any supplementary Environmental Report or Appropriate Assessment report).

1.5.4. The issues raised in any submission or observation subsequently received will then be made the subject of a further report to Members of the Council together with recommendations so that these can be taken into account. This stage of the plan is executed by resolution of the Council. The new Local Area Plan will come into force four weeks from the day it is made.

1.5.5. During the entire plan-making process, the Members of the Council are restricted to considering only issues relating to the proper planning and sustainable development of the county 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 briefly sets out the justification supporting the County Manager's recommendations for amendments to the plan and also, where other significant issues have been raised and no change to the plan is recommended a brief justification is set out.

2.1.2. Detailed text and maps in relation to the recommended changes can be found in Appendix B.

2.2 General Issues

2.2.1. The following paragraphs set out the justification for the County Manager's recommendation on a number of general issues that affect the overall approach, not only to this local area plan, but also to all the local area plans currently being prepared by the County Council. In many cases several submissions have set out differing points of view on the approach that should be taken and these individual points of view are reflected in the submission summaries set out in Appendix A. The recommendations set out below have taken all the points made into consideration.

Flood Risk Management and the Local Area Plans

2.2.2. In this plan the overall approach to flood risk management is set out in Section 1.7 of the draft plan. The background to this issue stems from the relevant guidelines for Planning Authorities issued under Section 28 of the Planning & Development Acts jointly by the Minister for the Environment, Heritage and Local Government and the Minister of State with Special Responsibility for the Office of Public Works in November 2009. Under the legislation, Planning Authorities are required to 'have regard' in the discharge of their obligations under the Planning & Development Acts.

2.2.3. Referring specifically to city and county planning authorities the guidelines state that the authorities 'will introduce flood risk assessment as an integral and leading element of their development planning functions...at the earliest practicable opportunity in line with the requirements of the guidelines.'

2.2.4. In response to this, the draft plans included indicative maps of the areas considered susceptible to flooding on the draft zoning maps. The maps were prepared by Cork County Council following the approach recommended in the Ministerial Guidelines and were based on information amalgamated from a number of sources including:

- Draft River Lee Catchment Flood Risk Assessment and Management Study (OPW);
- 'Draft Flood Hazard Mapping'. Prepared by consultants commissioned by Cork County Council for all areas of the County where significant fluvial or tidal flooding might occur; and
- 'Floodmaps.ie' (an OPW managed source of other flood information from a variety of sources)

2.2.5. The Draft Plans also introduced a number of objectives, prepared in line with the Ministerial Guidelines and aimed at reducing the extent to which future development would be exposed to the risk of flooding. Generally, whether or not a site was the subject of a specific zoning objective, these new objectives would require intending developers to carry out a detailed site-specific flood risk assessment before permission could be granted for development.

2.2.6. In the submissions themselves and in the expressions of opinion by some Elected Members of the Council, a number of issues have been raised in relation to this approach across all the local area plans, including:

- That the overall approach taken in the draft plans to the management of flood risks is flawed and that indicative flood risk maps in the draft plans were not a credible basis for the decisions being made.
- Whilst it was often accepted in submissions that a particular settlement was susceptible to some level of flood risk, in some settlements, the indicative flood risk maps shown in the draft plans are insufficiently accurate to identify the land most susceptible to those risks.
- That there was no need to avoid new zoning on areas indicated as at risk of flooding because a site specific assessment could be carried out at the planning application stage.
- That it was unreasonable to discontinue zonings or reduce development boundaries from a previous plan on the basis of the indicative flood risk maps.
- That the level of detail required in the site-specific flood risk assessment was, in many cases, excessive and would impose unnecessary financial burdens on those contemplating development.

2.2.7. In addressing these issues and preparing the response set out in this report, County Council staff worked in close consultation with the OPW (who are the lead agency for Flood Risk Management at the National level) and JBA Consulting (who were commissioned by the County Council to prepare the draft flood hazard mapping referred to in paragraph 2.2.4.)

2.2.8. With regard to the overall approach taken towards flood risk assessment in the draft plans, the following points arise in response to the submissions made:

- The status of the Ministerial Guidelines issued under Section 28 of the Planning & Development Acts requires that the planning authority 'have regard' to them in the discharge of their planning functions including the making of Local Area Plans. Clearly, for the County Council to disregard or ignore the guidelines altogether would be likely to be a breach of the Act.
- Whilst at a theoretical level at least, it might be possible for the County Council to satisfy its obligation to 'have regard' to the guidelines but to take a different approach to the management of flood risks to that set out in the Guidelines, it is considered that this would need a demonstrable justification for any different approach that it chose to follow. None of the submissions received included an equivalent alternative rationale for the management of flood risks to that set out in the Ministerial Guidelines.
- With regard to the 'credibility' of the indicative flood risk maps shown in the draft plans, since their publication there have been lengthy discussions between the County Council's staff, OPW officials and the JBA Consulting. Mark Adamson, Assistant Chief Engineer and Head of Flood Relief and Risk Management Division, OPW, addressed the County Council's Development Committee on Friday 21st January 2011 and answered questions from Elected Members on this issue. Subject to the recommendations below, it is concluded that the indicative flood risk maps shown in the draft Local Area Plans provide broad scale modelling using best available data and techniques that is a wholly appropriate evidence base for the spatial planning decisions to be made in the Local Area Plans and that the general approach (other than in the Cork Harbour Area where new data has been issued by Lee CFRAMS/OPW) will be to leave the maps unchanged.
- Notwithstanding the conclusion reached in the preceding paragraph, Elected Members of the County Council and several of those making submissions have suggested that, in a relatively small number of settlements across the County as a whole, there appear to be some anomalies in the flood risk mapping resulting in the

possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but, providing an appropriate policy response can be developed to address the localised uncertainty that they cause, they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions to be made in these Local Area Plans.

- In order to address these localised mapping uncertainties, rather than requiring those contemplating development to carry out a full detailed site-specific flood risk assessment, it has been agreed with OPW officials that it will be appropriate to modify the objectives of the draft plans so that a staged approach to site-specific flood risk assessment can apply. Stage 1 of such an assessment would provide for a relatively simple and inexpensive verification of the indicative flood risk map shown in the local area plan. If this demonstrates to the County Council's satisfaction that the site is unlikely to be affected by flooding, then the requirement for a detailed site-specific flood risk assessment can be set aside.
- With regard to the use of the indicative flood risk maps as a basis for making new zoning decisions in the Local Area Plans, it is considered that this approach is entirely consistent with the Ministerial Guidelines.
- So far as the discontinuance of existing zonings or the reduction of development boundaries inherited from previous plans is concerned, in view of the possibility of localised uncertainty in the indicative flood risk maps, it is considered appropriate to re-instate these zonings and development boundaries where concerns over indicative flood risks were the sole reason for the discontinuance of the zoning/development boundary. Zonings re-instated in this way would be modified so that the specific objective includes a reference to the possibility of future flooding and a requirement to carry out the revised staged flood map verification/site-specific flood risk assessment.
- The modification of the plans to include a staged approach to flood map verification/site-specific flood risk assessment will help overcome concerns regarding the burden this could place on intending developers.

2.2.9. The final issue concerning the local area plans and flood risk management relates to the coastal area within Cork Harbour where revised maps have been received from OPW and it is recommended that these replace the existing maps for these areas.

Manager's Recommendation: Amend the Draft Midleton Electoral Area Plan as follows:

- 1. Introduce additional text and objectives (primarily in section 1 of the plan) so that the site specific flood risk assessment is a staged procedure with stage 1 consisting of a verification of the local indicative flood hazard map. See amendments MN 01.07.01-05.**
- 2. Include a text reference for those settlements where submissions suggest there are localised uncertainties in the indicative flood hazard map. See amendments MN 03.04.09, MN 03.06.04, MN 03.08.04 & MN 03.15.01.**
- 3. Amend the Draft Local Area Plan to reinstate any zonings from previous plans or development boundaries that were discontinued solely on grounds of conflict with the indicative flood hazard maps. See amendments MN 03.03.14 and MN 03.08.03.**
- 4. Amend the indicative flood hazard mapping in the Draft Local Area Plan to reflect new data received from OPW regarding coastal flooding risks in Cork Harbour. See**

amendments MN 03.01.12, MN 03.02.03, MN 03.03.06, MN 03.05.06 and MN 03.16.01.**Sustainable Residential Development in Urban Areas – Scale of Development in Villages**

2.2.10. In the review of the 2005 local area plan that resulted in the preparation of this Draft Local Area Plan, the County Council has attempted to frame its proposals for the area having regard to the Guidelines for Planning Authorities issued under section 28 of the Planning and Development Acts in May 2009 concerning Sustainable Residential Development in Urban Areas. The approach taken in villages, following the principles set out in the Ministerial Guidelines, has been to set out a future planning framework for the village based on four key elements:

- The provision of a development boundary;
- An objective setting out the total number of new dwellings likely to be built in the village during the lifetime of the plan;
- Guidance on the maximum size of an individual development taking account of the existing scale, ‘grain’ and character of the village and other relevant considerations; and
- Where appropriate, guidance on the preferred location(s) for particular types of development within the development boundary.

2.2.11. Generally, this overall approach has been welcomed by many of those who made submissions to the plan. However, in some cases, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan. Some submissions raised concerns regarding the affect of the new approach in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.

2.2.12. The objectives in the Draft Local Area Plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of 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 new local area plan.

2.2.13. A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.

2.2.14. However, taking account of current housing market uncertainties, it is possible that some developments, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan, an additional objective is recommended for inclusion in the plan.

2.2.15. In order to address these concerns it is considered appropriate to amend the draft local area plan to set out clear guidance for the public on the treatment of the following transitional issues that may arise on a case-specific basis in relation to the treatment of proposals first authorised under the 2005 local area plan. These amendments will cover the following main areas:

- Provide a clear statement to the effect that the County Council remains committed to the implementation of existing planning permissions;
- Provide a statement indicating that the Planning & Development Acts do not make provision for local area plans to be taken into account in the assessment of applications for the extension of the appropriate period.
- Provide an additional objective and supporting text to indicate that, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan.

Manager's Recommendation: Amend the Draft Midleton Electoral Area Plan. See amendments MN 01.06.01 and MN 01.06.02.

2.2.16. The following issues emerged from submissions made in relation to particular settlements but where there is an issue of wider relevance to the other settlements in the Electoral Area.

Masterplans

2.2.17. Two masterplans, one for Carrigtwohill North and one for Water Rock in Midleton, were put on public display concurrent with the public consultation on the Draft Electoral Area Plan. A significant number of submissions have been received in relation to these plans and it is intended that, other than those which have an implication or knock-on effect for the provisions of the Draft Plan, these issues will be dealt with through a separate reporting exercise to be completed later this year.

Re-instatement of zonings on strategic sites

2.2.18. Submissions have been made in relation to the re-instatement of the 2005 zoning on sites in a number of settlements. The approach taken in the Draft Plan has been to discontinue established use zonings in the main towns in order to allow a more positive and flexible response to proposals for the re-use or re-development of these lands. While there is merit to this approach generally, a number of instances have been identified, specifically involving strategic industrial sites and town centre sites, where the removal of the established use zoning may be perceived as a challenge to future development proposals involving the expansion or continuation of these uses and where it is the Council's intention to support the continued use of the lands in line with the established uses.

Manager's Recommendation: Proposed changes are therefore being promoted for the following locations; Carrigtwohill: re-instatement of the industrial zoning on the IDA industrial estate and the Millipore factory; Midleton: re-instatement of the town centre zoning on the Market Green shopping centre; Whitegate: re-instatement of the industrial zonings on the ESB lands and Conoco Philips oil refinery.

2.3 Issues Raised by Government Ministers, Government Bodies and other Local Authorities

2.3.1. Submissions were received from several Ministers, Government bodies or other local authorities and are listed below:

Department of the Environment, Heritage and Local Government

Department of Education and Skills

Department of Transport

Office of Public Works

Environmental Protection Agency

National Roads Authority

IDA

2.3.2. Summaries of the issues raised in these submissions and details of the Manager's opinion are set out in Appendix A. The following paragraphs address the major issues likely to affect the amendment of the local area plan.

Department of the Environment, Heritage and Local Government

2.3.3. The Department commended the County Council on several aspects of the plan including the approach taken to flood risk management and the general approach to development in villages.

2.3.4. The submission sought improvements to integration of the local area plan with some of the existing objectives of the County Development Plan 2009 particularly through the inclusion of existing built and natural heritage designations on the maps used in the Draft Local Area Plan. As this request relates only to existing objectives and designations it is not considered to be a material amendment to the plan and these details will be included on the maps of the final plan when published later in the year.

2.3.5. Some location-specific issues raised by the Department have been addressed in the Natura Impact Report and appropriate provisions are included in the Manager's recommendations.

2.3.6. The submission also makes a number of points regarding the archaeological heritage of the area. In particular it is suggested that the maps used in the Draft Local Area Plan could usefully show 'zones of archaeological potential' that the Department identified in 1995, in relation to the following locations:- Castlemartyr, Cloyne, Cobh, Midleton and Youghal.

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

Department of Education and Skills

2.3.7. In its submission the Department of Education and Skills outlined the requirement for future educational facilities in the main towns in the Midleton Electoral Area. All of the needs identified have been provided for in the Local Area Plan, with new facilities to be provided in Carrigtwohill both within the masterplan area and adjacent to the Castl lake development, in Midleton, both within the masterplan area and additional sites elsewhere in the town, and in Cobh within the Ballynoe masterplan site. The requirement identified for a primary school in Youghal is best addressed in the Town Council area.

Manager's Recommendation: Given the long term nature of the masterplan project in Carrigtwohill and the need to address the lack of a post primary boy's school in the town in the shorter term, it is intended to include an amendment to the Draft Plan supporting the consideration of a post-primary school on other suitable lands in the town.

Department Of Transport

2.3.8. The contents of this submission are noted. The role of transport is highlighted in each Draft Local Area Plan. The key elements of the Smarter Travel Policy are contained within Chapter 6 of the CDP which provides the overall strategic framework for the LAP's.

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

Environmental Protection Agency

2.3.9. The EPA have made a very detailed submission commenting on many aspects of the draft plan. A significant number of the issues raised overlap with the recommendation of the Natura Impact Report and these are included in the Manager's recommendation for the amendments to the plan.

2.3.10. The main issue raised concerns the level of integration between the developments proposed in the plan and the arrangements for the provision of supporting infrastructure particularly with regard to water and waste-water. The objectives of the County Development Plan 2009 together with those of the Draft Local Area Plan already address these issues to a significant extent. However, the degree of integration could be improved by the addition of further text, the inclusion of clear references in the draft local area plan to the relevant objectives in the County Development Plan and the modification of individual objectives. Many of these changes are considered 'non-material' but provision for those that amount to a material change has been included in the Manager's recommendation.

2.3.11. The EPA also raise a number of other issues in relation to the Environmental Report prepared in relation to the Draft Local Area Plan. These points will be addressed in any Supplementary Environmental Report prepared in relation to the proposed amendment or in the Environmental Statement published in conjunction with the final plan.

Manager's Recommendation: The EPA's submission raised a large number of issues in relation to the Draft Blarney LAP. It is considered that some of these issues have already been addressed in the County Development Plan 2009 and in the Local Area Plan itself. However, there are a number of issues which require an amendment to the Local Area Plan. Some of these amendments are considered non material and are not required to be included as Proposed Amendments to the Draft LAP but will form part of the final LAP. There is one proposed amendment MN 03.03.13 in relation to Ballyannan Wood.

National Roads Authority

2.3.12. Comments on the general content of the Local Area Plans are noted. References to Ministerial Guidelines have only been included where they are finalised. Clear guidance on phasing will be provided where required.

2.3.13. The County Development Plan 2009 already addresses the issues raised concerning general traffic implications for national routes and non-national roads. Location-specific issues arising from this submission are addressed under the appropriate settlement heading.

Manager's Recommendation: Clarifications to be inserted in text as required, amendments proposed in relation to a new objective on the maintenance of capacity and safety of the N25 and amendments proposed to the following objectives; Carrigtwohill: E-02, E-03, E-04, B-02, B-03, I-03 & I-04; Midleton: E-01 & I-05; Castlemartyr: U-01 & B-01, and Killeagh: U-01 & B-01.

IDA

2.3.14. Issues addressed under Settlement Specific Issues for Carrigtwohill in paragraph 2.5.9 below.

Office of Public Works

2.3.15. Issues addressed in paragraphs 2.2.2 to 2.2.10 above.

2.4 Other Issues Raised in General Submissions

Construction Industry Federation

2.4.1. The CIF submission raises a number of issues relating to masterplanning, infrastructure deficits, flooding, population targets, taxation and crèche provision.

2.4.2. The submission raises a number of strategic issues best addressed in the normal review of the relevant strategic documents. The aim of Masterplans is to provide additional information to help streamline the planning application process. They are only used in the case of unusually complex and large scale proposals.

2.4.3. The observations made on the approach to flood risk management have been addressed in paragraphs 2.2.2 – 2.2.9 of this report.

2.4.4. The approach to zoning in smaller settlements is in line with Ministerial Guidelines and many of the observations that have been made are addressed in paragraphs 2.2.10 – 2.2.15 of this report.

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

2.4.6. While the observations made regarding certain taxation issues are clearly of concern, they are clearly a matter for Government and do not fall to be considered under the remit of the Local Area Plan process. Crèche requirements are provided for in the DOEHLG Childcare Guidelines and are a matter for consideration during the planning application process.

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

Irish Farmers Association

2.4.7. The submission from the IFA stresses the importance of emphasizing the role a vibrant agriculture and food industry can play in the resurrection of the economy in the future. However, the submission acknowledged that this can only be achieved if the Local Area Plan's include a solid commitment to improve rural infrastructure such as access roads and high speed broadband services.

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

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

2.5 Settlement Specific Issues

Carrigtwohill

2.5.1. The main issues arising from submissions in relation to Carrigtwohill are:

Flooding

2.5.2. See response to this general issue under Section 2.2 above. Following a recommendation in the Draft Lee CFRAMS report, a detailed flood risk assessment of Carrigtwohill is being commissioned by the County Council. When this is complete it may be appropriate to amend the indicative flood risk map shown on the zoning map for Carrigtwohill in this local area plan.

Density

2.5.3. Concerns are expressed by both the community and developers in relation to the densities proposed on undeveloped lands and in particular in respect of the masterplan lands to the north. The

submissions raise concern about the viability of higher density development, and in particular apartment development, in the current market conditions and in terms of creating places where people want to live.

2.5.4. In line with the policies set out in the CDP 2009 to encourage a steady increase in density in new housing development, and in accordance with the principles outlined in the departmental guidelines on 'Sustainable Residential Development in Urban Areas and the associated Urban Design Manual, the strategy adopted in the draft masterplan is to maximise higher density residential elements within a 400m radius of the railway station and then to graduate densities towards the periphery. Elsewhere, densities vary between medium and low, with medium specified as between 30-50 dwellings/ha. The level set for medium density allows sufficient flexibility to allow development to get started in a returning but weakened housing market.

2.5.5. As an examination of the densities achieved on sites developed since the 2005 Plan show, these sites consistently achieved higher densities than assumed in that Plan, suggesting that assumptions about future development achieving the higher end of the density scale are not implausible.

Manager's Recommendation: No amendment proposed to the Draft Plan. These issues are best addressed in the Masterplan.

Midleton and Carrigtwohill Transportation Plan

2.5.6. A number of submissions are concerned about the support in the Draft Plan for proposals arising in the Midleton and Carrigtwohill Transportation Study.

2.5.7. Proposals in that Study with a spatial or landuse implications have been included in the zoning proposals of the Draft Plan so as to ensure that consideration is given to the realisation of these projects in the future development of the town e.g. the requirement to make provision for a public car park in the T-01 town centre zoning has been included. The road lines shown on the zoning map, as indicated in the specific objectives, are indicative only and will require detailed route selection and design. The Draft Plan does not require a prescriptive approach to the implementation of the recommendations of the Transportation Study but rather 'broadly supports' the principles of that Study.

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

Employment Lands

2.5.8. A number of submissions have requested the zoning of additional employment lands, in particular to the south of the N25. In the preparation of the Draft Plan, the need to augment the supply of employment land in this Strategic Employment Centre was given careful consideration and the Draft Plan proposals provide for a considerable augmentation of the supply of employment lands in the town. It is considered that there is a sufficient quantity and variety of lands zoned for employment uses in the town. The proposals on lands to the south of the N25 largely lie within Flood Zone A as identified on the draft Indicative Flood risk maps and in proximity to a designated nature conservation site, the Great Island Channel SAC 1058.

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

IDA - Ballyadam

2.5.9. The IDA have requested an amendment to the current zoning objective to allow for the possibility of two or more industries on the site.

Manager’s Recommendation: An amendment is proposed to remove the word ‘an’ in order to clarify that consideration can be given for more than a single user provided all other terms of the objective can be satisfied.

Modifications to Zonings

2.5.10. A number of submissions have requested modifications to the zoning proposals of the Draft Plan to reflect extant permissions or development proposals or the physical characteristics of certain lands.

Manager’s Recommendation: Changes are proposed to zoning objectives X-01, C-01, T-02, T-03 and B-02.

Cobh Environs

2.5.11. The main issues arising from submissions in relation to Cobh Environs are:

Flooding

2.5.12. See response to this issue under Section 2.2 above.

Ballynoe

2.5.13. The Draft Plan proposes a large site on the western side of the Ballynoe valley to accommodate the target population growth in the town over the life of the plan in accordance with a masterplan to be prepared by the Council. Provision is made for business land, a site for a primary school, a neighbourhood centre, primary healthcare centre, nursing home, open space and an east west distributor road. A submission has been received requesting the zoning of lands to the east of Cow Cross roads for a mixed development including low density housing, a primary healthcare centre, nursing home, business park and open space.

2.5.14. The lands to the west of the valley have been identified as the preferred location for the future development of Cobh on the basis that they maximize the potential of the lands closest the proposed rail station at Ballynoe, are the most cost effective in terms of the provision of infrastructure, and as they offer the most logical location for the extension of the built up area in terms of integrating new development with the fabric of the existing town. Sufficient lands have therefore been identified for the growth of Cobh and additional lands to the east are not required. The submission on the lands to the east replicates a number of the uses proposed on the masterplan site and this duplication could potentially undermine the development on the masterplan site rather than complement it.

Manager’s Recommendation: In recognition of the timescale that may be required for the completion of the masterplan, a change is proposed to the masterplan site to remove some lands and include them as a separate zoning thereby allowing for the development of some elements of the masterplan that are urgently required, such as the primary healthcare centre, without compromising the delivery of the larger masterplan scheme.

Midleton Environs

2.5.15. Many of the same issues that have arisen in Carrigtwohill have also featured in submissions relating to Midleton. The main issues arising from submissions in relation to Midleton are:

Flooding

2.5.16. See response to this issue under Section 2.2 above.

Density

2.5.17. Similar to Carrigtwohill, submissions have raised concerns about whether the densities proposed on the masterplan site are realistic, and in the current housing market conditions, viable. As in Carrigtwohill, the approach taken in the masterplan is consistent with Ministerial Guidelines and seeks to make best use of the re-instated passenger rail infrastructure and services.

2.5.18. A number of submissions on sites to the west of the Water Rock road have requested residential zoning in order to address any shortfall in housing units achieved on the masterplan lands due to development at lower densities than anticipated in the masterplan.

2.5.19. The development of the masterplan is a long term project, and the phasing of the masterplan allows for development to commence on those parts of the site where densities are more likely to meet demand in the shorter term.

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

Midleton and Carrigtwohill Transportation Plan

2.5.20. The comments outlined under Carrigtwohill above also apply in the case on Midleton.

Business Land

2.5.21. A number of submissions sought the zoning of land for employment uses/ more intensive employment uses.

Manager's Recommendation: In recognition of the absence of business land, an amendment is proposed to change lands identified for industrial use to business use, therefore catering for the smaller scale employment developments.

Youghal Environs

Flooding

2.5.22. See response to this issue under Section 2.2 above.

Employment Lands

2.5.23. A number of sites have been zoned for industrial development in Youghal for a considerable period of time without any development occurring. The zonings on a number of these sites were re-considered in the draft plan and three sites were identified for business use; a format of development that might have greater potential to create employment opportunities. A submission has raised a difficulty with the change in zoning on a portion of the B-03 site from residential to business use due to the need for access to adjoining residential lands.

Manager's Recommendation: An amendment is proposed to retain that portion of the site for residential use.

Whitegate/ Aghada

Special Policy Area X-01

2.5.24. Six submissions were received in relation to the special policy area X-01 proposed in the Draft Plan. Concerns are expressed on a number of matters including the potential uses on the site, the scale of development, potential impact on the adjoining SPA, impacts on residential amenity and local aquifers.

Manager's Recommendation: An amendment is proposed to the wording of the objective X-01 to provide greater clarification of some of the issues raised by objectors, including the likely acceptable uses.

Re-instatement of zonings on ESB lands and Conoco Philips oil refinery

2.5.25. See response to this issue under Section 2.2 above.

2.6 Issues Raised in relation to the Environmental Report

2.6.1. There were no submissions received in relation to the Environmental Report of the Midleton EA Draft Local Area Plan. However, comments about environmental issues in the Midleton EA Local Area Plan from the EPA identified the need for an additional objective about Ballyannan Woods in Midleton.

2.7 Issues Raised in relation to Appropriate Assessment

2.7.1. The following general issues arose following Appropriate Assessment of the Environmental Report and Draft Plan. It is considered that waste water treatment facilities across the area must be fully capable and provided and operational prior to commencement of any discharges from all development. In relation to individual settlements general issues to be addressed included the need for capable treatment infrastructure, need to protect and enhance the biodiversity of Natura 2000 sites. In the case of specific sites ecological impact assessment reports will be required depending again on proximity to Natura 2000 sites. The following table illustrates the specific amendments that apply to individual settlements.

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

Table1: Schedule of Recommended Appropriate Assessment Amendments.	
Location	Amendment no.
Section 1: Introduction	MN 01.10.01
Section 2: Local Area Strategy	MN 02.02.02-05
Carrigtwohill	MN 03.01.13, 14, 16, 18, 21, 22.
Cobh Environs	MN 03.02.04
Midleton Environs	MN 03.03.09-12
Youghal Environs	MN 03.04.05-08
Whitegate/ Aghada	MN 03.05.04, 07-23
Castlemartyr	MN 03.06.03
Ballycotton	MN 03.09.01-04
Ballymacoda	MN 03.10.01-03
Dungourney	MN 03.12.01
Ladysbridge	MN 03.14.01
Saleen	MN 03.16.02-06
Shanagarry/ Garryvoe	MN 03.17.01-03
Ballincurrig	MN 03.08.01
Lisgoold	MN 03.25.01
Marino Point	MN 03.38.01-02

Appendix A

List of Submissions

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
Ballintotis	MNDLAP 11/673	Regan, Kevin & Moloney, John	This submission outlines the planning history of lands in Ballintotis and requests a clear and unambiguous specific zoning on the site to reflect the recent grant of planning permission for 9 no. dwelling units.	The scale of growth proposed for Ballintotis is considered consistent with Ministerial Guidelines. Specific zoning objectives in relation to new housing development in villages have been discontinued.
Ballycotton	MNDLAP 11/665	Cocking, Vincent & Moynihan, John	This submission requests that lands in Ballycotton be zoned to allow for one-off housing/ serviced sites and including an open space zoning for coastal amenities and a children's playground.	Sufficient lands are already proposed in the Draft Plan to cater for the target growth of the village.
Ballymore/ Walterstown	MNDLAP 11/514	Ballymore Community Association Ltd	This submission requests that a site be zoned for a car park adjoining the church, that priority be given to the upgrading of roads on Great Island and a turning lane be provided at the entrance of Fota Wildlife Park.	Noted. Any proposals for a car park can be dealt with through the normal planning application process.
Carrigtwohill	MNDLAP 11/497	Geaney, Seamus	This submission is made in support of the Draft Midleton Electoral Area Local Area Plan which indicates that the Cobhcross Industrial Estate has been rezoned from Established Industrial / Enterprise to "Existing Built Up" area.	Noted.
Carrigtwohill	MNDLAP 11/513	Geaney, Seamus	This submission requests that lands be removed from the masterplan site in Carrigtwohill and be included in the existing residential area.	Consideration has been given to the issues raised and an amendment to the zoning map for Carrigtwohill is recommended.
Carrigtwohill	MNDLAP 11/542	Leo Spratt. Spratts Public House	This submission is concerned with the impact of proposals in the Transportation Plan for Carrigtwohill on the submitters business, Spratts Bar. It proposes that the current plan review is premature and that the Planning Authority should not put the plan forward for approval with the Transportation Plan for the town mentioned in its current form.	See Section 2.5 above for response to issues raised in relation to the Midleton and Carrigtwohill Transportation Plan.
Carrigtwohill	MNDLAP 11/543	Carrigtwohill Action Group	This submission requests that the plan contain all the maps/ plans included in the	See Section 2.5 above for response to issues raised in relation to the

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			Transportation Plan (TP) for the town. Matters of concern raised are; the cost and sustainability of the TP, loss of parking and lack of unloading facilities on Main St. and Station Rd. and failure to implement previous planning conditions. It proposes that the current plan review is premature and that the Planning Authority should not put the plan forward for approval with the TP for the town mentioned in its current form.	Midleton and Carrigtwohill Transportation Plan.
Carrigtwohill	MNDLAP 11/564	IDA Ireland	This submission seeks to amend the current restriction in the zoning objective I-04 at Ballyadam to allow the possibility of two or more industries on the site.	An amendment is proposed to remove the word 'an' in order to clarify that consideration can be given for more than a single user, provided all other terms of the objective can be satisfied.
Carrigtwohill	MNDLAP 11/640	O'Brien, Terence	This submission seeks the zoning of land for industry, amenity and residential at Barryscourt.	There are sufficient lands zoned for industrial and residential uses in Carrigtwohill. In addition, the majority of these lands are located within an area identified as susceptible to flooding, Zone A, on the indicative flood extent maps.
Carrigtwohill	MNDLAP 11/649	Celcareil	This submission seeks the zoning of lands, already included in the Draft Plan boundary, for Business use.	Consideration has been given to the issues raised and an amendment to include a new business zoning is recommended.
Carrigtwohill	MNDLAP 11/702	Gough, Fergal & Catherine	This submission raises the following matters: road and access improvements are requested from their property to Carrigtwohill town; provision of an appropriate boundary between their property and the adjoining industrial lands; part of the I-03 site already in use by the soccer club should be zoned for open space as the site zoned O-02 is at risk of flooding; and, there is a need for play facilities on the eastern side of Carrigtwohill.	Improvements to the N25 are likely to resolve some of the access issues for this property. The I-03 zoning objective includes a requirement for high quality landscaping to the boundaries. There is a need to protect the employment land bank in this Strategic Employment Centre.
Carrigtwohill	MNDLAP 11/704	BamGable Developments	This submission requests the following changes: the C-01 school site should be amended to exclude the sports field	Consideration has been given to the issues raised and amendments to adjust

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			which could then be included within the adjoining open space zoning; the T-03 town centre zoning should be amended to reflect extant permissions; and, the T-02 town centre boundary should be amended to allow viable retail provision and a library.	the boundaries of T-02, T-03 and C-01 and for the inclusion of a new open space zoning are recommended.
Carrigtwohill	MNDLAP 11/707	BamGable Developments	This submission objects to the crude mapping of areas identified as at risk of flooding generated from highly suspect and out of date data, with particular reference to Carrigtwohill. The submission states that infrastructure and engineering works have been undertaken in accordance with permissions granted for these lands, supported by the Council and that these circumstances are not reflected in the mapping. It is requested that as the areas of probable flooding risk are inaccurate and worthless then they should be removed from the documents. The submission also objects to the requirement for the carrying out of repeat flood risk assessments where the probability of flooding has been removed by infrastructural works or where conditions have been complied with obviating flood risk.	See Section 2.2 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping. Following a recommendation in the Draft Lee CFRAMS report, a detailed flood risk assessment of Carrigtwohill is being commissioned by the County Council.
Carrigtwohill	MNDLAP 11/758	Loftus, Hilary	It is proposed that the development boundary should be extended to include subject lands and that they be zoned for industry and related uses, including facilities such as warehouses. Justification for the new zoning is that there should be a cluster of industrial development around the Millipore factory and other warehousing units. There is no SAC designation on the land and the potential flood risk area should not be shown on the site because the Harbour Model flood extent map confirms that the actual site is above any flooding zone. It is claimed that there are errors on the flood mapping.	There are sufficient lands zoned for industrial uses in Carrigtwohill. In addition, the majority of these lands are located within an area identified as susceptible to flooding, Zone A, on the indicative flood extent maps.
Carrigtwohill	MNDLAP 11/759	County Cork Vocational Education Committee	Department of Education has asked the VEC to identify and acquire a site for a post-primary school in addition to the	Consideration has been given to the issues raised and an amendment to the text

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			existing secondary school. The submission requests the use of the CCC owned land in Tullagreen.	of the plan in support of opportunities for school sites on existing zoned lands is recommended.
Carrigtwohill	MNDLAP 11/764	Rossdale Enterprises	This submission requests an amendment to paragraph 1.2.24 Roads - "Cork County Council will if required use their compulsory purchase acquisition powers to implement the Midleton Carrigtwohill transport study in particular where there are significant benefits to the public realm".	The use of compulsory purchase powers is at the discretion of the Council and the inclusion of the suggested text would not be appropriate.
Carrigtwohill	MNDLAP 11/765	Fota Retail & Business Park	It is requested that a small portion of land as shown on the drawing be included in the B-02 zoning. The land was formerly used for a holding tank for wastewater disposal but is now unused.	Consideration has been given to the issues raised and an amendment to include this portion of land in the zoning is recommended.
Carrigtwohill	MNDLAP 11/766	Rossdale Enterprises	The submission requests the zoning of the land adjacent to Millipore industrial factory for business and enterprise uses. There are no heritage or conservation designations on site and an existing planning permission for landfill.	There are sufficient lands zoned for business and enterprise uses in Carrigtwohill. In addition, the majority of these lands are located within an area identified as susceptible to flooding, Zone A, on the indicative flood extent maps.
Carrigtwohill	MNDLAP 11/777	Celcareil Ltd	This submission is a duplicate of MNDLAP11/649.	This submission is a duplicate of MNDLAP11/649.
Carrigtwohill	MNDLAP 11/790	BamGable Developments	This submission is a duplicate of MNDLAP11/704.	This submission is a duplicate of MNDLAP11/704.
Carrigtwohill	MNDLAP 11/823	Nodwell, Jim	This submission requests that lands at Carhoo be zoned for residential development. Development objectives for the site are cited as: to optimize solar gain in the design of residential units; generate innovative designs; promote green technology; offer an affordable rural type housing option; and, proximity to the rail line.	There are sufficient lands zoned for residential development in Carrigtwohill.
Carrigtwohill	MNDLAP 11/868	Carrigtwohill Community Council	The submission raises the following issues: consider deviation from standard policies to acknowledge the non-standard circumstances in Carrigtwohill; challenges facing the town include integration of the new community, deficits in community facilities and infrastructure, disproportionate	Consideration has been given to the issues raised. See Sections 2.2 & 2.5 above for response to issues raised in relation to; a. the Draft Indicative Flood Extent Mapping, b. Appropriate density,

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			part of the population residing in high density accommodation and disproportionate quantity of social housing; the Transportation Plan proposes solutions to traffic problems that rely on new development that may not go ahead; problems in relation to deficiencies in roads infrastructure; large areas of the masterplan are prone to flooding; development contributions raised locally should be spent locally; CPO powers should be utilised to provide infrastructure; revisions must be considered to density on undeveloped lands and in the masterplan area; a lower % of social housing should be required; sports and leisure provision is inadequate; there is an absence of low density housing options; phasing of the masterplan needs to be reviewed; changes are required to some of the plan text and objectives.	<p>c. the Midleton & Carrigtwohill Transportation Study,</p> <p>d. the Masterplan proposals for Carrigtwohill North.</p> <p>As a main settlement, Carrigtwohill is prioritised in favour of investment in the provision of infrastructure and community facilities. The social housing requirements for new development in Carrigtwohill are in accordance with the provision of the Housing Strategy and Part V of the Planning & Development Act.</p>
Carrigtwohill	MNDLAP 11/1093	Fota Business & Retail Park	This submission seeks the zoning of lands at Killacloyne as a Special Policy Area and allowing for the following uses; office space industrial, business use including retail warehousing, convenience retailing as part of the new station quarter/ leisure uses, specialist retailing and other employment activities. The submission also feels there is no justification for the designation of the lands as Flood Zone A and requests that the detailed flood risk assessment for Carrigtwohill be carried out immediately and the error corrected.	Consideration has been given to the issues raised. There is a complex planning history on this site, of which some developments have been constructed, including the recently operational drive-in cinema. In this context it is considered appropriate that these lands remain part of the existing built-up area. An amendment to include additional text, to provide guidance on the potential of this site should all or part of it become available, is recommended.
Carrigtwohill	MNDLAP 11/1096	Deane, Gerry	This submission requests the removal of the requirement for a 20m tree planted buffer from the zoning objective for I-01 which it is felt is extreme and better determined at application stage. In relation to the site E-01, the submission states that there is no flooding on these lands and that the 10m contours used to	Consideration has been given to the issues raised and an amendment to change the wording of objective I-01 is recommended. See Section 2.2 above for response to issues raised in relation to the Draft Indicative Flood

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			determine the 'area susceptible to flooding' are not accurate enough to make such a determination.	Extent Mapping.
Carrigtwohill	MNDLAP 11/1097	Murnane O'Shea Ltd	This submission raises a number of issues relating to the Master Plan for Carrigtwohill. 1) Draft LAP flood risk is inaccurate and needs to be replaced by a more detailed FRA 2) Remove reference to ecological importance in Character Area 6b 3) Re-adjust Character Area boundaries between areas 5 and 7 to reflect landholdings 4) In character areas 1 and 7 change the density range to 20-30 units per hectare because they are outside 10min walking distance 5) Amend the phasing programme to reflect that development can go ahead in character areas 1 and 7 without upgrades to off site road infrastructure and 6) Master Plan should identify exactly what infrastructure works will be done by way of Special and Supplementary Development Contributions 7) Character Area can be implemented as part of Phase 1b	See Section 2.2 above for response to issues raised in relation to; a. the Draft Indicative Flood Extent Mapping, b. the Masterplan proposals for Carrigtwohill North.
Castlemartyr	MNDLAP 11/505	Ger O'Rourke General Contracting	This submission seeks a change in the R-03 zoning objective from low to medium density so as to provide for a greater number of more affordable 3 bedroom semi-detached units and removing the requirement for playing pitches.	Specific zoning objectives in relation to new housing development in villages have been discontinued.
Castlemartyr	MNDLAP 11/1092	Murphy, Kieran	This submission questions the accuracy of the draft indicative flood extent map for Castlemartyr, specifically as it relates to the T-01 and U-03 zonings. In conjunction with a planning application on the subject lands, 09/6727, currently on appeal, a flood study report of a section of the Kiltha River has been carried out by UCC and it is requested that Zone A be revised to match that in this report which will give an accurate site specific analysis and avoid contradictory comparisons. A copy of the report is attached to the submission.	See Section 2.2 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
Cloyne	MNDLAP 11/472	Esther Duggan, Elizabeth Lewis & Dan Kenneally	The submission proposes the village boundary be extended to include a site of 13.4 hectares	Notwithstanding the flood risk identified on lands to the north,

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			to the south and involving the provision of a relief route linking the Whitegate and the Kilboy roads.	there is already sufficient land identified within the development boundary to cater for the village's target growth.
Cobh Environs	MNDLAP 11/488	Cobh Tourism Ltd.	The submission states that the opportunity to utilise the train service to Cobh as a cost effective and sustainable way of bringing tourists to their point of departure by boat to Spike Island should not be overlooked and an Integrated Park and Ride/Access Ticket options should be available at Dunkettle. It is also stated that there should be serious consideration given to the formation of a statutory commission to protect Cork Harbour similar to the San Francisco Bay Conservation and Development Commission (BCDC) but with a broader remit and a functional area extended further inland from the shoreline and that there is no provision in the Draft Plan to facilitate walkers/runners and cyclists on Great Island.	Consideration has been given to the issues raised and an amendment to include text in relation to access to Spike Island from Cobh is recommended.
Cobh Environs	MNDLAP 11/508	Garvey Group	This submission requests that lands at Ticknock be zoned for a mixed use development so as to provide family clothing and non food stores or other possibilities such as a fast food restaurant, a garden centre, adventure playground centre or a primary healthcare centre.	Consideration has been given to the issues raised and an amendment to include a new special policy area zoning, X-02, whilst allowing for access to backlands, is recommended.
Cobh Environs	MNDLAP 11/536	Cobh & Harbour Chamber	This submission broadly supports the aspirations of the Plan. The submission emphasises the importance of tourism to the town especially the development of Spike Island, the need to protect the visual beauty of the harbour, the need for revitalising of heritage buildings, weaknesses in the retail sector, the lack of broadband services, the need for a full upgrade of the R624, the desirability of a railway station at Ballynoe and the need for appropriate landscaping of the Irish Ispat site.	Noted.
Cobh Environs	MNDLAP 11/537	Cobh & Harbour Chamber	This submission is a duplicate of MNDLAP11/536.	This submission is a duplicate of MNDLAP11/536.
Cobh	MNDLAP	Cobh Golf Club	This submission is a request to	Consideration has been

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
Environs	11/635		redraw the boundary around the former golf course clubhouse at Cobh as shown on the attached drawing. There is a request to consider the designation of the land as "Commercial Area" so that the existing building can be expanded and modified to allow for alternative uses such as crèche/playschool, small scale enterprise/commercial units and ancillary car parking and drainage.	given to the issues raised and an amendment to alter the development boundary at Ballywilliam is recommended.
Cobh Environs	MNDLAP 11/643	Cobh Golf Club	This submission is a duplicate of MNDLAP11/635.	This submission is a duplicate of MNDLAP11/635.
Cobh Environs	MNDLAP 11/654	Castlelands Construction Company Ltd	This submission requests the inclusion of the subject lands within the boundary of Cobh Environs and their inclusion within the B-01 zoning objective and amendment of the objective to include for the provision of a primary health care centre and retail pharmacy.	Provision has been made in the zoning objective on the X-01 and newly proposed X-02 sites for a primary health care centre that would be better located in terms of the population to be served.
Cobh Environs	MNDLAP 11/803	Tesco Ireland Ltd.	This submission requests that consideration be given to allowing for retail provision on the proposed site B-01, but excluding retail warehousing. The site is considered suitable due to its proximity to adjacent retail uses and commercial areas, the unavailability of suitable sites within the town centre, the difficult topography of the town, the need to respect the physical integrity of the town core and difficulties with traffic management and parking in the centre of the town.	It is important that adequate lands be retained for business development to support the jobs necessary to sustain the population growth targeted to the town.
Cobh Environs	MNDLAP 11/1126	Joyce, Gillen & John O'Donovan	This submission proposes the zoning of land to accommodate a medical centre, nursing home, business/ enterprise park, low density serviced sites, open space including playing pitches and outdoor circuit training and a new link road. It is intended to proceed with the development of an overall masterplan, an outline of which is included with the submission. It is contended that the subject lands supplement the proposals on the X-01 site to the west, complement the planning strategy for Cobh, would provide local employment	There are sufficient lands zoned to accommodate the uses sought, including two options for the location of a primary health care centre on the lands to the west in the X-01 and newly proposed X-02 sites.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			opportunities, would provide a low density housing option and has the funding to be delivered immediately.	
Fota Island	MNDLAP 11/464	The Fota Island Company/ Cityking International	This submission requests that the Plan support the relaxation of occupancy conditions on an agreed number of existing holiday homes to allow for their permanent occupancy at Fota Island Resort. The submission states that the occupancy condition is discouraging potential purchasers and precluding possible rental of the houses.	The long established role of Fota Island is as a tourist resort, and the Draft Plan supports the continued role of Fota as a tourism and recreation location.
Gortroe	MNDLAP 11/583	Seamus Lantry	This submission welcomes the inclusion of text encouraging the development of interpretive / observation facilities for Ballyvergan March. However, it requests that the Plan provide further guidance in the Red Barn and Youghal Environs sections of the plan and requests the inclusion of a site specific objective to facilitate the development of an interpretive facility on the subject lands.	Consideration has been given to the issues raised and an amendment to include additional text in the Youghal Environs and Redbarn sections of the plan is recommended.
Killeagh	MNDLAP 10/431	Glenbower Wood & Lake Ltd	This submission requests that Glenbower Wood be developed through path upgrades, signage improvements, designated family cycle paths, and in the long term, the reinstatement of the lake within the wood. An Enhancement Plan 2010-2015 is included setting out short to long term objectives and associated actions for the Wood.	While there is no conflict between the proposals for the Woods set out in the submission and the proposed zoning objective for the lands, an amendment to include additional supportive text in the plan is recommended.
Killeagh		Killeagh Historical Society	This submission is a duplicate of MDNLAP11/433.	This submission is a duplicate of MDNLAP11/433.
Killeagh	MNDLAP 10/433	Killeagh Historical Society	The submission requests that the lake and woods be restored, existing stone walls be preserved, the area behind Killeagh House be developed as a pitch and putt course, the Old Mill be restored, over head cables be run underground and street lighting and footpaths be extended, windows along the Main St. be of vernacular design, the entrance to the old protestant church be maintained, historical plaques erected and a new museum/ meeting room be developed at the old scout hall.	An objective has already been included to undertake a Village Design Statement that will address many of the issues raised.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
Killeagh	MNDLAP 11/554	Ricky Walsh, Walsh Group	The submission refers to a 14 acre site that currently has a valid planning permission for 122 residential units and 7 no. serviced sites and is the only one of 8 sites zoned in 2005 for residential development that remains undeveloped and without an identified flood risk. To allow Killeagh to expand in a sustainable manner this submission requests residential zoning on the lands currently zoned R-08 in the 2005 Plan are retained, or the LAP supports its development through the attaching of a specific zoning objective for the subject site.	The approach set out in the Draft Plan is not to identify zoned residential sites but rather to allow for a more flexible approach in terms of layout and design.
Killeagh	MNDLAP 11/562	Denis O'Sullivan & Associates	This submission questions the accuracy of the indicative flood risk map as it relates to Killeagh and in particular the T-01 site. It requests the revision or omission of Flood zone A which it is felt is based on information of insufficient engineering quality which will prejudice the appraisal of planning proposals on its merits. The inclusion of text requiring a detailed flood study is requested.	See Section 2.2 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
Knockraha	MNDLAP 11/519	O'Leary & O'Sullivan Developments Limited	This submission requests that lands in Knockraha be zoned for low density/ serviced sites and that the overall scale of development be increased to 44 additional units with no one proposal greater than 12 units.	The scale of development proposed in the Draft Plan is considered to be in keeping with the Ministerial guidelines on the scale of development in villages and the lands within the village boundary are already sufficient to achieve the scale of growth proposed.
Knockraha	MNDLAP 11/825	Knockraha Area Community Association Ltd.	This submission raises the following issues: no further housing should be developed until the treatment plant and pumping station are in place; storm water management is a problem; zoning of lands O-01 and C-02 is welcome but these may not come for sale and lands adjacent to Ard Abhann are on the market and could they be considered for recreational purposes; C-02 does not allow any space for parking if the community centre is extended and the site is not presently for sale; paragraphs 9.4.3 and 9.4.4 are in keeping	Consideration has been given to the issues raised and an amendment to the boundary of C-02 is recommended.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			with the views of the community.	
Leamlara	MNDLAP 11/498	Harrington, Michael	This submission requests the inclusion of lands within the development boundary of Leamlara.	Sufficient land has already been identified in the draft plan to cater for the growth target for the village.
Marino Point	MNDLAP 11/512	Ronayne Shipping Limited	This submission supports the draft objective in Ringaskiddy, DB-02 which proposes the relocation of the Port of Cork container and bulk goods facilities to Ringaskiddy, with the potential for supplementary facilities at Marino Point. The submission states that the preferred location for the Port should remain as Ringaskiddy and that the LAP should provide the policy context that will ensure that An Bord Pleanála can approve applications by the Port of Cork Company for strategic port infrastructure at Ringaskiddy.	Noted.
Marino Point	MNDLAP 11/667	Leeside Shipping Ltd.	This submission expresses strong support for the relocation of the Port of Cork container and bulk good facilities to Ringaskiddy, with the potential for supplementary facilities at Marino Point and acknowledges that enhanced port facilities are fundamental for the economic growth of Cork and the South West Region.	Noted.
Marino Point	MNDLAP 11/1095	Port of Cork Company	This submission welcomes the policy framework in the draft Plan for the relocation of port activities and requests a number of minor changes to clarify specific aspects of the policy and confirm the Council's support in principle for the Port's Strategic Development Plan. In relation to Midleton EA, the following changes are requested: (a) An amendment to the first bullet point in the X-01 objective for Marino Point to clarify that the requirement to confine development to the built footprint refers to new reclamation and does not preclude an increase in site coverage on the existing reclaimed area and to ensure the replacement or upgrading of existing industrial installations is not precluded;	Consideration has been given to the issues raised and amendments to the wording of the X-01 zoning objective in Marino Point, the wordings of the I-04 and X-01 objectives in Whitegate and the inclusion of additional text in Whitegate is recommended.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			<p>(b) an amendment to the area shown as susceptible to flooding at Marino Point to reflect the flood risk assessment provided by the Lee CFRAMS Study;</p> <p>(c) inclusion of an additional paragraph in Whitegate which recognises the need to provide new port facilities to cater for the additional port related activities to be developed within I-04 and X-01.</p> <p>(d) amendments to the I-04 and X-01 zoning objectives in Whitegate to include 'port-related activities and bulk liquid storage'.</p>	
Marino Point	MNDLAP 11/1104	Mills, Ray & Gordon	<p>This submission requests the zoning of lands at Marino to allow for the re-location of their existing business comprising a garage, car and van hire, car sales, car wash and petrol station facilities. It is considered that the zoning of the site would relieve traffic congestion in the town, provide better access to services for residents of Ballynoe and Rushbrooke, facilitate the removal of these uses from the town centre and provide an opportunity to develop some associated services adjacent to the proposed X-01 site at Marino Point.</p>	<p>Lands have been zoned for business use in Cobh Environs that would be more suitable for this development.</p>
Midleton	MNDLAP 11/443	Annette Curtain	N/A	Not relevant
Midleton	MNDLAP 11/580	O'Mahony, Anthony & Mary	<p>This submission requests that lands be included within the X-01 masterplan site in Midleton for medium and medium high density residential development.</p>	<p>See Section 2.2 above for response to issues raised in relation to the Draft Water Rock masterplan.</p>
Midleton	MNDLAP 11/590	Tom & Jane Cleere	<p>This submission requests the zoning of land in Midleton.</p>	<p>See Section 2.2 above for response to issues raised in relation to the Draft Water Rock masterplan.</p>
Midleton	MNDLAP 11/613	Seamus Geaney	<p>This submission requests that the subject lands be included in the X-01 designation in the Midleton Electoral Area Local Area Plan 2011 and that they subsequently be zoned for the provision of Low to Medium Residential development in the Masterplan for Water Rock.</p>	<p>See Section 2.2 above for response to issues raised in relation to the Draft Water Rock masterplan.</p>
Midleton	MNDLAP 11/633	Garde, John, Rena, Billy, Malcolm &	<p>This submission seeks clarification that the road shown on the Transportation</p>	<p>The indicative road line shown in the Water Rock masterplan is the</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
		Damian	Plan connecting Water Rock to Mill Road is redundant and that the Water Rock distributor road will connect to Mill Road through Tir Cluain estate as set out in the Water Rock Masterplan.	most up to date road line available for this route.
Midleton	MNDLAP 11/666	Ritford Ltd.	This submission requests that lands at Broomfield be omitted from the O-01 zoning and that the zoning of the lands be re-instated as residential.	Consideration has been given to the issues raised and an amendment to remove these lands from the O-01 zoning is recommended.
Midleton	MNDLAP 11/668	Blackpool Developments	This submission seeks a change to the mapping of the X-01 site and the re-instatement of the X-03 site as per the previous plan. It is requested that a number of development constraints on X-01 be recognised and reflected in the masterplan: the need to comply with S.50 Arterial Drainage licence conditions; the need for a major traffic light junction on the northern relief road; the presence of the noisy rail line; the height difference between the northern relief road and adjoining lands; and, the lack of funding for apartment development in an area like Midleton. A revised layout showing a mixed use development including retail, offices over commercial and high density housing is proposed.	Consideration has been given to the issues raised and an amendment to include these lands in a new special policy area zoning is recommended.
Midleton	MNDLAP 11/699	Residents of Ballinacurra	This submission raises the following issues: the lack of amenities in Ballinacurra; site C-01 is not suited for a school and zoning should be removed and a more suitable site on the western side of the village considered; proposals to close access to the N25 from the Lakeview roundabout and for a relief road east of Ballinacurra are completely unacceptable and an alternative route to the west should be considered; identification of the areas susceptible to flooding is welcome; environmental impacts from the inadequate sewerage system are a major problem; and, congestion in Midleton town is deterring use of the rail station by residents of Ballinacurra and in future large scale development should	Consideration has been given to the issues raised. Provision for new schools has been made in accordance with the population target for the town and the requirements of the Department of Education and Skills. See Section 2.5 above for response to issues raised in relation to the Midleton and Carrigtwohill Transportation Plan.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			be concentrated north of the N25.	
Midleton	MNDLAP 11/774	Midleton College	The submission requests the re-zoning of O-02 from open space to residential because the Midleton school is relocating recreational facilities outside of the town and the re-development of the existing school will provide integrated facilities. The reasons for the re-zoning are:- 1) integration into the fabric of the town 2) centrally located 3) surrounded by established housing 4) strengthen socio-economic profile of the town 5) release much needed funding for implementation of the new college 6) no net decrease in recreational facilities because of new college facilities 7) lands are accessible to public transport including cycling and walking and are capable of being fully serviced.	Sufficient lands have already been identified in the draft plan to cater for the growth target for the town. Furthermore, it is considered appropriate to protect and retain existing sports and recreation facilities in an accessible location to serve the needs of the wider community for the longer term.
Midleton	MNDLAP 11/788	Resource Property Investment Fund Plc	This submission makes the request for re-zoning of land currently being used as a service station (and small retail shop) in the existing built up area along the R630 road between Ballinacurra and Midleton. The submission requests re-zoning to a local (retail) centre to serve the local population. It states that the Retail Planning Guidelines requires local authorities to zone for local centres in their respective development or local area plans and states that this site would be suitable for this purpose because it is located in an area surrounded by existing and future residential land. Future development of the site could include expansion of the retail services, expanded foodcourt/restaurant/cafe uses and other ground floor uses.	The joint City and County Retail Strategy within the County Development Plan does not provide for the zoning of local centres in metropolitan towns. These lands are located within the existing built-up area and this allows for consideration of proposals on their merits.
Midleton	MNDLAP 11/800	Tesco Ireland Ltd.	This submission seeks the re-instatement of the town centre zoning to the area of the Market Green shopping centre so that its future development is not diminished by what might be perceived as a diminished zoning.	Consideration has been given to the issues raised and an amendment to re-instate the town centre zoning is recommended.
Midleton	MNDLAP 11/984	Irish Distillers Ltd	The Midleton Distillery is expanding due to international demand and the new plant and	Consideration has been given to the issues raised and an

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			equipment will be located within their present site in Midleton town. However, there is a need for an off-site maturation warehouse, which will be a Seveso use to be located approximately 12km north of Midleton in a forest area of Ballynora North. There is a need for additional text in the local area plan that will assist in supporting this planning proposal.	amendment to include additional supportive text is recommended.
Midleton	MNDLAP 11/1102	O'Flynn Construction Co.	This submission requests that the I-01 zoning objective is amended so as to remove reference to 'Stand-alone Industry' and to provide for a mix of Industry and Enterprise uses on the basis that this would remove ambiguity that may arise on appeal, investment has been restricted by the previous zoning and there is a need for a more flexible land use policy. It is also requested that the statement in relation to parts of the site being at risk of flooding be removed because of concerns regarding the approach to flooding and it is not accepted that there is any risk of flooding on the site.	Consideration has been given to the issues raised and an amendment to change the zoning from industrial to business use is recommended. See Section 2.2 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
Midleton	MNDLAP 11/1118	Keary, Bill	This submission requests the zoning of land at Castleredmond for Business use on the grounds that: they are easily serviced and accessed; no other lands are zoned for business use in Midleton; the lands have no practical function in terms of visual or recreational amenity; and, the zoning would complement existing uses.	These lands are located within the existing built-up area and this allows for consideration of proposals on their merits.
Midleton	MNDLAP 11/1168	Cashman, Michael	This submission states that on the basis of the basic site analysis carried out, there is no justification to the assumption that the flooding indicated in the Draft Plan will ever occur. On this basis, it is requested that the zoning of the lands be reinstated to low density residential as was the case in the 2005 SLAP.	See Section 2.2 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
Mogeely	MNDLAP 11/523	GMC Construction Ltd.	This submission requests that the village boundary be extended to include additional lands in Mogeely for serviced sites.	There is sufficient land within the village boundary to cater for the scale of growth proposed in the village.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
Mogeely	MNDLAP 11/867	GMC Construction Ltd.	This submission expresses concerns in relation to the accuracy of the areas susceptible to flooding shown on the flooding maps of Mogeely. It is considered that the maps are inaccurate as lands 3 to 4 metres lower to the south of the subject lands are not shown as at risk. The site has been surveyed by engineering surveyors which shows how inaccurate the map is as high ground is shown susceptible to flooding while lowlands are not. It is requested that the areas susceptible to flooding be removed from the adopted plans.	See Section 2.2 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
Mogeely	MNDLAP 11/1129	Dairygold	This submission requests that lands in Mogeely remain within the development boundary;	Noted.
Other	MNDLAP 11/627	Meitheal Mara	This submission raises issues in relation to the need for an integrated approach to the planning and development of Cork Harbour, the need for better and increased access to the water and the need to recognise the heritage value of the city and harbour. The requirement for Slips is outlined and specific proposals for 8 locations in Midleton EA are requested as well as a general objective for all maritime areas.	Consideration has been given to the issues raised and an amendment to include additional text on the value of the harbour and the need for access to the water is recommended.
Other	MNDLAP 11/768	Rossdale Enterprises	This submission identifies a number of general issues:- 1) Make maximum use of the existing infrastructure 2) Utilise areas with existing infrastructure as a priority 3) Use both public and private sources of funding through use of compulsory purchase powers by the local authority and offset any expenditure against development charges of private sector public realm projects.	Noted.
Other	MNDLAP 11/1141	Department of Education and Skills	This submission outlines the information used to calculate educational infrastructural requirements and based on the population targets for the main towns in the Draft Plan, the submission identifies the requirement for new schools in those settlements. Reference is made to technical guidance Document - 025 and the guidelines titled Sustainable	See Section 2.3 above for response to issues raised in this submission.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			Residential Development in Urban Areas in relation to site suitability. It is also requested that, where possible, lands adjacent to existing schools should be protected so as to allow for expansion of these schools if required.	
Other	MNDLAP 11/1146	National Roads Authority	<p>The NRA are concerned that the EA LAPs have not taken into consideration the following points:-</p> <ol style="list-style-type: none"> 1. The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities; 2. More explanation and transparency in respect of how the population and household figures were derived; 3. No details of the current national road schemes; 4. The distinction between strategic traffic on national roads and local traffic on non national roads; 5. Additional traffic at major national road junctions' from new business zoning. <p>In relation to Midleton EA, concerns are expressed that: the LAP and draft masterplans have not fully embraced the principles of the Spatial Planning and National Roads Guidelines; the cumulative impact of development in Carrigtwohill and Midleton on the Dunkettle interchange has not been assessed; the procedure set out in the Guidelines in relation to new connections to the N25 has not been adhered to; specific zonings of concern include E-02, E-03, E-04, B-02, B-03 in Carrigtwohill, X-01, X03, I-05 & E-05 in Midleton and B-01 in Castlemartyr and B-01 in Killeagh.</p>	See Section 2.3 above for response to issues raised in this submission.
Other	MNDLAP 11/1153	Bus Eireann	<p>Historically and recently, land use policies have promoted modal shift to public transport. It is important to enhance the public transport trip experience to via infrastructural improvements to assist this shift.</p> <p>PUBLIC TRANSPORT GOALS</p> <ul style="list-style-type: none"> • Provision of reliable journey times • Provision of a wide range of 	Noted.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			<p>destinations</p> <ul style="list-style-type: none"> • Appropriate frequency / headway • Convenience of use (information, ticketing, etc.) <p>Adequate bus priority measures and infrastructure are required to be provided.</p> <p>SPECIFIC OBJECTIVES</p> <p>Important in the provision of high quality public transport are:</p> <ul style="list-style-type: none"> • Well designed bus stops • Disabled accessible bus stops, including wheelchair accessibility • Easy of access for buses to urban bus stops • Safety, in terms of design and location, is of paramount importance at school settings • Use of parking restrictions and one-way systems in urban areas to assist free-flow for buses • Consideration of use of road hard shoulders when exiting & entering urban areas <p>IMPLEMENTATION</p> <p>Public transport needs must be integrated into the planning process, as follows:</p> <ul style="list-style-type: none"> • Bus lanes in urban areas • Well positioned and accessible bus stops • Bus lanes on motorways • Bus priority at traffic signals • Linking traffic signals with bus based AVL • Control of parking • Traffic calming • Pedestrian zones <p>ADDITIONAL ISSUE</p> <p>Provision for the overnight parking of buses for early morning departures in outlying towns should be made.</p>	
Other	MNDLAP 11/1161	Office of Public Works	<p>The submission welcomes the approach taken to flooding and recommends a number of changes:</p> <p>Section 1.7.7 – broaden the list of information to include, where applicable, reports or flood maps from localised flood studies. Section 1.7.9 - references to the Draft Indicative Flood Extent Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text describing Flood Zone B</p>	See Section 2.2 above for response to issues raised in this submission.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			<p>should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A. Objective FD1-4 - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. Zoning Objectives - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals shall / should be accompanied by an FRA.</p> <p>All settlements - Plan should note that "possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate. Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even through they are almost entirely within both Flood Zones A and B). Justification Test be fully applied to confirm the suitability of such zoned sites.</p>	
Other	MNDLAP 11/1162	Department of Transport	<p>Highlights the crucial role of transport in the economic and social development of the country. LAP's should take account of the Governments Smarter Travel Policy. It sets targets for modal shift, a reduction in transport emissions and easing of congestion. Address the need for an alignment of spatial planning and transport. Also encourages more sustainable forms of transport. Needs to be a radical shift in emphasis in how cycling and walking is provided in the future including the need to promote more compact urban forms, provision of safe cycling routes to schools and identification of inter urban cycling networks. The relevance in the LAP of the vision of the National Cycle Policy Framework (NCPF) to</p>	See Section 2.3 above for response to issues raised in this submission.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			create a cycling culture in Ireland is highlighted. Would welcome greater emphasis in the LAP on the Smarter Travel Policy and its implications.	
Other	MNDLAP 11/1163	Department of the Environment, Heritage & Local Government	<p>Submission complements the Council on its approach to setting housing targets in villages, revised zoning categories and definitions, introduction of a clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network.</p> <p>Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAP's policies (in particular Phasing of development, towns/village growth balance, growth in CASP Ring) are aligned with it.</p> <p>Note that AA should be undertaken at the draft LAP stage.</p> <p>Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime or rezoning is required. Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved.</p> <p>Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls.</p> <p>Suggest that specific policies and objectives on archaeological heritage should be included in LAP's. Specific comments are made about Architectural Heritage in some LAP's expressing the need for greater clarity.</p> <p>Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed.</p>	See Section 2.3 above for response to issues raised in this submission.
Other	MNDLAP 11/1164	Irish Farmers' Association	The submission raises a number of issues relating to the agriculture industry; namely:-	See Section 2.4 above for response to issues raised in this

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			<p>1. The LAP's need to emphasize the role to be played by a vibrant agriculture and food industry in the resurrection of the economy in the future.</p> <p>2. There needs to be a solid commitment in the plans to improve rural infrastructure such as access roads and high speed broadband services.</p>	submission.
Other	MNDLAP 11/1165	O'Flynn Construction	<p>The submission raises a number of general issues in relation to the review of the local area plans:</p> <p>1. The changes to the zoning regime has introduced too many special policy areas (X-01) and have removed the established zoning category so that it is impossible to tell what mix of uses might be acceptable and this results in a dilution of the planning policy framework.</p> <p>2. Council should take regard of market needs (lower densities) in terms of house type and location when considering the nature and spatial distribution of zoned residential land.</p> <p>3. Consideration should be given to the preparation of more comprehensive list of infrastructure projects to be considered under the General Contribution Scheme and adopt an approach of reinvesting the development contributions in the area where they were collected.</p> <p>4. Local Area Plans should establish clear objectives to ensure the enhancement of residential amenity through the possibility of monetary contributions in lieu of the Recreation and Amenity Strategy; a more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county.</p> <p>5. Cork County Council should call for a national review of policy on planning gain and should review its own policies on planning gain in regard to the provision of Part V, recreation and amenity strategy and monetary contributions.</p>	Noted.
Other	MNDLAP 11/1166	Construction Industry Federation	Minimise use of Masterplans, IAPs Infrastructure deficits	See Section 2.4 above for response to issues raised in this

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			<p>Significant development constraints in key areas. Infrastructure investment LAP review within 6 yrs Flexibility required in smaller settlements Underperformance of Cork City should be accommodated within Metropolitan Cork Flooding - Extreme, based on imprecise data Inequitable to de-zone lands or identify existing build up areas as being at flood risk No deletion of zoning in smaller settlements Zoning be retained where the developer has permission or has progressed an application. Inflexible approach taken Amend specific target population growth to c. target Guidelines allow for greater growth than envisaged in LAPs. Limiting growth will limit the provision of services. No demand for higher densities outside of urban location & special sites. Review density targets Future funding of infrastructure cannot be largely borne by private sector. Windfall tax legislation impacts on amended zonings. Greater flexibility required in the provision of crèches. Review of development contributions is required. Preparation of a more comprehensive list of infrastructural projects to be considered would provide greater certainty to developers and investors Planning gain policies will stifle economic recovery and requires review. Confusion arises where the Draft Indicative Flood Extent Maps overlie zoned land use objectives. Requirement for improved linkage between LAPs and CDP.</p>	<p>submission.</p>
Other	MNDLAP 11/1256	Environmental Protection Agency	<p>The EPA's submission relates to four areas as follows: a) Integration of environmental considerations in the landuse plans, b) General comments on the EALAP Environmental Reports c) General comments on the EALAPS and d) Specific</p>	<p>See Section 2.3 above for response to issues raised in this submission.</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			<p>comments on the EALAPs. The EPA include a number of key recommendations to be included in the plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans.</p> <p>The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in each of the EALAP Environmental Reports and the need to better address and incorporate in the Draft EALAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p>	
Other	MNDLAP 11/1262	Department of Communications, Energy and Natural Resources	This submission states that they have no comments/ observations to make.	Noted.
Shanagarry/ Garryvoe	MNDLAP 11/444	Garde, Andrea	The submitter is in agreement with the change in zoning to remove X-01 and replace with permanent dwellings whilst adhering to objective DB-01.	Noted.
Shanagarry/ Garryvoe	MNDLAP 11/795	Martin, Mary	This submission requests the omission of lands from the development boundary of Shanagarry reflecting the refusal of permission on the site by An Bord Pleanala.	Amendment of the boundary as proposed is not supported as the land is considered to have a role to play in the future development of the village.
Spike Island	MNDLAP 11/1186	Loftus, Kevin	This submission proposes that an aquarium be included as an added attraction to Spike Island.	Noted.
Whitegate & Aghada	MNDLAP 11/449	PSE Kinsale Energy Limited	The submitter proposes amendments to the plan to reflect the strategic significance of their operations to East Cork and Ireland.	An amendment to include revised text is recommended.
Whitegate & Aghada	MNDLAP 11/450	Garne, Andrew	The submitter objects to the X-01 zoning in Whitegate on the following grounds; the area drains into Cork Harbour SPA and an 'Appropriate Assessment' is required, it is of a scale that is out of keeping with the current industrial area, the area is underlain by locally important aquifers, the impact on adjoining residential	Consideration has been given to the issues raised and an amendment to the wording of objective X-01 is recommended.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			properties, the site should be for renewable energy only, it conflicts with the Environmental Report which favours the re-use of brownfield lands, it will have a detrimental impact on designated scenic routes, and noise impacts.	
Whitegate & Aghada	MNDLAP 11/471	Nagle, Jenny	The submitter objects to the rezoning of land for Objective X-01 due to the threat to the health and safety of residents from the storage of fuel and chemicals and risk to Cork Harbour SPA and the scenic amenity of the area.	Consideration has been given to the issues raised and an amendment to the wording of objective X-01 is recommended.
Whitegate & Aghada	MNDLAP 11/477	William Savage and Mary Rose Day	This submission proposes that the I-04 zoning be extended and that the zoning objective be broadened to facilitate the development of small to medium scale energy related uses similar to zoning objective I-01.	The lands outlined on the map attached to the submission are already included within the I-04 site. Land has already been identified for small to medium scale development which is considered sufficient for the lifetime of the plan.
Whitegate & Aghada	MNDLAP 11/493	Musgrave, Darragh	The submitter objects to the zoning of site X-01 on the following grounds; the visual impact on the landscape, there is inadequate road, water and sewage treatment infrastructure capacity, the objective needs to be more specific on what is and what is not an acceptable development, associated traffic would have to pass through residential areas and the existing road network is inadequate, the lands drain to the Cork Harbour SPA and water quality would be at risk, the site could have a Seveso designation, and it needs to be demonstrated that alternative sites have been considered.	Consideration has been given to the issues raised and an amendment to the wording of objective X-01 is recommended.
Whitegate & Aghada	MNDLAP 11/501	Tait, Jim	This submission expresses concern in relation to the development of the X-01 site for fossil fuel related development but is supportive of the zoning if the emphasis were on renewable energy and a wind farm could be established on the land.	Consideration has been given to the issues raised and an amendment to the wording of objective X-01 is recommended.
Whitegate & Aghada	MNDLAP 11/506	ESB	The submission requests that the established developed area of the ESB landholding be zoned for 'Industrial' use and that the zoning on the southern part of the ESB lands be changed from	Consideration has been given to the issues raised and an amendment to re-instate the industrial zoning is

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			Open space/ sports/ recreation/ amenity to 'Industrial' use.	recommended.
Whitegate & Aghada	MNDLAP 11/521	Phillips, Colleen	The submitter objects to the X-01 zoning in Whitegate on the following grounds; the area drains into Cork Harbour SPA and an 'Appropriate Assessment' is required, it is of a scale that is out of keeping with the current industrial area, the area is underlain by locally important aquifers, the impact on adjoining residential properties, the site should be for renewable energy only, it conflicts with the Environmental Report which favours the re-use of brownfield lands, it will have a detrimental impact on designated scenic routes, and noise impacts.	Consideration has been given to the issues raised and an amendment to the wording of objective X-01 is recommended.
Whitegate & Aghada	MNDLAP 11/595	Inch Residence Group (IRG)	This submission raises concerns in relation to the X-01 zoning in Whitegate on the following grounds: the scale and lack of clarity over what could be developed on the site; the impact on the visual amenity of the area; and, the lack of capacity of supporting infrastructure.	Consideration has been given to the issues raised and an amendment to the wording of objective X-01 is recommended.
Youghal	MNDLAP 11/515	Farrell, Michael	This submission requests that lands at Parkmountain retain their residential zoning.	Consideration has been given to the issues raised and an amendment to change from business to residential use is recommended.
Youghal	MNDLAP 11/516	Farrell, Michael	This submission requests that lands at Parkmountain retain the current industrial zoning.	The proposed zoning on these lands is for Business use in the Draft Plan. It is important that adequate lands be retained for business development to support the jobs necessary to sustain the population growth targeted to the town.
Youghal	MNDLAP 11/698	Youghal Chamber	This submission raises the following issues: concern about the zoning of just one site for industrial development; infilling of low lying lands in Summerfield focused on tourism should be encouraged; proposals for caravan and camping site land uses in Redbarn is welcomed and additional sites in the Strand area would be a good addition;	Noted.

Settlement	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			community facilities are required at the southern end of the town and a health care and additional nursing homes are required; there is a requirement for low density/ serviced sites; the change in zoning from residential to business at Parkmountain will jeopardise the completion of housing on adjoining lands; and, the commissioning of the feasibility study on the re-location of the Port is strongly recommended.	
Youghal	MNDLAP 11/816	Mullane, Michael & White, Paul	This submission requests the zoning of lands with a special zoning objective for tourism related uses and providing for the protection of the remaining Youghal Brickworks structure. The submission requests the removal of the site from the lands identified as at risk of flooding as the lands are not part of the floodplain and levels on the lands have been raised in accordance with a grant of planning permission and therefore cannot be at risk of flooding.	Consideration has been given to the issues raised and an amendment to include a new special policy area zoning is recommended. See Section 2.2 above for response to issues raised in relation to the Draft Indicative Flood Extent Mapping.
Youghal	MNDLAP 11/1061	Mullane, Michael & Paul White	This submission is a duplicate of MNDLAP11/816.	This submission is a duplicate of MNDLAP11/816.

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

Proposed Amendments to the Draft Midleton Electoral Area Local Area Plan

This appendix sets out the County Manager's recommendations for the material changes to the Midleton Electoral Area Local Area Plan (Public Consultation Draft – November 2010). These changes have come about following consideration of the submissions and observations received from members of the public and statutory bodies and also from internal deliberations on specific issues.

The preparation of this appendix is an important part of the process that the Council has followed in order to meet the requirements for the preparation of the new local area plans as set out in section 20 of the Planning and Development Acts. These recommendations will become part of the formal amendment proposals to be issued for public consultation unless the Elected Members of the County Council pass a resolution to the contrary within the time allowed under the Acts (Tuesday 5th April 2011). Once public consultation is completed on all the proposed amendments, the final decision on whether or not they should be included in the plan will be made by a resolution of the Elected Members of the Council. Resolutions in relation to all these matters need to be made by at least 50% of the elected members of the Planning Authority. In making the plan, the Council must confine itself to considering the issues of proper planning and sustainable development.

In addition to the material changes detailed in this document, a number of non material changes relating to the procedural and factual content (including factual matters, links and references to objectives in the County Development Plan 2009, the inclusion of mapped information already shown in the County Development Plan 2009 and further information concerning the environmental effects of the plan) will be included in the plan before it is finalised.

This appendix should be read in conjunction with the public consultation draft of the plan as published in November 2010.

List of Draft Proposed Changes

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	Section One: Introduction	
MN 01.10.01	<p>Amend the wording of objective GB1-1 part (b) so as to read as follows:</p> <p>Objective GB 1-1</p> <p>Green Belts Around the Ring and County towns</p> <p>(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.</p> <p>(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. <i>Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</i></p> <p>(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.</p> <p>(d) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(e) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective RCI 9-3 of the Cork County Development Plan 2009.</p>	10
MN 01.06.01	<p>Insert new paragraphs after Paragraph 1.6.4</p> <p>Transitional Issues Affecting Development</p> <p>In some villages, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the 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.</p>	5

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	<p>Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 01.06.02	<p>Insert a new objective following the previous amendment:</p> <p>Existing Planning Permissions – Transitional Issues</p> <p>Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	5
MN 01.07.01	<p>Insert the following new paragraph following paragraph 1.7.9</p> <p>Notwithstanding the approach taken to the preparation of the 'Indicative Flood Extent Maps', in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	7
MN 01.07.02	<p>Replace paragraph 1.7.10 with the following:</p> <p>1.7.10 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.</p> <p>With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005 plan, then, generally, the zoning</p>	7

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	<p>has been discontinued in this plan.</p> <p>However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 01.07.03	<p>Replace Paragraph 1.7.12 with the following:</p> <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the 'Indicative Flood Extent Maps' shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> ○ An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps. ○ A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search). ○ An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAMS or other detailed study they can be relied on to a greater extent than if they are from other sources. ○ Site cross sections or spot levels, including the river and surrounding lands. ○ Description of the site and surrounding area, including ground conditions, 	7

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	<p>levels and land use.</p> <ul style="list-style-type: none"> ○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area. ○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> - further study; - revision of proposals to avoid area shown at risk of flooding; or - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B). <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 01.07.04	<p>Add the word “detailed” before site-specific in paragraph 1.7.13</p> <p>Note: This change refers to the text of the Draft Plan.</p>	8
MN 01.07.05	<p>Replace Objective FD 1-4 with the following:</p> <p style="text-align: center;">Development in Flood Risk Areas</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph [see preceding change] of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	8
Section Two: Local Area Strategy		
MN 02.02.01	<p>Inclusion of additional text after paragraph 2.2.39 in relation to the amenity and heritage value of Cork Harbour and the need for better and increased access to the water. The text shall read as follows:</p> <p>2.2.40 Midleton is one of the three electoral areas surrounding Cork Harbour. As the second largest natural harbour in the world, Cork Harbour makes an important economic, environmental and recreational contribution to Cork City and the wider Metropolitan Cork area. As well as its role as a traditional port, the harbour has an extensive maritime and military history which is the basis for a strong tourism product e.g. Spike Island, enhanced by the cruise liner terminal facilities in Cobh.</p> <p>2.2.41 The Harbour as a recreational resource cannot be underestimated. In recognition of this, the Council have developed the ‘Marine Leisure Infrastructure Strategy for the Southern Division of Cork County Council 2010-2020’, which includes Cork Harbour. This Strategy includes actions to promote high quality infrastructure, good water quality and improvement to key access points. Marine leisure activity audit maps and location audit factsheets and maps have also been prepared as part of the Strategy.</p> <p>2.2.42 Gaining access to the water is seen as an increasingly difficult issue for recreational users of the harbour. A number of locations in the Midleton Electoral Area that would benefit from improved access facilities to the water have been identified including Cobh Environs, Whitegate/ Aghada, Carrigaloe, Fota Island, Haulbowline, Spike Island, East Ferry and Ballinacurra. In addition, opportunities for a range of water and land based activities around the Harbour have also been identified and mapped as part of the Marine Leisure Infrastructure Strategy.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	16
MN 02.02.02	<p>Amend the wording of objective LAS 2-1 as follows:</p>	16

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	<p>Objective LAS 2-1</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 <i>is in place which will</i>, that will help secure the objectives of the relevant River Basin Management Plan <i>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.</i> , is already in a programme or is to be provided in tandem with the development.</p> <p><i>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.</i></p> <p><i>Any new or increased water abstractions from within the Blackwater River Special Area of Conservation will need to be supported by an Appropriate Assessment.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 02.02.03	<p>Inclusion of additional wording and a new Environment objective LAS 2-2 after paragraph 2.2.64. The text and objective will read as follows:</p> <p>2.2.65 Achieving the population targets and supporting development proposed in this plan will require the development and implementation of a range of sustainable measures to ensure the integrity of the biodiversity of the area is protected.</p> <p>Objective LAS 2-2</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, that will help secure the objectives of the relevant River Basin Management Plan, is already in a programme or is to be provided in tandem with the development.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	17
MN 02.02.04	<p>Include a new objective as follows:</p> <p>Objective LAS 2-3</p> <p>It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with ENV 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	18
MN 02.02.05	<p>Include a new objective as follows:</p> <p>Objective LAS 2-4</p> <p>It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	18
MN 02.02.06	<p>Inclusion of new text and an objective following paragraph 2.2.53 which seeks to maintain the capacity and safety of the existing N25 and also protect areas for the future N25 Midleton-Youghal road scheme. The text and objective will read as follows:</p> <p>2.2.54 The N25, as part of the Atlantic Corridor, is the subject of major on line</p>	17

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	<p>improvement works and design work on the Midleton to Youghal section is underway. As a national route it is important that the capacity and safety of the existing N25 be safeguarded and that areas of concern for the future N25 Midleton-Youghal scheme be protected.</p> <p>Objective LAS 2-5</p> <p>It is an objective of this plan to safeguard the capacity and safety of the N25 and to protect the lands necessary for the implementation of the upgraded N25 Atlantic Corridor road scheme between Midleton and Youghal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
	Section Three: Settlements and Other Locations	
	Carrigtwohill	
MN 03.01.01	<p>Re-instatement of industrial zonings on the IDA industrial estate and the Millipore site containing established industries in order to support the continued operation, and where necessary, the expansion of these establishments. The new objectives will read as follows:</p> <p>Objective I-05 Maintain existing industrial uses.</p> <p>Objective I-06 Maintain existing industrial uses.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	28
MN 03.01.02	<p>Removal of lands from the X-01 masterplan boundary and inclusion of these lands in the existing built-up area.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	34
MN 03.01.03	<p>Zoning of lands within the development boundary for Business use to reflect the extant permission on the site. The objective will read as follows:</p> <p>Objective B-04</p> <p>Business development excluding non-retail general offices and car showrooms. Proposals for the site will have due regard to impacts on the nearby Great Island Channel SAC and shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	29
MN 03.01.04	<p>Amend the C-01 zoning so as to exclude the permitted playing pitch.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	29
MN 03.01.05	<p>Inclusion of a new open space zoning O-05 to include the water feature at Castlelake and the permitted playing pitch on adjoining lands. The objective will read as follows:</p> <p>Objective O-05</p> <p>Active and passive open space.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	31

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MN 03.01.06	<p>Inclusion of additional lands within the T-03 town centre zoning to reflect extant permissions.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	34
MN 03.01.07	<p>Inclusion of additional lands within the T-02 town centre zoning.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	34
MN 03.01.08	<p>Amend paragraph 1.4.27 to include text in relation to alternative opportunities for school sites in the town. The paragraph will now read as follows:</p> <p>1.4.27 Two new primary schools and one new post-primary school have been included in proposals set out in the Draft Masterplan for the lands north of the rail line. This will be sufficient to cater for the demand for new school places arising from the population targets for the town. <i>However, given the long term nature of the masterplan project and the need to address the lack of a post primary boy's school in the town in the shorter term, consideration will be given to the development of a post-primary school on other suitable lands, including zoned lands, in the town, subject to proper planning and sustainable development considerations.</i> The two existing national schools in the town are located on the Main Street on restricted sites and in late 2009 planning permission was granted to the Boards of Management of both schools for a new two-storey 24 classroom school on a site adjoining the Castlelake development. As pressure is likely to increase on the existing schools in the short term in line with population growth, the need for a new school site will become increasingly important and so this plan provides for its protection.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	29
MN 03.01.09	<p>Inclusion of additional lands within the B-02 business zoning.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	34
MN 03.01.10	<p>Inclusion of additional text in paragraph 1.3.6 in relation to lands at Fota Business and Retail Park. The paragraph will now read as follows:</p> <p>1.3.6 The provision of a second rail passenger station at Carrigtwohill West will enhance employment opportunities in the station catchment. <i>This includes the site of the Fota Business and Retail Park. There is a complex planning history on this site, of which some elements of the development have been constructed, including some retail warehousing, offices and a recently operational temporary drive-in cinema. In this context it is considered appropriate that these lands remain part of the existing built-up area. Should all or part of these lands become available for development in the future, they would be best utilised for uses with a higher employment density such as office based industry, R&D, and technology uses. Convenience retailing, other than on a local/ancillary scale to any station development, or other uses that would undermine the primacy of the town centre would not be appropriate. Pedestrian and cyclist connectivity with any rail passenger station should also be maximised.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	25
MN 03.01.11	<p>Change to the wording of specific objective I-01 industrial zoning so as to remove the requirement for a buffer of a particular size. The zoning objective will now read as follows:</p> <p>Objective I-01</p> <p>Industrial type activities including warehousing and distribution. <i>High quality structural landscaping</i> A tree planted buffer a minimum of 20m wide shall be provided along the western site boundary as part of a comprehensive landscaping scheme for the site and shall also include proposals to minimise the impact on</p>	27

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	<p>existing residential properties on the eastern site boundary.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.01.12	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Carrigtwohill.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	34
MN 03.01.13	<p>Inclusion of additional wording on the need for a mobility management plan and parking strategy and in relation to the adjoining nature conservation designations in the E-02 zoning objective. The specific objective E-02 will now read as follows:</p> <p>Objective E-02</p> <p>Office based industry, Research and Development and technology uses. Proposals shall optimise connectivity with the proposed rail passenger station at Fota Business and Retail Park, particularly for pedestrians and cyclists. Consideration shall be given in any proposals to the SAC located to the north west and south of the site and A significant landscaped buffer shall be provided along the western site boundary. <i>Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i></p> <p><i>This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments. New developments which involve industrial discharges will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	28
MN 03.01.14	<p>Inclusion of additional wording on the need for a mobility management plan and parking strategy and in relation to the adjoining nature conservation designations in the E-03 zoning objective. The specific objective E-03 will now read as follows:</p> <p>Objective E-03</p> <p>Office based industry to include the provision of landmark buildings at this strategic location for the town. <i>Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i></p> <p><i>This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments. New developments which involve industrial discharges will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	28

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	Note: This change refers to the text of the Draft Plan.	
MN 03.01.15	<p>Inclusion of additional wording on the need for a mobility management plan and parking strategy in the E-04 zoning objective. The specific objective E-04 will now read as follows:</p> <p>Objective E-04</p> <p>Office based industry to include the provision of landmark buildings at this strategic location for the town. <i>Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	28
MN 03.01.16	<p>Inclusion of additional wording on the need for a mobility management plan and parking strategy and in relation to the adjoining nature conservation designations in the B-02 zoning objective. The specific objective B-02 will now read as follows:</p> <p>Objective B-02</p> <p>Business development. Proposals should include a 20 metre tree planted buffer and screening to protect views from the N25. <i>Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i></p> <p><i>This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	29
MN 03.01.17	<p>Inclusion of additional wording on the need for a mobility management plan and parking strategy and in relation to the adjoining nature conservation designations in the B-03 zoning objective. The specific zoning objective B-03 will now read as follows:</p> <p>Objective B-03</p> <p>Business development. <i>Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	29
MN 03.01.18	<p>Inclusion of additional wording on the need for a mobility management plan and parking strategy in the I-03 zoning objective. The specific objective I-03 will now read as follows:</p> <p>Objective I-03</p> <p>Industrial development including the provision of high quality strategic landscaping around the boundary of the site, with particular attention paid to proposed and established residential development to the west and south. <i>Proposals for development shall be accompanied by a mobility management plan and parking</i></p>	28

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	<p><i>strategy that optimizes modal shift to rail, cycling and walking.</i></p> <p><i>This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.01.19	<p>Inclusion of additional wording on the need for a mobility management plan and parking strategy in the I-04 zoning objective. The specific zoning objective I-04 will now read as follows:</p> <p>Objective I-04</p> <p>It is an objective of this plan to reserve this strategic site for large stand-alone high quality industrial development.</p> <p>This site will be reserved and protected in the longer term for an industrial development of regional or national economic importance.</p> <p>The following criteria will need to be addressed in the development of the site:</p> <ul style="list-style-type: none"> • Road improvements required to the National Primary network including a new grade separated interchange with the N25, • Road improvements to the local road network. These routes should be capable of providing public transport to connect the site with the town centre and railway station and adequate land should be reserved to facilitate likely future traffic growth; • The need to set aside land for a passenger station to serve the proposed development in the medium or longer term, subject to the selection of an agreed location in consultation with Iarnród Éireann; and • A landscaping and tree planting scheme will be implemented to enhance the setting of the development; and • A detailed Traffic Impact Assessment (TIA), <i>Mobility Management plan and parking strategy that optimizes modal shift to rail, cycling and walking</i> will also be required. <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	28
MN 03.01.20	<p>Amendment to the wording of specific objective I-04 by removing the word ‘an’ to provide clarification that consideration can be given for more than a single user.</p> <p>Objective I-04</p> <p>It is an objective of this plan to reserve this strategic site for large stand-alone high quality industrial development.</p> <p>This site will be reserved and protected in the longer term for an industrial development of regional or national economic importance.</p> <p>The following criteria will need to be addressed in the development of the site:</p> <ul style="list-style-type: none"> • Road improvements required to the National Primary network including a new grade separated interchange with the N25, • Road improvements to the local road network. These routes should be capable of providing public transport to connect the site with the town centre and railway station and adequate land should be reserved to facilitate likely future traffic 	28

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	<p>growth;</p> <ul style="list-style-type: none"> • The need to set aside land for a passenger station to serve the proposed development in the medium or longer term, subject to the selection of an agreed location in consultation with Iarnród Éireann; and • A landscaping and tree planting scheme will be implemented to enhance the setting of the development; and • A detailed Traffic Impact Assessment (TIA) will also be required. <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.01.21	<p>Amend the wording of objective DB-02 so as to read as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of the Great Island Channel Special Area of Conservation and Cork Harbour Special Protection Area, needs to</i> must be provided <i>and be operational in advance of the commencement of any discharges from in tandem with</i> the development, and where applicable protect the integrity of Natura 2000 sites. <i>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.</i></p> <p>(b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	26
MN 03.01.22	<p>Include a new objective for Carrigtwohill, DB-12 that will read as follows:</p> <p><i>Objective DB-12</i></p> <p><i>Carrigtwohill is situated adjacent to Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation. This plan will protect the favourable conservation statuses of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be 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 these.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	27
MN 03.01.23	<p>Amend specific objective DB-01 as follows:</p> <p>Taking account of development already completed or under construction, it is an objective of this plan to secure the development of 4,312 new dwellings in Carrigtwohill over the lifetime of the plan in order to facilitate the <i>sustainable</i> growth of the town's population to 12,012 people over the same period.</p> <p>These will be provided through the development of land for which planning permission has already been granted and by the development of land designated for development in this plan.</p>	26

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	Note: This change refers to the text of the Draft Plan.	
	Cobh Environs	
MN 03.02.01	<p>Inclusion of a new special policy area zoning and objective at Ticknock. The specific objective X-02 will read as follows:</p> <p>Objective X-02</p> <p>It is an objective to provide for a mixed use development comprising some or all of the following uses; a primary healthcare centre, convenience retail, a garden centre and children's adventure play centre. Comparison retail or other town centre uses are not appropriate. Proposals shall make provision for an access of distributor road standard to the X-01 site and which involves rationalising of access points on to the neighbouring regional road with existing adjoining development.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	40
MN 03.02.02	<p>Alteration to the development boundary around the clubhouse of the old Cobh golf club at Ballywilliam.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	42
MN 03.02.03	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Cobh.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	42
MN 03.02.04	<p>Amend the wording of the objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Cork Harbour Special Protection Area, must needs to be provided and be operational in advance of the commencement of any discharges from the development. in tandem with the development, and where applicable protect the integrity of Natura 2000 sites. 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.</i></p> <p>(b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal. New development will be contingent, in the interim on the upgrade of the North Cobh Sewerage Scheme, and in the longer term, on the provision of the Lower Harbour Sewerage Scheme.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	39
MN 03.02.05	<p>Amend the wording of specific objective DB-01 as follows:</p> <p>Taking account of development already completed or under construction, it is an objective of this plan to secure the development of 1,941 new dwellings in Cobh Environs over the lifetime of the plan in order to facilitate the <i>sustainable</i> growth of the town's population to 14,543 people over the same period.</p> <p>These will be provided through the development of land for which planning permission has already been granted and by the development of land designated for development in this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	39

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Midleton Environs		
MN 03.03.01	<p>Re-instatement of town centre zoning on Market Green site within the town. The town centre zoning T-01 will read as follows:</p> <p style="padding-left: 40px;">Objective T-01</p> <p style="padding-left: 40px;">Town centre development. Consideration will be given to the siting of a primary school on part of this site subject to proper planning and sustainable development considerations.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	50
MN 03.03.02	<p>Removal of lands from the O-01 open space zoning, alteration of the specific objective O-01 and inclusion of these lands in the existing built-up area. The wording of the O-01 specific objective will now read as follows:</p> <p style="padding-left: 40px;">Objective O-01</p> <p style="padding-left: 40px;">Passive open space for informal recreation. This area, consisting predominantly of open green land, forms an important visual part of the local setting around the entrance to Broomfield Village as well as acting as a buffer to the railway line.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	49
MN 03.03.03	<p>Removal of lands from the X-01 masterplan site and inclusion of these lands in a new special policy area objective, X-05. The new zoning objective X-05 will read as follows:</p> <p style="padding-left: 40px;">Objective X-05</p> <p style="padding-left: 40px;">It is an objective to develop this area for a mixed use residential and office development. Provision may also be made for;</p> <ul style="list-style-type: none"> • small scale retail units at ground floor level, • commercial and residential uses at upper floor levels appropriate to a mixed use urban neighbourhood. <p style="padding-left: 40px;">Access to these lands shall be from a single access on to the Northern Relief Road. Pedestrian and cyclist linkages shall be provided along the Owenacurra River.</p> <p style="padding-left: 40px;">Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	52
MN 03.03.04	<p>Amend the wording of paragraph 3.3.10 and include additional text after this paragraph in support of the growth of Midleton Distillery. The text will now read as follows:</p> <p style="padding-left: 40px;">3.3.10 Midleton Distillery, on the east side of the town centre, is designated under the Major Accidents (Seveso) Directive and may constrict development on this side of the town. The Distillery is a major local employer and has significantly expanded its operations in Midleton over the previous plan period. Further potential to expand may be limited at its current site and the Council may have to give consideration to further off-site development of the Distillery's operations.</p> <p style="padding-left: 40px;">3.3.10 Midleton Distillery, on the east side of the town centre, is designated under the Major Accidents (Seveso) Directive and may constrict development on this side of the town. The Distillery is a major local employer and has significantly expanded its operations in Midleton over the previous plan period. Further potential to expand may be limited at its current site and the Council may have to give consideration to further off-site development of the Distillery's operations.</p> <p style="padding-left: 40px;">3.3.11 In order to meet growing demand for Irish Whiskey (in particular Jameson) Irish Distillers Limited have plans to double the capacity of the Distillery in the next 5 years.</p> <p style="padding-left: 40px;">3.3.12 The potential for Irish Distillers Limited to expand on the current site is limited but the required increase in the distillation capacity can be accommodated.</p>	47

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	<p>In addition to the Distillery's distillation capacity its maturation capacity will also have to increase significantly and this requires specifically designed maturation warehouses on a large site area. The current Distillery site does not have the capacity to accommodate the scale of associated maturation warehousing required to facilitate the doubling of the distillation capacity and this will have to be accommodated off site.</p> <p>3.3.13 The warehousing use will require limited services and having regard to the large site size required, its limited direct employment and Seveso designation, is considered to be an unsustainable use of zoned and service land in Midleton and Metropolitan Cork.</p> <p>3.3.14 The 2009 County Development Plan recognises that certain industries cannot be accommodated within towns and alternative locations outside of towns are required. Having regard to the unique nature of maturation warehousing, its potential impacts and low servicing and employment demands, a rural location within the Midleton Electoral Area is considered to be the most appropriate location to facilitate the required maturation warehousing facilities.</p> <p>3.3.15 IDL have identified commercial forestry lands to the north of Dungourney at Ballynona North with the potential to cater for all future maturation needs, which will enable the expansion of distilling operations in Midleton and will secure the long term future and expansion of one of the County's important industries.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.03.05	<p>Delete paragraph 3.4.16 and the I-01 Industrial zoning and include a new section on Business and a new Business zoning, B-01, at Baneshane. The text and objective will now read as follows:</p> <p>3.4.16 It is important to retain the stand-alone site at Baneshane but the objective has been widened to allow for general industry warehousing and distribution proposals to which this site is also suited.</p> <p>Objective I-01</p> <p>Large scale industry and general industry including warehousing and distribution. A 20m tree planted buffer shall be provided along the northern site boundary. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Business</p> <p>While there are a number of industrial sites identified, it is also important that Midleton has a suitable supply of business land to cater for development at the smaller scale end of industry and of a format that has become more typical in the modern economy. A site has been identified at Baneshane, formally an industrial zoned site, which is considered suitable for this type of development.</p> <p>Objective B-01</p> <p>Business development, including office development not suited to town centre or edge of centre locations. A 20m tree planted buffer shall be provided along the northern site boundary with the N25.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	50
MN 03.03.06	Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee	53

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	<p>CFRAMS map as it relates to Midleton.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	
<p>MN 03.03.07</p>	<p>Amend E-01 zoning objective to include additional wording on the need for phasing of development in line with the provision of the second rail station and for pedestrian and cyclist links to the station and the town. The specific objective will now read as follows:</p> <p>Objective E-01</p> <p>It is an objective to develop this site as a business park for enterprise/industry and non retail commercial development. Broad proposals for the development of the site in line with the zoning and including a detailed traffic management plan showing <i>phasing of development in tandem with the delivery of the railway station at Water Rock and safe convenient and pleasant pedestrian and cyclist linkages</i> with the railway station/s, town centre and residential areas shall be submitted prior to any detailed applications being made on the site.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	<p>50</p>
<p>MN 03.03.08</p>	<p>Inclusion of additional wording requiring a traffic and transport assessment and a mobility management plan in the I-05 zoning objective.</p> <p>Objective I-05</p> <p>It is an objective to develop this site for industry and non retail commercial development taking into account the line of the proposed Northern Relief Road, the proximity of the Seveso site (Irish Distillers) to the north, the flood risk guidelines and adjacent residential, archaeological and sports uses. Proposals shall include:</p> <ul style="list-style-type: none"> • <i>a traffic and transport assessment and mobility management plan, and;</i> • detailed landscaping plans for the site having regard to its proximity to the N25. <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	<p>50</p>
<p>MN 03.03.09</p>	<p>Amend the wording of the objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Great Island Channel Special Area of Conservation and Cork Harbour Special Protection Area, needs to must be provided and be operational in advance of the commencement of any discharges from in tandem with the development, and where applicable protect the integrity of Natura 2000 sites. 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>(b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	<p>48</p>
<p>MN 03.03.10</p>	<p>Include a new objective in relation to the nature conservation designations adjoining the settlement. The objective will read as follows:</p>	<p>48</p>

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	<p><i>Objective DB-08</i></p> <p><i>Midleton is situated adjacent to Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation. 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. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be 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 these.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.03.11	<p>Amend the wording of specific objective R-07 to reflect its location adjacent to nature conservation designations. The objective will now read as follows:</p> <p>Objective R-07</p> <p>Medium density residential development and provision of individual serviced sites, subject to ground conditions.</p> <p><i>This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient 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 and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	49
MN 03.03.12	<p>Amend the wording of specific objective X-01 to take account of any potential impacts on adjoining designated nature conservation sites. The objective will now read as follows:</p> <p>Objective X-01</p> <p>The County Council consider that the area to which this objective relates is an appropriate location for a major expansion of the town that is required in order to achieve the scale of growth suggested in the Cork Area Strategic Plan. It is the Councils' objective to secure the development of between 2,500 – 3,500 new dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure. The site shall be developed in accordance with the development principles set out in this Plan for the area to which this objective relates.</p> <p>The master plan will make provision for:</p> <ul style="list-style-type: none"> • Clear and unambiguous proposals for the timing and construction of all the elements of the development in a number of sequential phases; • Provision of new housing within a clearly defined network of 9 Character Areas so that each area can develop its own identity and sense of community; • <i>In order to secure the population growth and supporting development proposed in X-01, appropriate and sustainable water and waste water infrastructure, must be provided and be operational in advance of the commencement of any discharges from the development;</i> • The timing and provision of appropriate drinking water and waste water disposal services in tandem with development including, where necessary, the upgrading of off-site infrastructure; • Proposals for the construction of a distributor and residential road network 	51

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	<p>capable of accommodating public transport and a segregated footway and cycle way system linking the proposed northern relief route with the Mill Road near Broomfield, and the new railway bridge proposed as a replacement for the Water Rock level crossing in the south western part of the site;</p> <ul style="list-style-type: none"> •Proposals for the provision and construction of 2 primary schools to meet the educational requirements of those likely to live in the development including the timing of their construction (minimum 2 ha); •The setting aside of land for the construction of a new secondary school (minimum 5 ha); •The construction of a neighbourhood centre consisting mainly of small scale convenience and comparison shops, community services, a community hall and sports, leisure and recreation facilities; •The provision of a 14ha linear park along the floodplain of the Owenacurra River to include provision of recreation, sports and leisure facilities. It will be a minimum requirement of the proposals for this area that they should maintain its' flood storage capacity at current levels. Wherever possible, the proposals for the area should include measures that will serve to increase the flood storage capacity of the area as a whole; •Structural landscaping along the site boundaries to protect it's setting and to provide a long-term edge to the built up area of the town; •<i>Large scale development in this zone has the potential to impact on the nearby Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient 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.</i> •The implementation of the phasing proposals embodied in the master plan to secure the overall co-ordination of the development. In principle, the commencement of development in a number of locations is acceptable provided adequate water services and road infrastructure is in place to serve the proposed development. However, care needs to be taken to ensure that this approach would not have an adverse effect on those living or working close to the approach routes to the site. In this respect, Waterock Road is considered unsuitable as an access road to the development. Development in this part of the site should not commence until such time as appropriate alternative road access is in place or a timescale for its delivery has been agreed. <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.03.13	<p>Amend the wording of specific objective O-06 to clarify intentions in relation to Ballyannan Woods. The objective will now read as follows:</p> <p style="padding-left: 40px;">Objective O-06</p> <p style="padding-left: 40px;"><i>Protect the special character and amenity value of Ballyannan Wood.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	49
MN 03.03.14	<p>Re-instate the residential zoning on those lands to the north of R-01 that were included in the R-02 zoning in the 2005 Plan.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	49
MN 03.03.15	<p>Amend the wording of specific objective DB-01 as follows:</p> <p style="padding-left: 40px;">Taking account of development already completed or under construction, it is an</p>	48

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	<p>objective of this plan to secure the development of 7,352 new dwellings in Midleton over the lifetime of the plan, in order to facilitate the <i>sustainable</i> growth of the town's population to 23,735 people over the same period, and of which 1,000 dwellings will be accommodated in the Town Council Area.</p> <p>These will be provided through the development of land for which planning permission has already been granted and by the development of land designated for development in this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
	Youghal Environs	
MN 03.04.01	<p>Inclusion of additional text in paragraph 4.2.32 in relation to the potential to develop interpretive facilities at Ballyvergan Marsh. The text will now read as follows:</p> <p>Youghal Claycastle, Front Strand and Redbarn beaches are very significant assets for the town and Claycastle and Redbarn are currently blue flag beaches. Front Strand is located adjacent to the railway station and leads onto Claycastle, which in turn leads on to Redbarn Beach. The level of facilities at the two Town beaches include public toilets and parking (but no shower areas). Lifeguards are on duty in the bathing season and wheelchair access is available. Ballyvergan Marsh, of ornithological and botanical interest and of regional importance is located adjacent to the beaches and is designated as a proposed Natural Heritage Area (pNHA-0078). <i>The provision of greater access to the natural and scenic amenities of this area, including the possibility of establishing interpretative facilities/ observation posts overlooking Ballyvergan Marsh and other heritage areas should be encouraged.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	56
MN 03.04.02	<p>Correction to the Town Council boundary on the Youghal Environs zoning map to reflect the correct boundary.</p> <p>Note This change refers to the zoning map for Youghal Environs.</p>	60
MN 03.04.03	<p>Amend the wording of the specific objective and the zoning of part of the B-03 business site to provide a new site for residential use and include a new specific objective R-03. The B-03 and new R-03 zoning objectives will now read as follows:</p> <p>Objective B-03</p> <p>Business development. Provision shall be made for access through the site for development of the lands to the south within the Town Council area.</p> <p>Objective R-03</p> <p>Medium density residential development. Provision shall be made for access through the site for development of the lands to the south within the Town Council area.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	59
MN 03.04.04	<p>Inclusion of text and a new special policy area zoning X-01 on lands within the development boundary at Foxhole. The text and objective will read as follows:</p> <p>Special Policy Area Objectives</p> <p>The lands at the north western end of the town between the bypass and the inner relief route have been zoned as a special policy area, including a 5.6 ha site which had been previously zoned for industry. This objective is quite specific in terms of what is envisaged for this site which is recognised as a very important gateway site given its location at the northern approach to the town. There is a former</p>	59

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	<p>brickworks on part of the site which conveys the historic role of Youghal and could be developed as a tourist attraction. Development on this site should be set out in a Masterplan by the developer and should be of a very high quality with significant input from a conservation architect. Proposals should significantly enhance the visual approach to Youghal.</p> <p>Objective X-01</p> <p>Development of business uses including tourist related non high street uses, incorporating the protection and enhancement of the historic structures (Youghal Brickworks) on site and providing for a significant area of open space along the northern and western boundaries. This will involve submission of a comprehensive masterplan for the site, to be prepared by (inter alia) a qualified conservation architect to include proposals for the protection and preservation of the historic structures on the site in an appropriate setting, The layout of the site should facilitate access by the public and the development of appropriate interpretive facilities. Detailed landscaping proposals to be included as part of any proposals on the site.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	
MN 03.04.05	<p>Amend the wording of objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area, needs to must be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites 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>(b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	58
MN 03.04.06	<p>Include a new objective in relation to the nature conservation designations adjoining the settlement. The objective will read as follows:</p> <p>Objective DB-07</p> <p><i>Youghal is situated adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. 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. Development proposals in unzoned parts of the settlement adjacent to the SAC and SPA will be 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 these.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	58

Ref.	Draft Change Title	Page No.
MN 03.04.07	<p>Amend the wording of specific objective B-01 to reflect its location adjacent to designated nature conservation sites. The objective will now read as follows:</p> <p>Objective B-01</p> <p>Business development to include retail warehousing. <i>This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	59
MN 03.04.08	<p>Amend the wording of specific objective B-02 to reflect its location adjacent to designated nature conservation sites. The objective will now read as follows:</p> <p>Objective B-02</p> <p>Business development. <i>This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	59
MN 03.04.09	<p>Include a new paragraph after paragraph 4.2.23 in relation to localised flooding uncertainties. The paragraph will read as follows:</p> <p>The 'Indicative Flood Extent Map' shown as part of the zoning map for Youghal Environs 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 1.7.12 in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	56
MN 03.04.10	<p>Amend the wording of specific objective DB-01 as follows:</p> <p>Taking account of development already completed or under construction, it is an objective of this plan to secure the development of 1,077 new dwellings in Youghal over the lifetime of the plan, in order to facilitate the <i>sustainable</i> growth of the town's population to 8,309 people over the same period, and of which the majority can be accommodated in the Town Council area.</p> <p>These will be provided through the development of land for which planning permission has already been granted and by the development of land designated for development in this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	58
	Whitegate/ Aghada	

Ref.	Draft Change Title	Page No.
MN 03.05.01	<p>Re-instatement of industrial zonings on ESB lands and the Conoco Phillips oil refinery sites containing established industries in order to support the continued operation, and where necessary, the expansion of these establishments. This involves a consequential change to the boundary of the O-07 open space zoning. The new objectives will read as follows:</p> <p>Objective I-05 Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the western and southern site boundaries. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Objective I-06 Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	65
MN 03.05.02	<p>Inclusion of additional text after paragraph 1.4.10 in relation to the need to provide new port facilities to cater for additional port related activities which may be developed on sites in Whitegate. The text will read as follows:</p> <p>The Port of Cork's Strategic Development Plan identifies Whitegate as a potential location for port operations, related in particular to bulk liquid trades. It is recognised that new port facilities may be required at Whitegate to cater for the additional port-related development that may be developed within the I-04 or X-01 sites.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	65
MN 03.05.03	<p>Amend the wording of the I-04 zoning objective to include reference to port related activities and bulk liquid storage. The revised wording of specific objective I-04 will read as follows:</p> <p>Objective I-04 Provision for the extension of the adjoining established industry area <i>including new port related activities and bulk liquid storage</i>. Special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. Proposals for the development of this site shall include proposals for the provision of long term structural landscaping on site O-16.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	65
MN 03.05.04	<p>Amend the wording of the X-01 zoning objective to provide greater clarity on the intended uses and extent of development intended for the site and to acknowledge the nearby designated nature conservation site. The specific objective will now read as follows:</p> <p>Objective X-01 Area with potential for major, large-scale energy <i>and renewable energy</i> related development, including <i>port-related activities and bulk liquid storage</i> and processing activities. The siting and design of large structures or buildings shall have regard to</p>	65

Ref.	Draft Change Title	Page No.
	<p>the existing site contours, the need to minimise the visual impact of the development and the requirement to protect the residential amenities of existing properties. <i>It is not intended that the entirety of this site be development but that proposals for the development of the site shall include for the provision of long term structural landscaping with particular attention to the site boundaries and existing residential development. Development proposals shall also provide for the upgrading of road, water supply and wastewater infrastructure to a standard acceptable to the Council.</i></p> <p><i>This zone is close to Cork Harbour Special Protection Area. Development proposals in this zone may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. Regard should be had in any such assessment to the use of this area by species for which the SPA is designated and the potential impact on same.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.05.05	<p>Amend the wording of paragraphs 1.2.19 and 1.3.4 in order to clarify the activities and potential development by PSE Kinsale Energy at Inch. The paragraphs will now read as follows:</p> <p>1.2.19 At nearby Inch, to the east of Whitegate are the terminal facilities for the Kinsale Gas Field where undersea wells are connected to the natural gas network. The extraction of gas from the undersea wells is coming to a close but the wells have potential to be used as a strategic gas storage facility. In the future, if technology becomes available there could also be potential to store carbon dioxide from electricity generation in the redundant wells.</p> <p><i>1.2.19 At nearby Inch, to the east of Whitegate is the PSE Kinsale ENERGY Limited onshore gas terminal, Inch Terminal. PSE Kinsale Energy has been producing gas from offshore reservoirs since 1978. The gas is extracted from a number of subsea reservoirs and commingled on two offshore platforms located approximately 50km off the coast. The gas is then transported via a subsea pipeline to the onshore facility at Inch, where the gas enters the national gas grid. The national gas pipeline grid was originally to convey Kinsale Head gas from Inch to users nationwide. PSE Kinsale Energy also operates a gas storage facility using one of their subsea reservoirs. Gas is taken from the national gas grid and injected into this reservoir during times of low demand and is withdrawn when demand is high.</i></p> <p><i>1.2.20 The storage capacity is currently approximately 5% of annual national consumption and is the only gas storage facility in Ireland. PSE Kinsale Energy Limited is proposing to expand their gas storage operation by utilising an additional reservoir. The capacity of the proposed gas storage facility would be approximately 18% of annual national consumption, which is in line with the European norm of approximately 20%. The development of additional gas storage utilising the existing grid connection at Inch would provide a strategic gas storage facility for Ireland and would significantly enhance security of gas and electricity supplies. This is in line with the Government's strategic objective to increase the capacity for gas storage as part of its objective to ensure the security of energy supply and helps Ireland to meet the requirements of the new EU Security of Supply Directive.</i></p> <p><i>1.2.21 Such a development would enhance the strategically important role of the Whitegate/ Aghada area and the East Cork area in the national energy sector. In the future, if technology becomes available there could also be the potential to store carbon dioxide from electricity generation in some of the depleted offshore reservoirs utilising parts of the redundant offshore wells and facilities.</i></p> <p>1.3.4 Whitegate must also therefore place itself in a position to respond to the changing requirements of the energy sector with the growth of renewable fuels, bio-fuel production, de-carbonisation of the energy mix and providing for a site format suited to these emerging industries. Whitegate is a location that is likely to be suited to develop a carbon capture and storage complex, and advances in carbon sequestration technology, may see this role expand. Kinsale Energy are currently exploring the possibility of expanding its gas storage facilities at nearby Inch.</p>	63/4

Ref.	Draft Change Title	Page No.
	Note: This change refers to the text of the Draft Plan.	
MN 03.05.06	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Whitegate/ Aghada.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	68/9
MN 03.05.07	<p>Amend the wording of objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Cork Harbour Special Protection Area</i>, must be provided and be operational in advance of the commencement of any discharges from the development. needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 site. <i>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.</i></p> <p>(b) All new housing development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	65
MN 03.05.08	<p>Include a new objective in relation to the nature conservation designations adjoining the settlement. The objective will read as follows:</p> <p><i>Objective DB-07</i></p> <p><i>Whitegate/Aghada situated adjacent to Cork Harbour Special Protection Area. This plan will protect the favourable conservation statues of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals in unzoned parts of the settlement adjacent to the SPA will be 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 these.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	65
MN 03.05.09	<p>Amend the wording of specific objective I-02 in relation to the adjacent designated conservation site. The objective will now read as follows:</p> <p>Objective I-02</p> <p>Development for uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and sitting of any large structures or buildings and to the provision of appropriate structural landscaping. <i>This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments. New developments which involve industrial discharges will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	65

Ref.	Draft Change Title	Page No.
MN 03.05.10	<p>Amend the wording of specific objective O-01 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-01</p> <p>Passive open space where existing land uses will remain largely unchanged. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.11	<p>Amend the wording of specific objective O-02 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-02</p> <p>Passive open space where existing land uses will remain largely unchanged. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.12	<p>Amend the wording of specific objective O-03 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-03</p> <p>Maintain existing sports facilities and active recreation uses. <i>This zone is within Cork Harbour Special Protection Area and is not suitable for development.</i></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.13	<p>Amend the wording of specific objective O-04 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-04</p> <p>Passive open space where existing land uses will remain largely unchanged. <i>This zone is within Cork Harbour Special Protection Area and is not suitable for development.</i> The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.14	<p>Amend the wording of specific objective O-05 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-05</p> <p>Passive open space where existing land uses will remain largely unchanged. <i>This zone is within Cork Harbour Special Protection Area and is not suitable for development.</i> The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.15	<p>Amend the wording of specific objective O-07 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-07</p>	66

Ref.	Draft Change Title	Page No.
	<p>Passive open space where existing land uses will remain largely unchanged. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i> The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Whitegate and industrial areas to the north and east.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.05.16	<p>Amend the wording of specific objective O-08 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-08</p> <p>Passive open space. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.17	<p>Amend the wording of specific objective O-09 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-09</p> <p>Maintain existing play area. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.18	<p>Amend the wording of specific objective O-11 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-11</p> <p>Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.19	<p>Amend the wording of specific objective O-12 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-12</p> <p>Maintain existing sports facilities and active recreation uses. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i> Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.20	<p>Amend the wording of specific objective O-13 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-13</p> <p>Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i> Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	66

Ref.	Draft Change Title	Page No.
MN 03.05.21	<p>Amend the wording of specific objective O-15 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-15</p> <p>Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. <i>This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.</i> Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	66
MN 03.05.22	<p>Amend the wording of specific objective C-01 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective C-01</p> <p>Provision for extension to primary school. <i>This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals in this zone will be 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 these.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	67
MN 03.05.23	<p>Amend the wording of specific objective U-01 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective U-01</p> <p>Pedestrian walk from Rostellan Wood along the shore of Cork Harbour. <i>The proposed walk is adjacent to Cork Harbour Special Protection Area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of this walk may only proceed where it can be shown that they will not have significant negative impact on the SPA.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	67
	Castlemartyr	
MN 03.06.01	<p>Amend the mapping of U-01 to reflect the most up to date road design information for the Castlemartyr by-pass.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	74
MN 03.06.02	<p>Amend the wording of zoning objective B-01 to require a single access point. The specific objective will now read as follows:</p> <p>Objective B-01</p> <p>Business development. <i>Access shall be by means of a single access point from the national road.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	73
MN 03.06.03	<p>Amend the wording of objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Ballymacoda Bay Special Area of Conservation, needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites. must be provided and be operational in advance of the commencement</i></p>	72

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	<p><i>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.</i></p> <p>(b) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.06.04	<p>Include a new paragraph in relation to localised flooding uncertainties. The paragraph will read as follows:</p> <p>The 'Indicative Flood Extent Map' shown as part of the zoning map for Castlemartyr 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 1.7.12 in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	71
	Killeagh	
MN 03.08.01	<p>Inclusion of additional paragraph after 4.2.12 in relation to the Enhancement Plan for Glenbower Woods. The paragraph will read as follows:</p> <p>The accessible location of Glenbower Wood on the edge of the village is of considerable amenity value. A local group, Glenbower Wood and Lake Ltd., was formed to manage the wood as a recreational amenity for the people of Killeagh. This group has prepared an Enhancement Plan 2010-2015 with the purpose of maintaining and enhancing the important features of the site, to review a biodiversity study and management plan undertaken in 2005 and to produce a revised management plan for the next 5 years. This Plan identifies short, medium and long term objectives for the Woods including the provision of improved signage, enhanced recreational facilities and a children's playground, which it is considered are broadly compatible with the specific objective for the Woods outlined below.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	81
MN 03.08.02	<p>Amend the mapping of U-03 to reflect the most up to date road design information for the Killeagh by-pass.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	85
MN 03.08.03	<p>Amend the wording of zoning objective B-01 to require a single access point and include the lands to the east of B-01 within the zoning that were part of the I-02 site in the 2005 Plan. The specific objective will now read as follows:</p> <p>Objective B-01</p> <p>Business development. <i>Access shall be by means of a single access point from the national road.</i></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	84
MN 03.08.04	<p>Include a new paragraph in relation to localised flooding uncertainties. The paragraph will read as follows:</p> <p>The 'Indicative Flood Extent Map' shown as part of the zoning map for Killeagh may</p>	81

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	<p>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 1.7.12 in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
	Ballycotton	
MN 03.09.01	<p>Amend the wording of objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Ballycotton Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites. 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.</i></p> <p>(b) It is an objective that all development should be connected to the public water supply and public wastewater treatment facilities, and make adequate provisions for storm water storage and disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	90
MN 03.09.02	<p>Amend the wording of objective DB-03 in acknowledgement of the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective DB-03</p> <p>In the absence of these services, a maximum of 5 individual dwellings may be permitted subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a 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 <i>and impacts on Ballycotton Bay Special Protection Area. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	90
MN 03.09.03	<p>Include a new objective in relation to the nature conservation designations adjoining the settlement. The objective will read as follows:</p> <p><i>Objective DB-11</i></p> <p><i>This settlement is adjacent to Ballycotton Bay Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	90
MN 03.09.04	<p>Amend the wording of specific objective O-01 in acknowledgement of the adjacent designated nature conservation site. The objective will now read as follows:</p>	90

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	<p>Objective O-01</p> <p>Passive open space. This coastal site is important to the setting of the village <i>and within Ballycotton Bay Special Protection Area</i>. There is a presumption against development on these lands because of the importance of preserving views over the wider coastal area <i>and in the interests of protection of the species for which the SPA is designated</i>.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
	Ballymacoda	
MN 03.10.01	<p>Amend the wording of objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Ballymacoda Bay Special Area of Conservation, needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites. 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.</i></p> <p>(b) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	94
MN 03.10.02	<p>Amend the wording of objective DB-03 in acknowledgement of the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective DB-03</p> <p>In the absence of these services, development should be limited to 5 dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a 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 <i>and impacts on Ballymacoda Bay Special Area of Conservation</i>. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	94
MN 03.10.03	<p>Include a new objective in relation to the nature conservation designations adjoining the settlement. The objective will read as follows:</p> <p><i>Objective DB-10</i></p> <p><i>This settlement is adjacent to Ballymacoda Bay Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	95
	Dungourney	

Ref.	Draft Change Title	Page No.
MN 03.12.01	<p>Amend the wording of objective DB-03 as follows:</p> <p>Objective DB-03</p> <ol style="list-style-type: none"> a. In order to secure the growth and supporting development proposed in DB - 01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of the Great Island Channel Special Area of Conservation and Cork Harbour Special Protection Area, 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. needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites.</i> b. It is an objective that all development connect to the current public drinking water supply. c. In the absence of a wastewater treatment plant, development shall be limited to 5 individual dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a 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. Any new dwellings served by private facilities must make provision for connection to the public system in the future. <p>Note: This change refers to the text of the Draft Plan.</p>	102
	Ladysbridge	
MN 03.14.01	<p>Amend the wording of objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Ballymacoda Bay 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. needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites.</i></p> <p>(b) All development should be connected to the public water supply and wastewater treatment plant and make adequate provisions for storm water storage and disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	109
	Mogeely	
MN 03.15.01	<p>Include a new paragraph in relation to localised flooding uncertainties. The paragraph will read as follows:</p> <p>The 'Indicative Flood Extent Map' shown as part of the zoning map for Mogeely 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</p>	113

Ref.	Draft Change Title	Page No.
	<p>consultation with County Council staff, to consider the need to undertake Stage 1 of the site-specific flood assessment process set out paragraph 1.7.12 in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
	<p>Saleen</p>	
MN 03.16.01	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Saleen.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	119
MN 03.16.02	<p>Amend the wording of objective DB-03 as follows:</p> <p>Objective DB-03</p> <p>(a) In order to secure the growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Cork Harbour Special Protection Area, 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., needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites.</i></p> <p>(b) It is an objective that all development connect to the current public drinking water supply.</p> <p>(c) In the absence of these services, development shall be limited to 10 individual dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a 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 <i>and on the adjacent Special Protection Area. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	118
MN 03.16.03	<p>Amend the wording of specific objective O-01 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-01</p> <p>Passive open space to provide for a long term mature landscape setting for the village. Proposals for the long term maintenance and management of the woodland and its use for informal recreation will be encouraged. The existing amenity walk shall be retained. <i>Development proposals for the amenity walk will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	118
MN 03.16.04	<p>Amend the wording of specific objective U-01 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective U-01</p>	118

Ref.	Draft Change Title	Page No.
	<p>Develop and maintain amenity walk. <i>The proposed walk is adjacent to Cork Harbour Special Protection Area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of this walk may only proceed where it can be shown that they will not have significant negative impact on the SPA.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.16.05	<p>Amend the wording of specific objective U-02 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective U-02</p> <p>Develop and maintain amenity walk. <i>The proposed walk is adjacent to Cork Harbour Special Protection Area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of this walk may only proceed where it can be shown that they will not have significant negative impact on the SPA.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	118
MN 03.16.06	<p>Amend the wording of specific objective U-03 to acknowledge the adjacent designated nature conservation site. The objective will now read as follows:</p> <p>Objective U-03</p> <p>Develop and maintain amenity walk. <i>The proposed walk is adjacent to Cork Harbour Special Protection Area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of this walk may only proceed where it can be shown that they will not have significant negative impact on the SPA.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	118
Shanagarry/ Garryvoe		
MN 03.17.01	<p>Amend the wording of objective DB-02 as follows:</p> <p>Objective DB-02</p> <p>(a) In order to secure the growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Ballycotton Bay Special Protection Area, 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. needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites.</i></p> <p>(b) All development should be connected to the public water supply, and make adequate provisions for storm water storage and disposal.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	122
MN 03.17.02	<p>Amend the wording of objective DB-03 as follows:</p> <p>Objective DB-03</p> <p>In the absence of these services, development shall be limited to 15 individual dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a 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</p>	122

Ref.	Draft Change Title	Page No.
	<p>appropriate EPA code of practice and will have regard to any cumulative impacts on water quality <i>and on the Ballycotton Bay Special Protection Area</i>. Any new dwellings served by private facilities must make provision for connection to the public system in the future.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	
MN 03.17.03	<p>Amend the wording of specific objective O-01 to acknowledge the designated nature conservation site. The objective will now read as follows:</p> <p>Objective O-01</p> <p>Passive Open Space: Protection of the drainage role of these lands (and the wildlife habitats <i>and species of Ballycotton Bay Special Protection Area supported by the marsh</i>) and preservation of the scenic amenities, with a presumption against development.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	122
	Ballincurrig	
MN 03.18.01	<p>Amend the wording of objective DB-03 as follows:</p> <p>Objective DB-03</p> <ol style="list-style-type: none"> a. In order to secure the growth and supporting development proposed in DB - 01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan <i>and the protection of Great Island Channel 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. needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites.</i> b. It is an objective that all development connect to the current public drinking water supply. c. In the absence of these services, each dwelling unit shall be served by a 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. Any new dwellings served by private facilities must make provision for connection to the public system in the future. <p>Note: This change refers to the text of the Draft Plan.</p>	127
	Gortroo	
MN 03.23.01	<p>Amend the wording of paragraph 19.4.4 to refer to interpretive facilities. The paragraph will now read as follows:</p> <p>Growth in Gortaroo has been notably less than in many other villages in East Cork over recent years. This may have been caused in part, by infrastructure deficiencies and the environmental sensitivity of the surrounding area. The further development of public amenities and provision of greater access to the natural and scenic amenities, including the possibility of establishing interpretative <i>facilities/</i> observation posts overlooking Ballyvergan Marsh and other heritage areas should be encouraged.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	141

Ref.	Draft Change Title	Page No.
	Lisgoold	
MN 03.25.01	<p>Amend the wording of objective DB-03 as follows:</p> <p>Objective DB-03</p> <p><i>a. 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 Great Island Channel 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.</i></p> <p>b. It is an objective that all development connect to the current mains drinking water supply.</p> <p>c. It is an objective that all development connect to the existing mains drinking water supply.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	142
	Marino Point	
MN 03.38.01	<p>Amend the wording of the X-01 zoning objective.</p> <p>It is an objective of this plan to facilitate the development of this site for port related industrial development. The following considerations will apply to any proposals for development:</p> <ul style="list-style-type: none"> • Development shall be confined to the built footprint, and utilisation of, the existing industrial installations and marine based infrastructure; • <i>Apart from new berthing and unloading facilities, development will be confined to the existing reclaimed area and to activities which are port-related or which use the existing industrial installations.</i> • Development involving significant traffic volumes will not be permitted, pending the upgrading of the adjoining R624 regional road in the direction of both Carrigtwohill and Cobh. • Existing recorded monuments on site shall be protected. <p><i>This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. New developments will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	162
MN 03.38.02	<p>Alteration to the boundary of X-01 zoning objective to exclude the parts of the site that lie within the Great Island Channel SAC 1058.</p> <p>Note: This change refers to the zoning map for the settlement.</p>	162
MN 03.38.03	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Marino Point.</p>	162

Ref.	Draft Change Title	Page No.
	Note: This change refers to the zoning map for the settlement.	
	Redbarn	
MN 03.39.01	<p>Inclusion of additional text in paragraph 35.1.2 in relation to the potential to develop interpretive facilities at Ballyvergan Marsh. The text will now read as follows:</p> <p style="padding-left: 40px;">Ballyvergan Marsh, which is located to the north of Redbarn, is a proposed Natural Heritage Area. The marsh is of particular importance as it is the largest freshwater coastal marsh in County Cork, and accommodates important plant and bird species.</p> <p style="padding-left: 40px;"><i>. The provision of greater access to the natural and scenic amenities of this area, including the possibility of establishing interpretative facilities/ observation posts overlooking Ballyvergan Marsh and other heritage areas should be encouraged.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	164

Appendix C

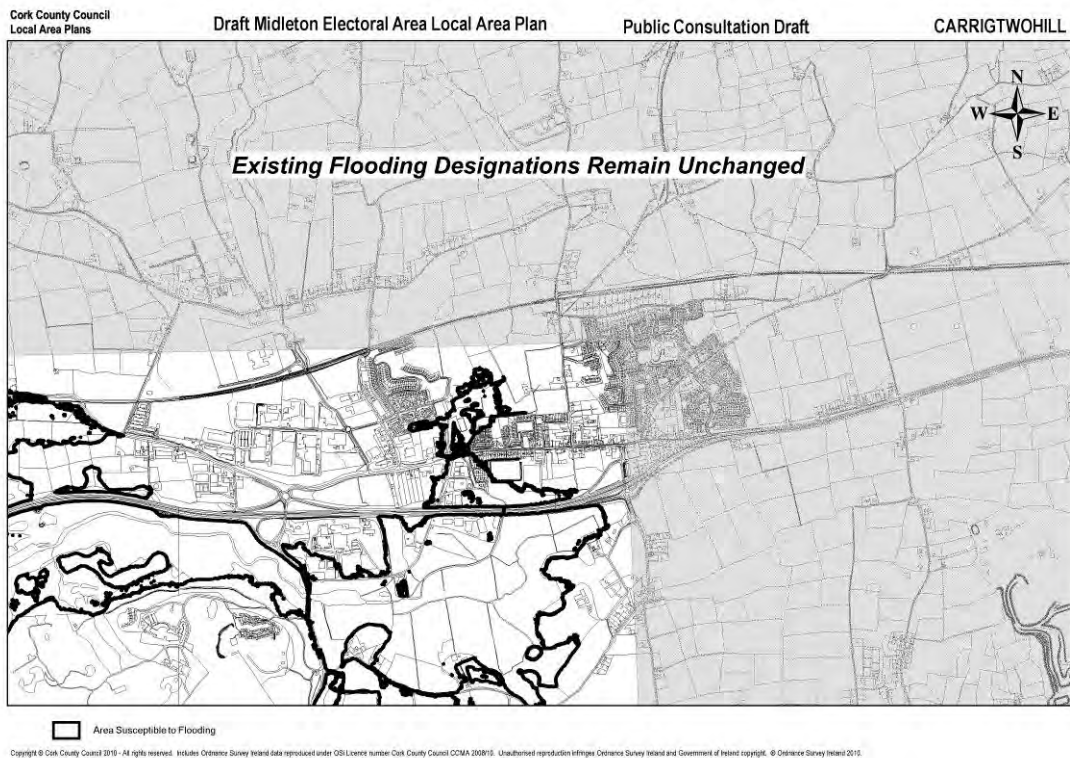
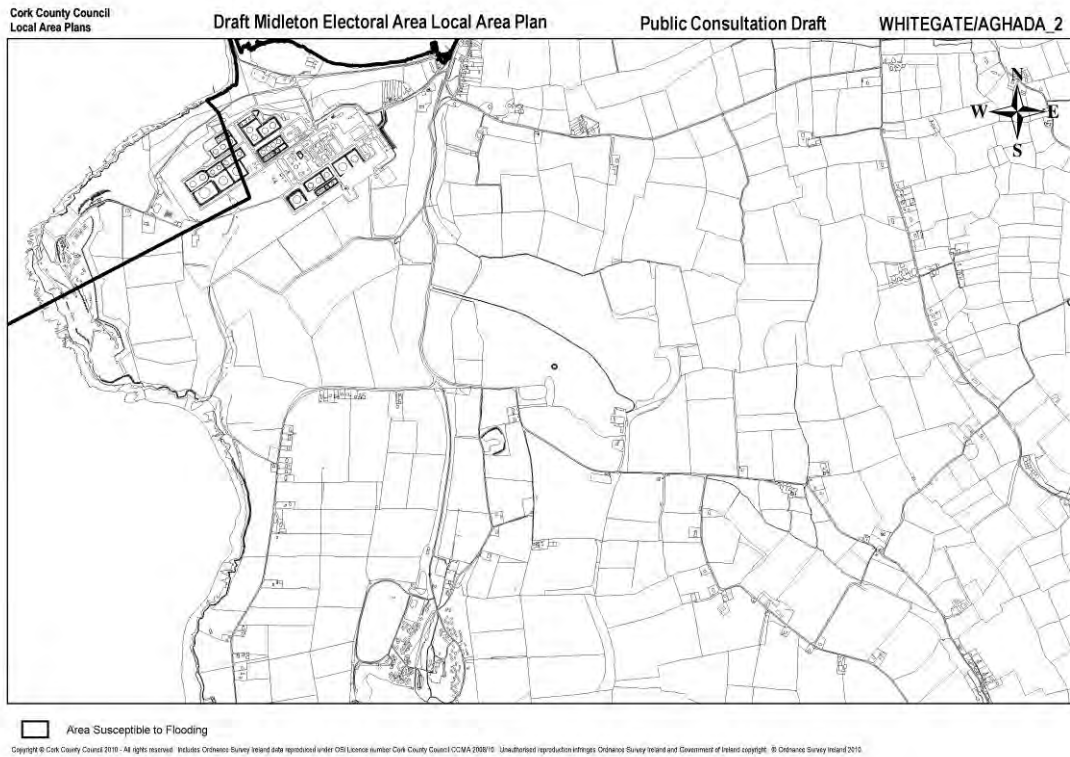
List of Submissions by Interested Party

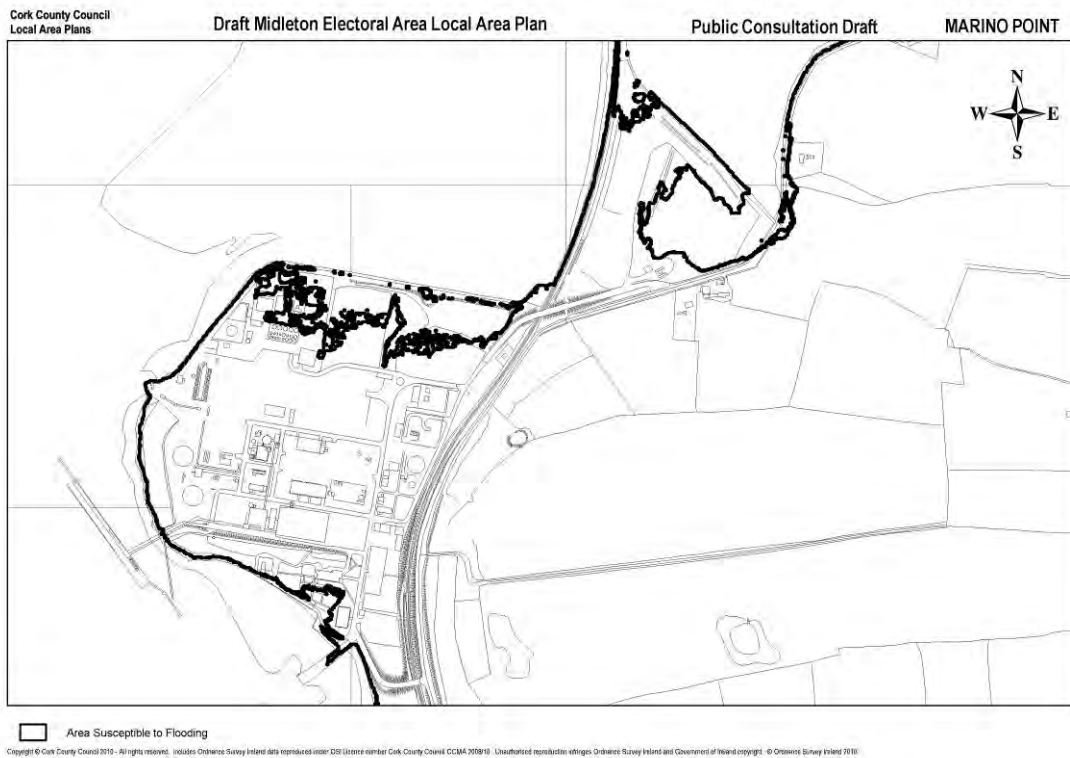
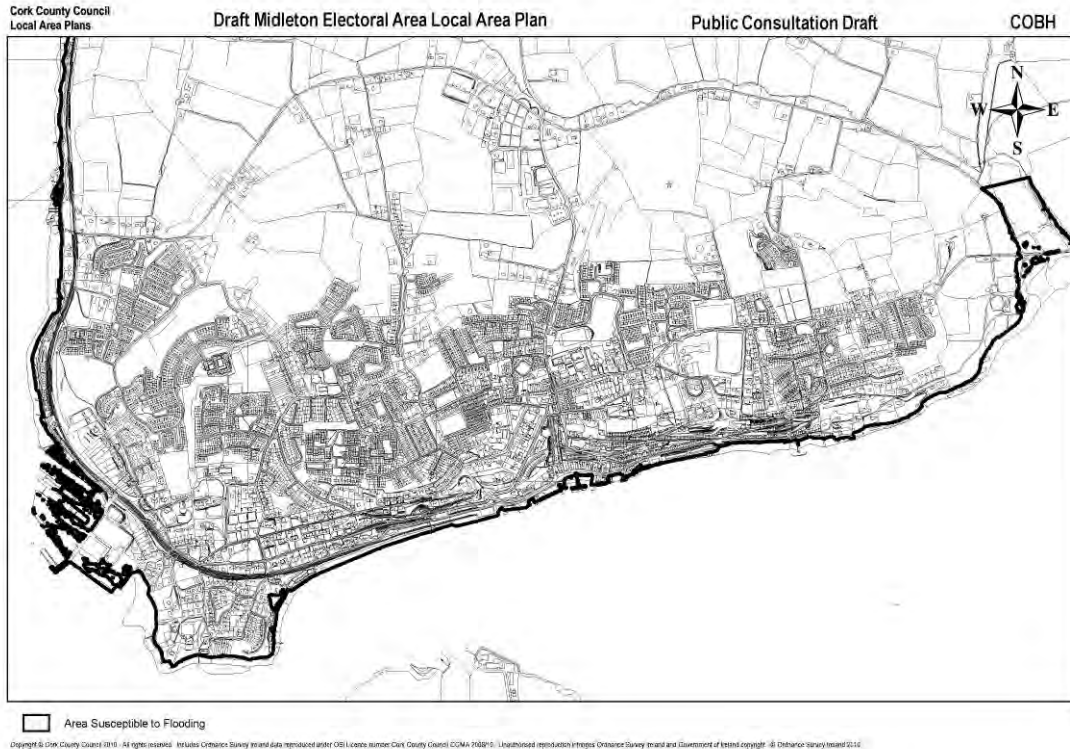
Name of Interested Party	Unique Reference Number	Settlement Name
Annette Curtain	MNDLAP11/443	Midleton
Ballymore Community Association Ltd	MNDLAP11/514	Ballymore/Walterstown
BamGable Developments	MNDLAP11/704	Carrigtwohill
BamGable Developments	MNDLAP11/707	Carrigtwohill
BamGable Developments	MNDLAP11/790	Carrigtwohill
Blackpool Developments	MNDLAP11/668	Midleton
Bus Eireann	MNDLAP11/1153	Other
Carrighthill Action Group	MNDLAP11/543	Carrigtwohill
Carrigtwohill Community Council	MNDLAP11/868	Carrigtwohill
Cashman, Michael	MNDLAP11/1168	Midleton
Castlelands Construction Company Ltd	MNDLAP11/654	Cobh Environs
Celcareil	MNDLAP11/649	Carrigtwohill
Celcareil Ltd	MNDLAP11/777	Carrigtwohill
Cobh & Harbour Chamber	MNDLAP11/536	Cobh Environs
Cobh & Harbour Chamber	MNDLAP11/537	Cobh Environs
Cobh Golf Club	MNDLAP11/635	Cobh Environs
Cobh Golf Club	MNDLAP11/643	Cobh Environs
Cobh Tourism Ltd.	MNDLAP11/488	Cobh Environs
Cocking, Vincent & Moynihan, John	MNDLAP11/665	Ballycotton
Construction Industry Federation	MNDLAP11/1166	Other
County Cork Vocational Education Committee	MNDLAP11/759	Carrigtwohill
Dairygold	MNDLAP11/1129	Mogeely
Deane, Gerry	MNDLAP11/1096	Carrigtwohill
Denis O'Sullivan & Associates	MNDLAP11/562	Killeagh
Department of Communications, Energy & Natural Resources	MNDLAP11/1262	Other
Department of Education and Skills	MNDLAP11/1141	Other
Department of the Environment, Heritage & Local Government	MNDLAP11/1163	Other
Department of Transport	MNDLAP11/1162	Other
Environmental Protection Agency	MNDLAP11/1256	Other
ESB	MNDLAP11/506	Whitegate & Aghada
Esther Duggan, Elizabeth Lewis & Dan Kenneally	MNDLAP11/472	Cloyne
Farrell, Michael	MNDLAP11/515	Youghal
Farrell, Michael	MNDLAP11/516	Youghal
Fota Business & Retail Park	MNDLAP11/1093	Carrigtwohill
Fota Retail & Business Park	MNDLAP11/765	Carrigtwohill
Garde, Andrea	MNDLAP11/444	Shanagarry/Garryvoe
Garde, John, Rena, Billy, Malcolm & Damian	MNDLAP11/633	Midleton
Garne, Andrew	MNDLAP11/450	Whitegate & Aghada
Garvey Group	MNDLAP11/508	Cobh Environs
Geaney, Seamus	MNDLAP11/513	Carrigtwohill
Ger O'Rourke General Contracting	MNDLAP11/505	Castlemartyr
Glenbower Wood & Lake Ltd	MNDLAP10/431	Killeagh
GMC Construction Ltd.	MNDLAP11/523	Mogeely

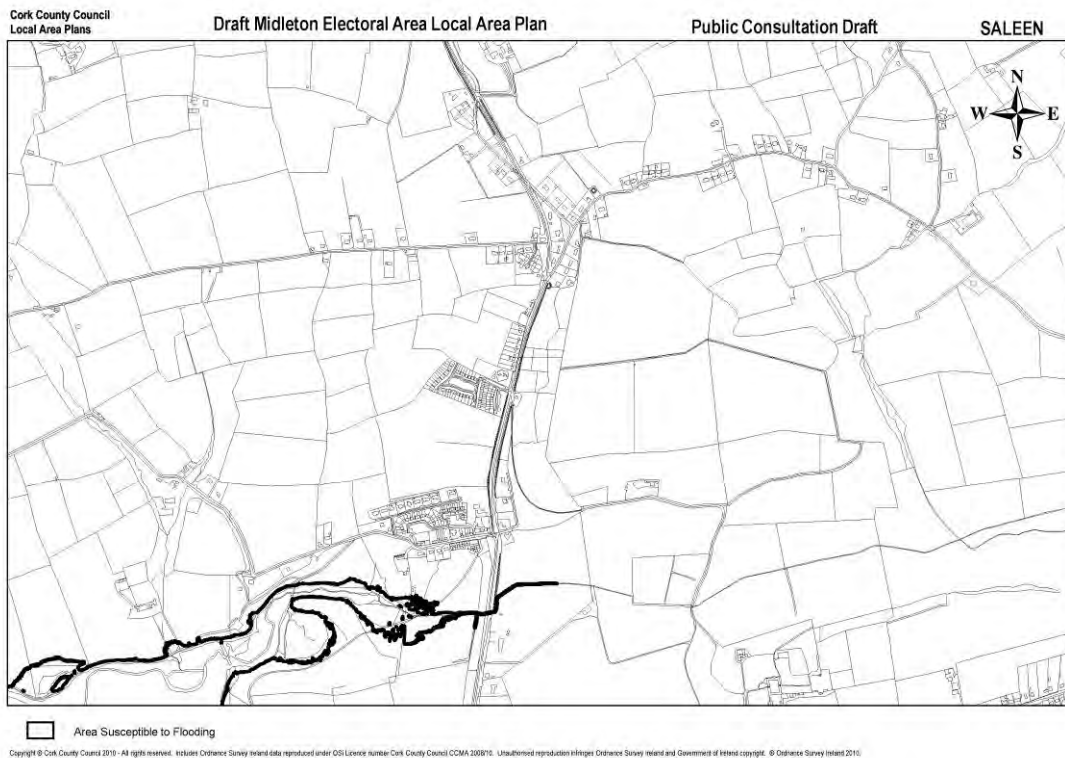
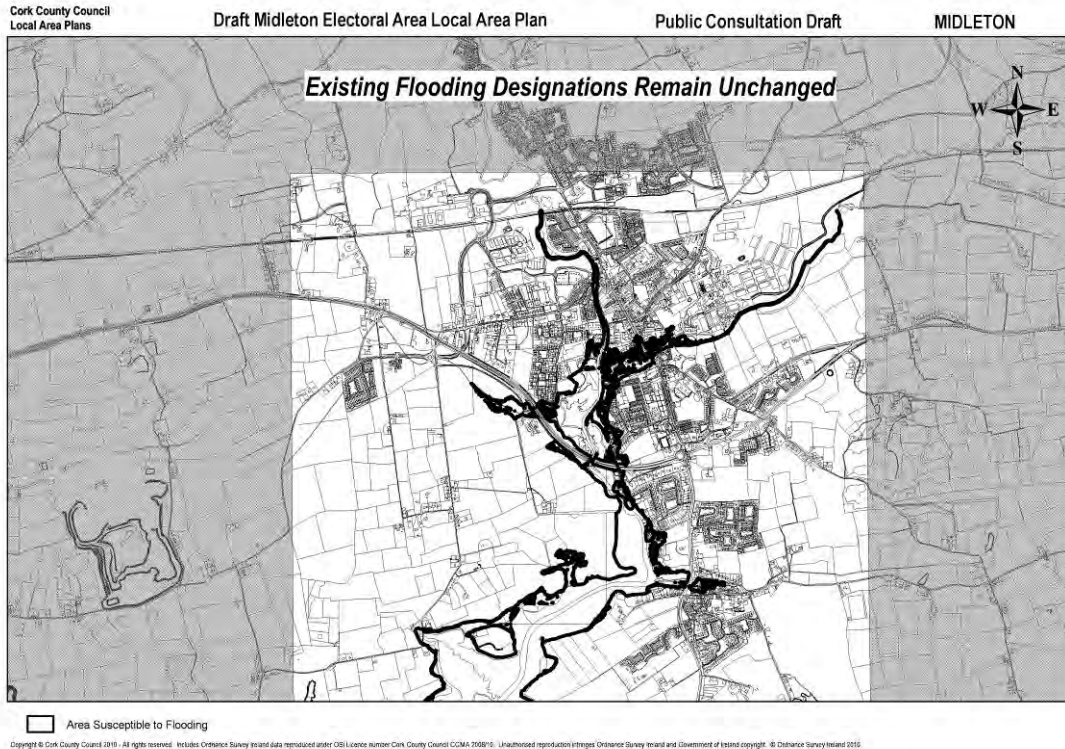
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GMC Construction Ltd.	MNDLAP11/867	Mogeely
Gough, Fergal & Catherine	MNDLAP11/702	Carrigtwohill
Harrington, Michael	MNDLAP11/498	Leamlara
Hilary Loftus	MNDLAP11/758	Carrigtwohill
IDA Ireland	MNDLAP11/564	Carrigtwohill
Inch Residence Group (IRG)	MNDLAP11/595	Whitegate & Aghada
Irish Distillers Ltd	MNDLAP11/984	Midleton
Irish Farmers' Association	MNDLAP11/1164	Other
Joyce, Gillen & John O'Donovan	MNDLAP11/1126	Cobh Environs
Keary, Bill	MNDLAP11/1118	Midleton
Killeagh Historical Society		Killeagh
Killeagh Historical Society	MNDLAP10/433	Killeagh
Knockraha Area Community Association Ltd.	MNDLAP11/825	Knockraha
Leeside Shipping Ltd.	MNDLAP11/667	Marino Point
Leo Spratt. Spratts Public House	MNDLAP11/542	Carrigtwohill
Loftus, Kevin	MNDLAP11/1186	Spike Island
Martin, Mary	MNDLAP11/795	Shanagarry/Garryvoe
Meitheal Mara	MNDLAP11/627	Other
Midleton College	MNDLAP11/774	Midleton
Mills, Ray & Gordon	MNDLAP11/1104	Marino Point
Mullane, Michael & Paul White	MNDLAP11/1061	Youghal
Mullane, Michael & White, Paul	MNDLAP11/816	Youghal
Murnane O'Shea Ltd	MNDLAP11/1097	Carrigtwohill
Murphy, Kieran	MNDLAP11/1092	Castlemartyr
Musgrave, Darragh	MNDLAP11/493	Whitegate & Aghada
Nagle, Jenny	MNDLAP11/471	Whitegate & Aghada
National Roads Authority	MNDLAP11/1146	Other
Nodwell, Jim	MNDLAP11/823	Carrigtwohill
O'Brien, Terence	MNDLAP11/640	Carrigtwohill
O'Flynn Construction	MNDLAP11/1165	Other
O'Flynn Construction Co.	MNDLAP11/1102	Midleton
O'Leary & O'Sullivan Developments Limited	MNDLAP11/519	Knockraha
O'Mahony, Anthony & Mary	MNDLAP11/580	Midleton
Phillips, Colleen	MNDLAP11/521	Whitegate & Aghada
Port of Cork Company	MNDLAP11/1095	Marino Point
PSE Kinsale Energy Limited	MNDLAP11/449	Whitegate & Aghada
Regan, Kevin & Moloney, John	MNDLAP11/673	Ballintotis
Residents of Ballinacurra	MNDLAP11/699	Midleton
Resource Property Investment Fund Plc	MNDLAP11/788	Midleton
Ricky Walsh, Walsh Group	MNDLAP11/554	Killeagh
Ritford Ltd.	MNDLAP11/666	Midleton
Ronayne Shipping Limited	MNDLAP11/512	Marino Point
Rossdale Enterprises	MNDLAP11/764	Carrigtwohill
Rossdale Enterprises	MNDLAP11/766	Carrigtwohill
Rossdale Enterprises	MNDLAP11/768	Other
Seamus Geaney	MNDLAP11/497	Carrigtwohill
Seamus Geaney	MNDLAP11/613	Midleton
Seamus Lantry	MNDLAP11/583	Gortroe
Tait, Jim	MNDLAP11/501	Whitegate & Aghada
Tesco Ireland Ltd.	MNDLAP11/800	Midleton
Tesco Ireland Ltd.	MNDLAP11/803	Cobh Environs

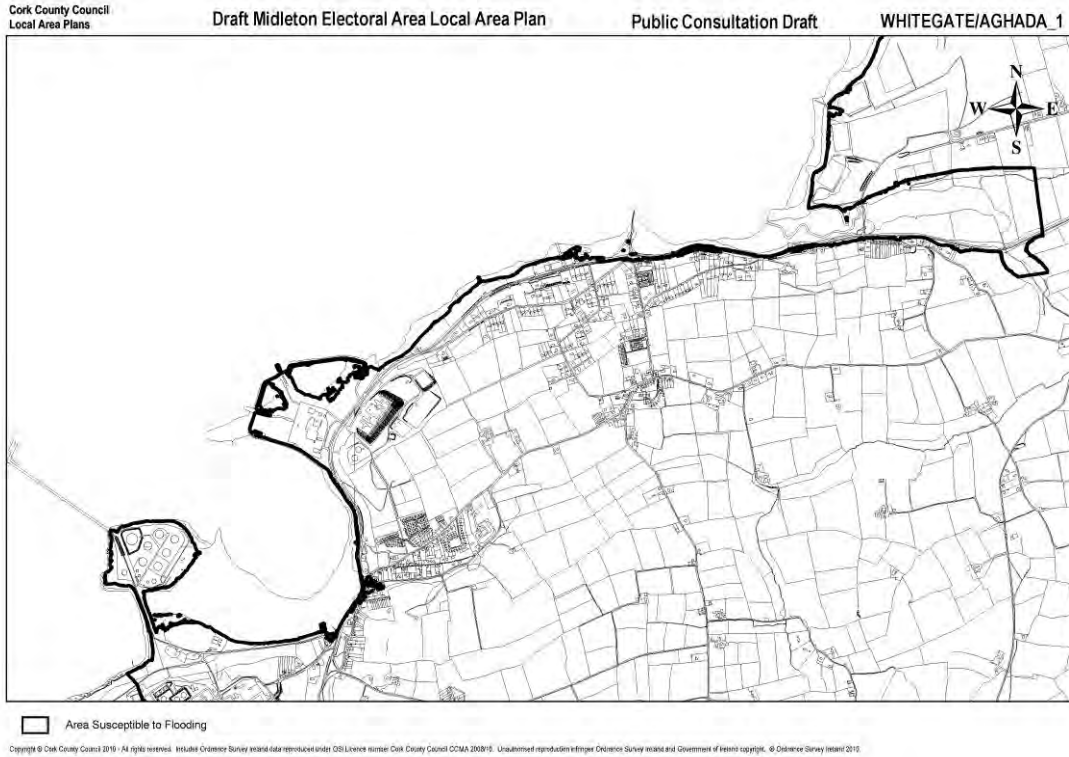
Name of Interested Party	Unique Reference Number	Settlement Name
The Fota Island Company/ Cityking International	MNDLAP11/464	Fota Island
The Office of Public Works	MNDLAP11/1161	Other
Tom & Jane Cleere	MNDLAP11/590	Midleton
William Savage and Mary Rose Day	MNDLAP11/477	Whitegate & Aghada
Youghal Chamber	MNDLAP11/698	Youghal

Appendix D Proposed Map Changes for Midleton Electoral Area









Midleton Electoral Area Local Area Plan
Public Consultation Draft

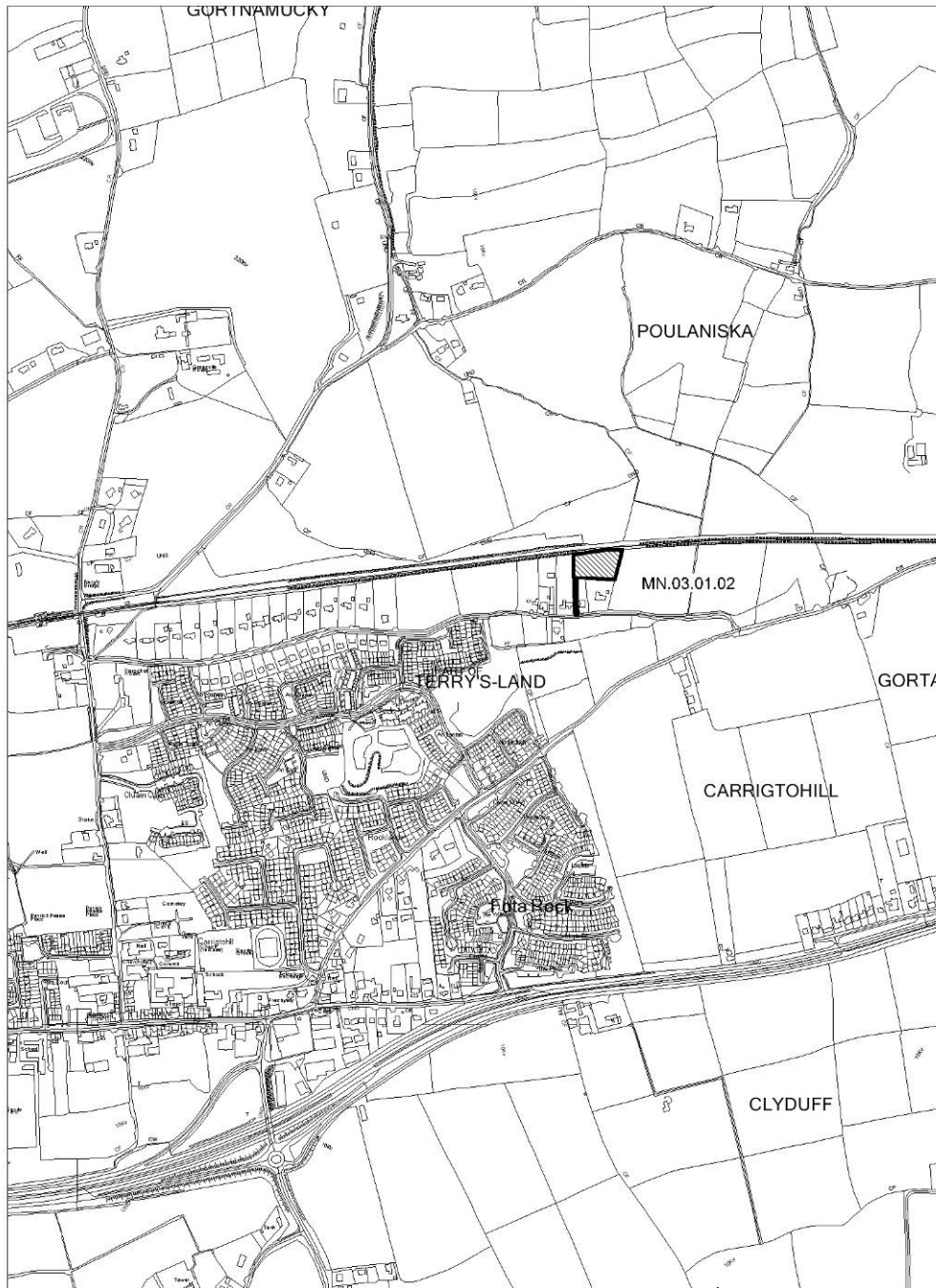
Carrigtwohill



Managers Recommended Amendment Ref. MN.03.01.01

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

Carrigtwohill



Managers Recommended Amendment Ref. MN.03.01.02

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

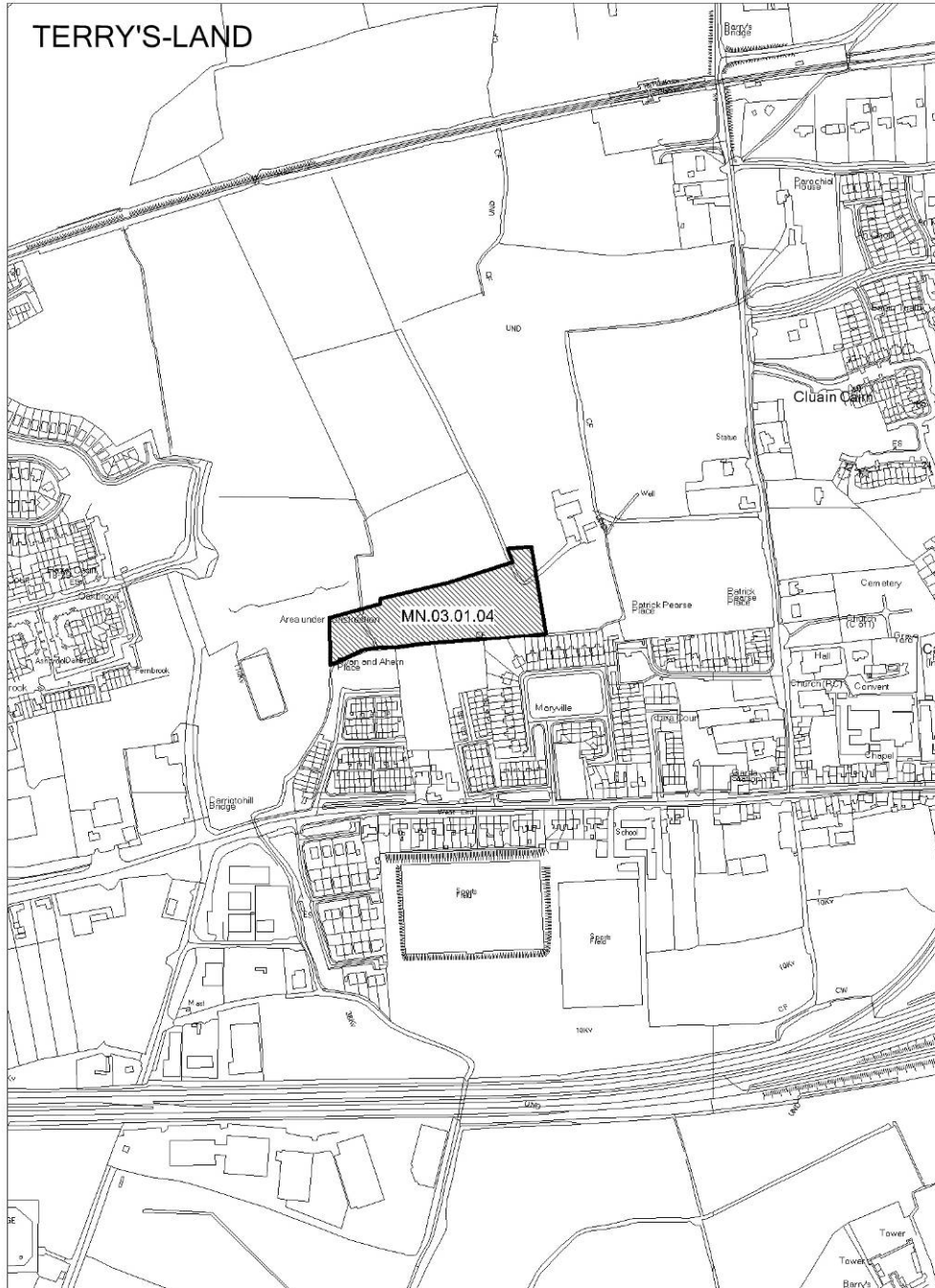
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Managers Recommended Amendment Ref. MN.03.01.03

Midleton Electoral Area Local Area Plan
Public Consultation Draft

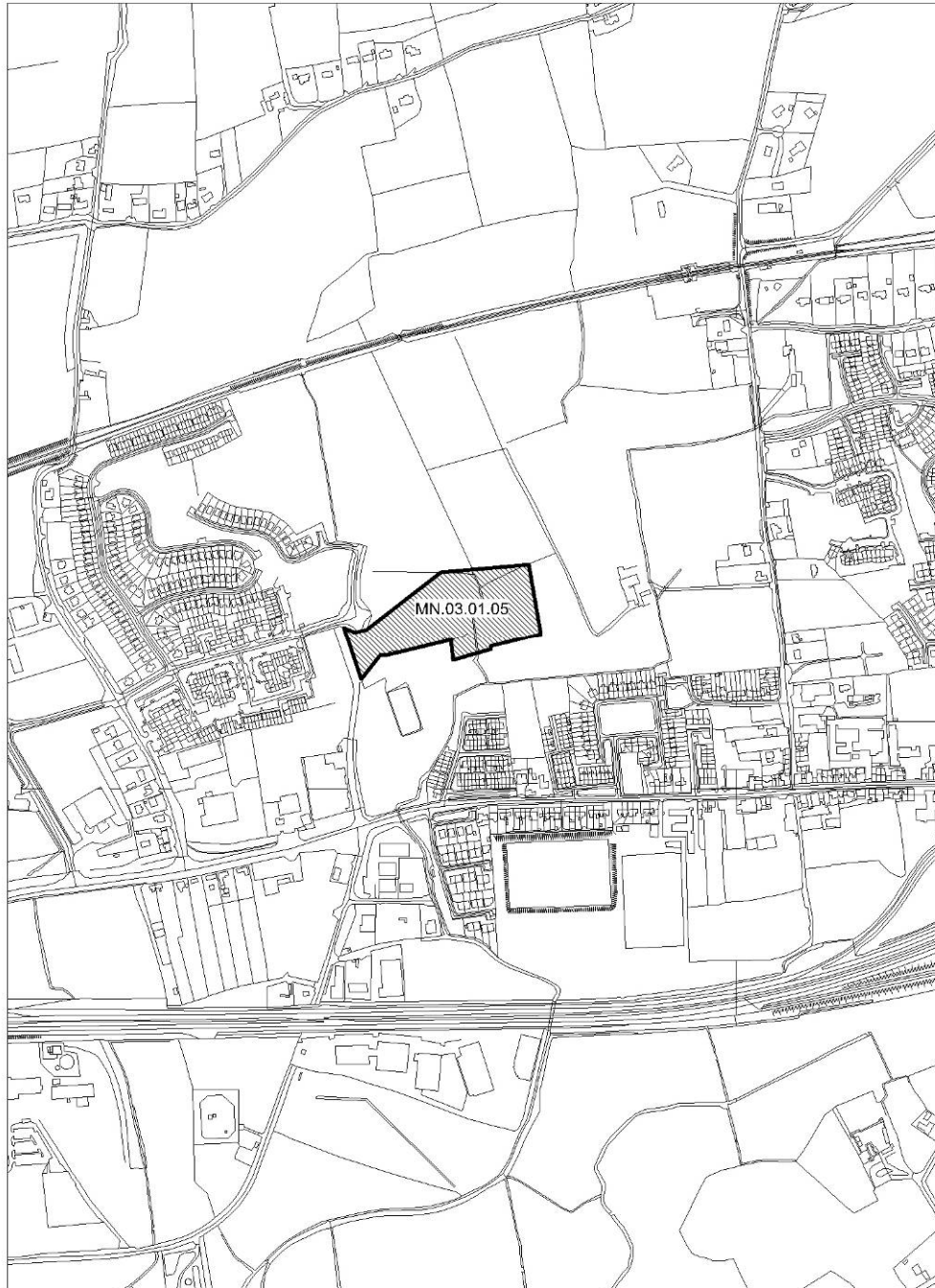
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Managers Recommended Amendment Ref. MN.03.01.04

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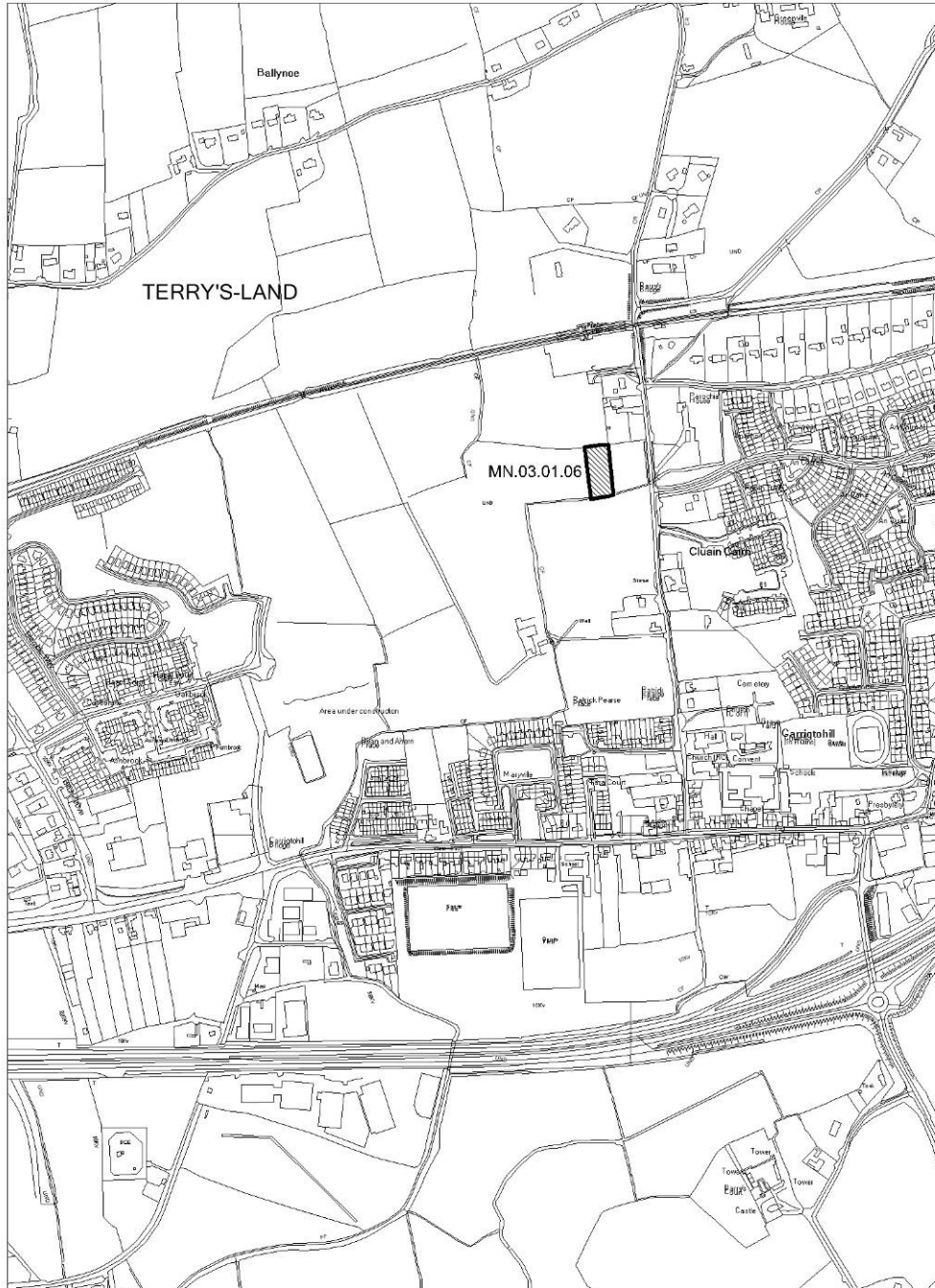
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Managers Recommended Amendment Ref.MN.03.01.05

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

Carrigtwohill



Managers Recommended Amendment Ref. MN.03.01.06

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

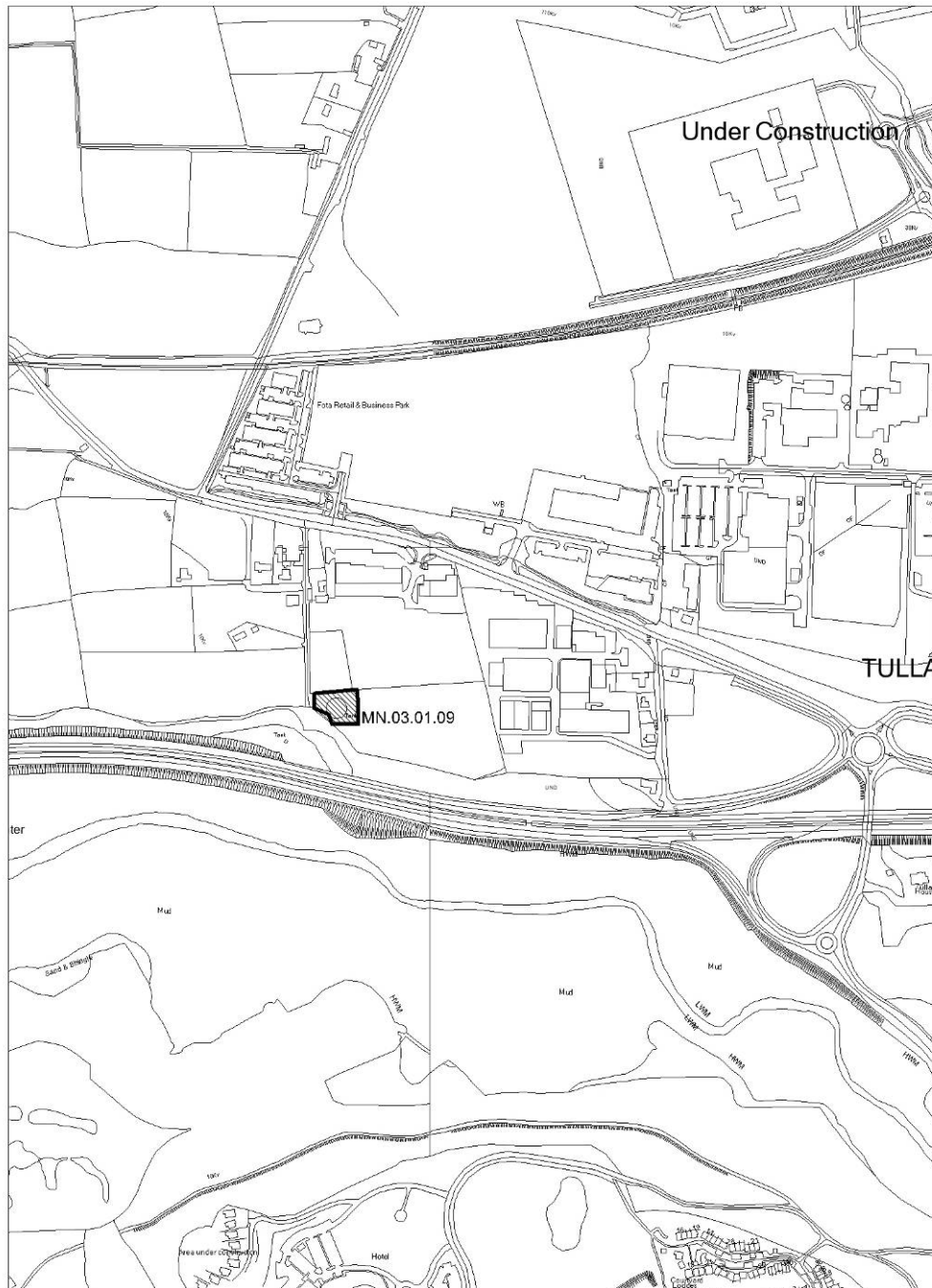
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Managers Recommended Amendment Ref.MN.03.01.07

**Midleton Electoral Area Local Area Plan
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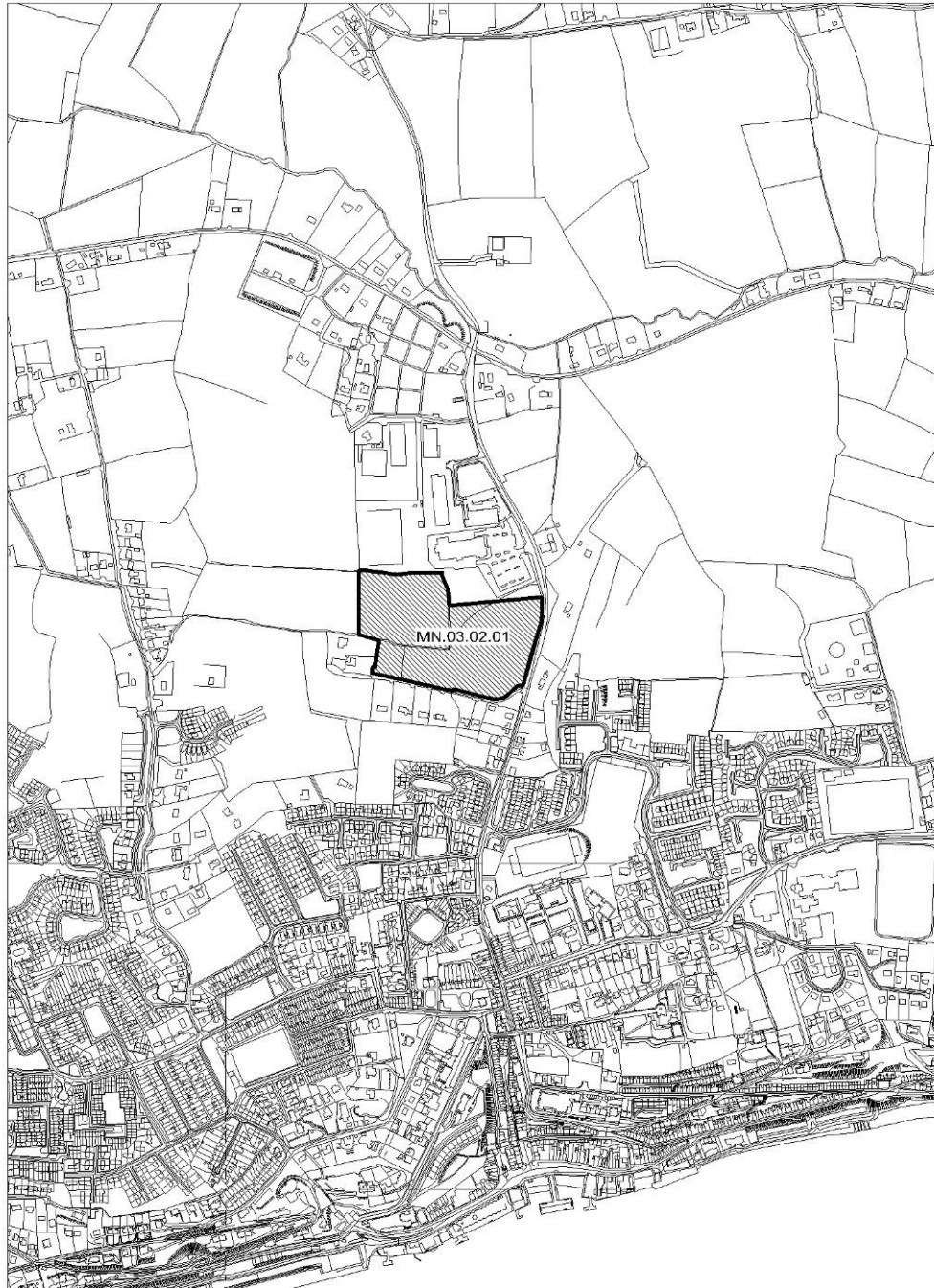
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Managers Recommended Amendment Ref. MN.03.01.09

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Public Consultation Draft**

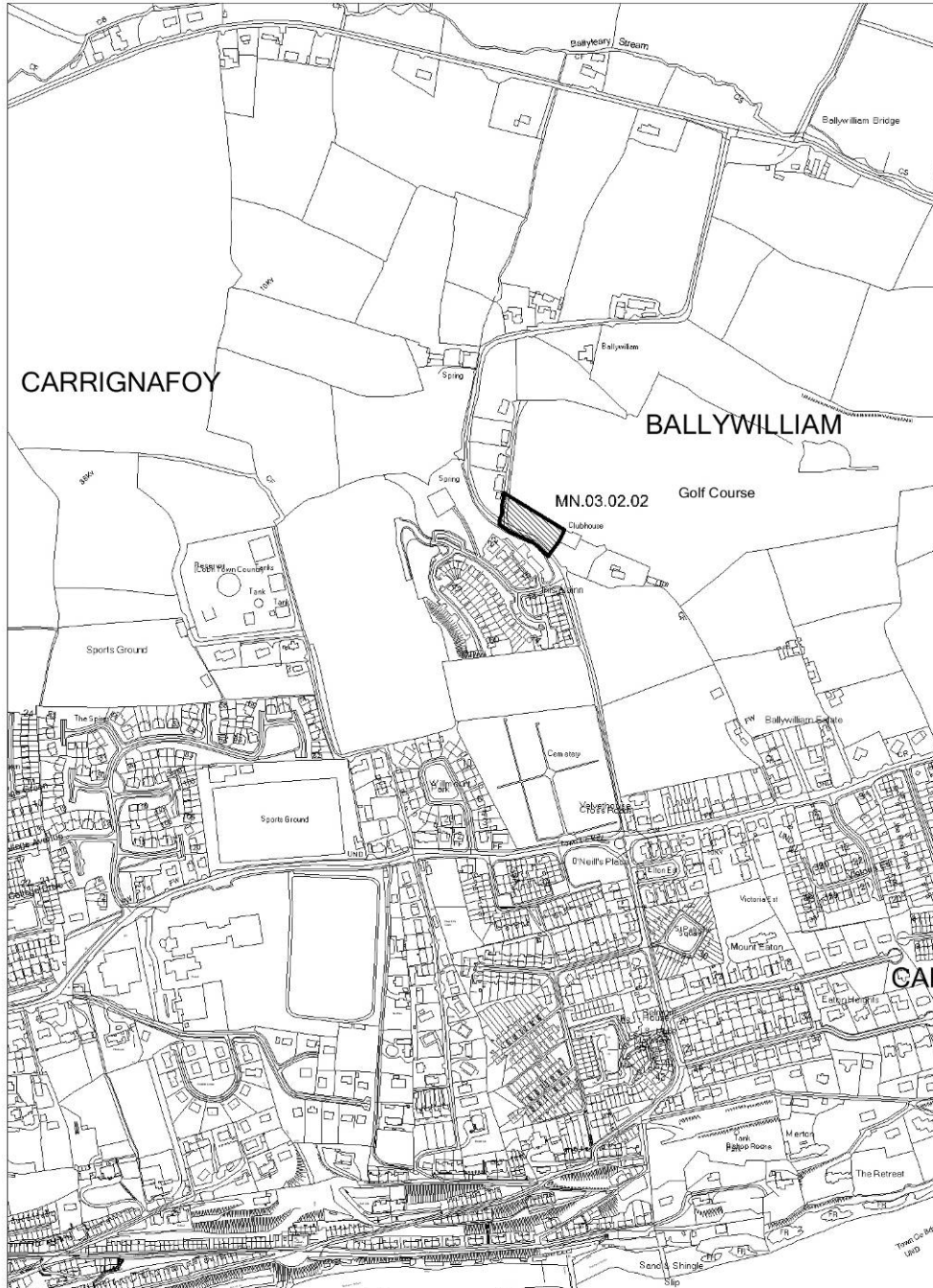
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Managers Recommended Amendment Ref.MN.03.02.01

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

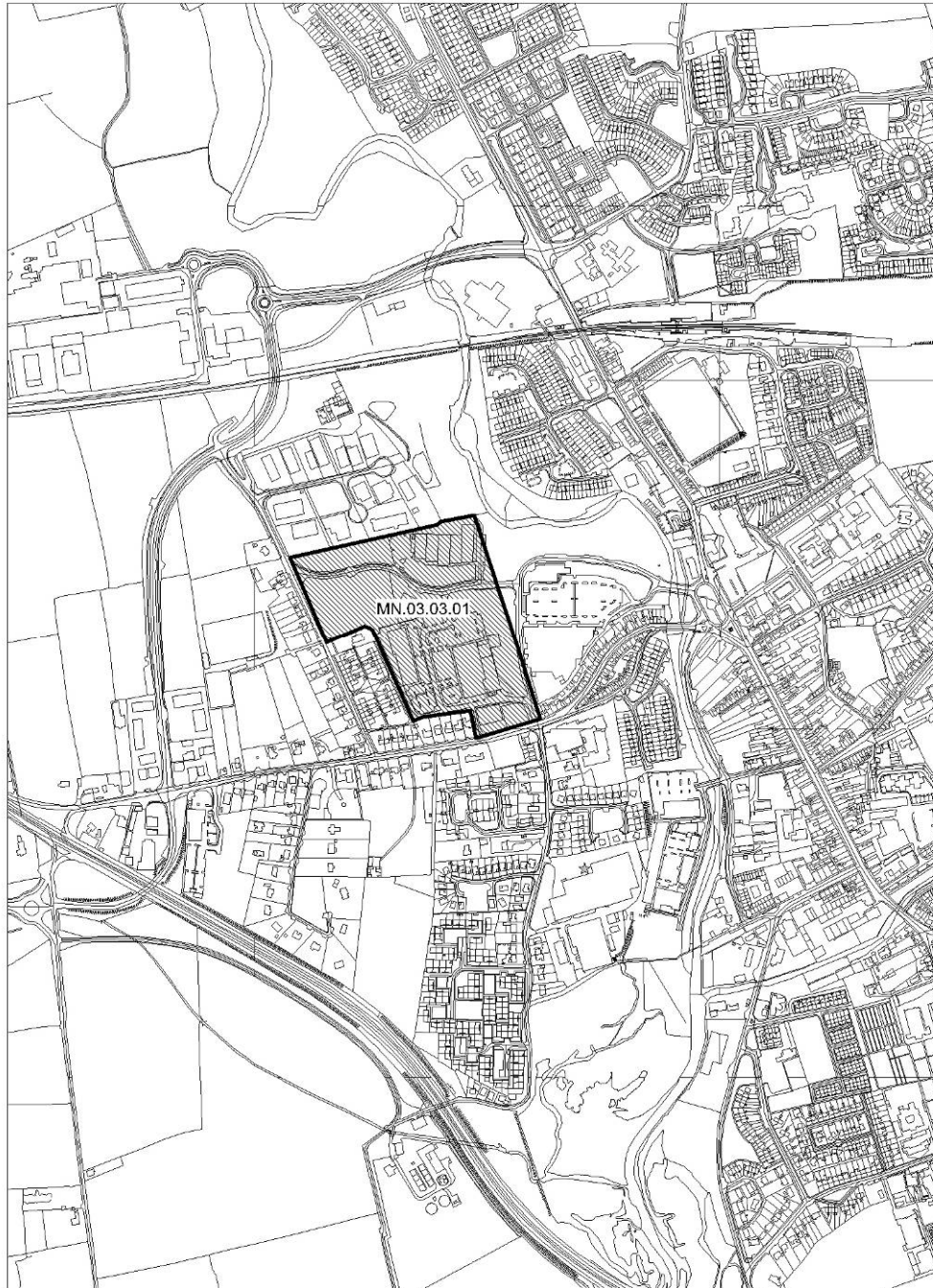
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Managers Recommended Amendment Ref. MN.03.02.02

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

Midleton



Managers Recommended Amendment Ref.MN.03.03.01

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

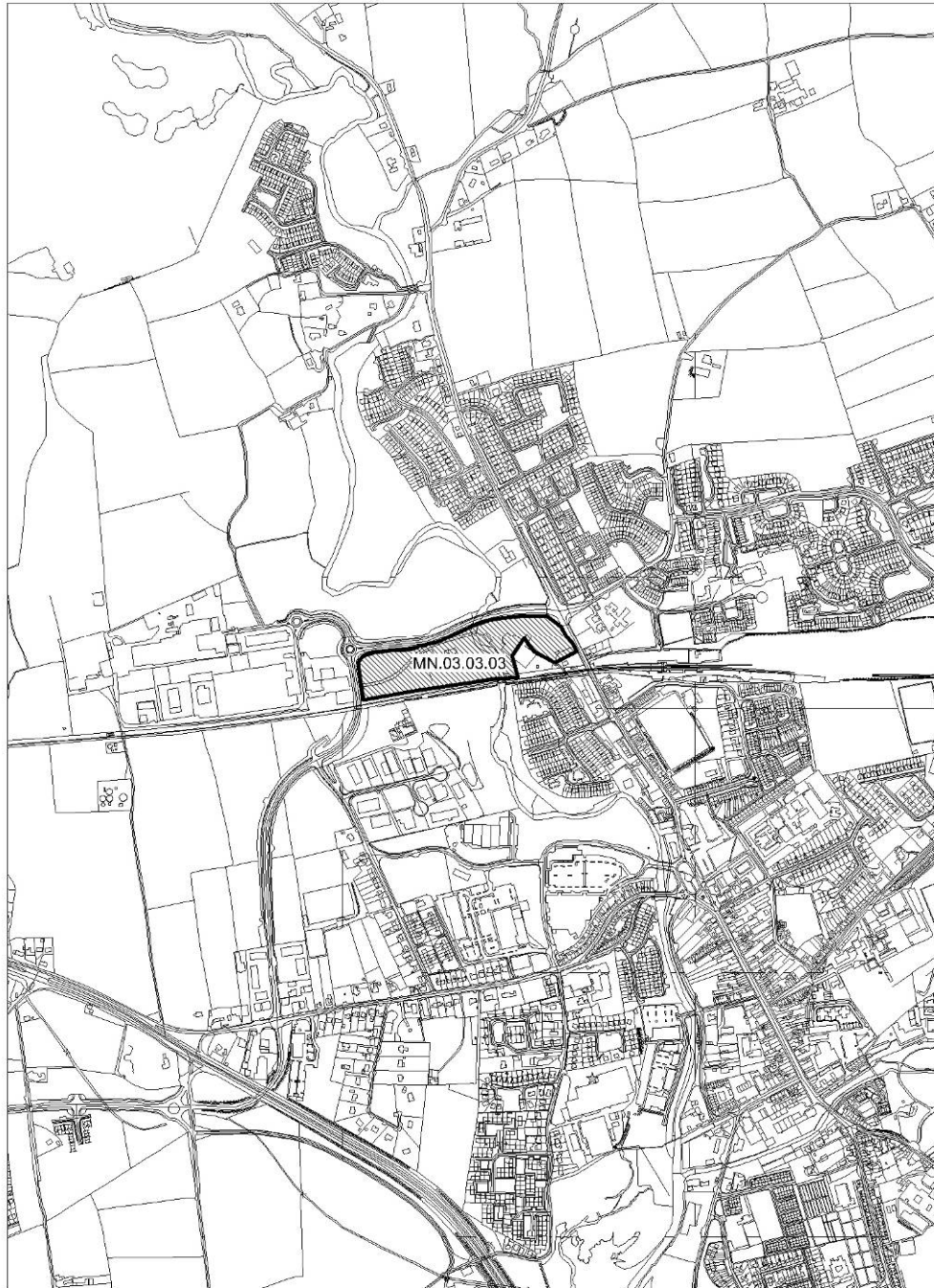
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Managers Recommended Amendment Ref.MN.03.03.02

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Public Consultation Draft**

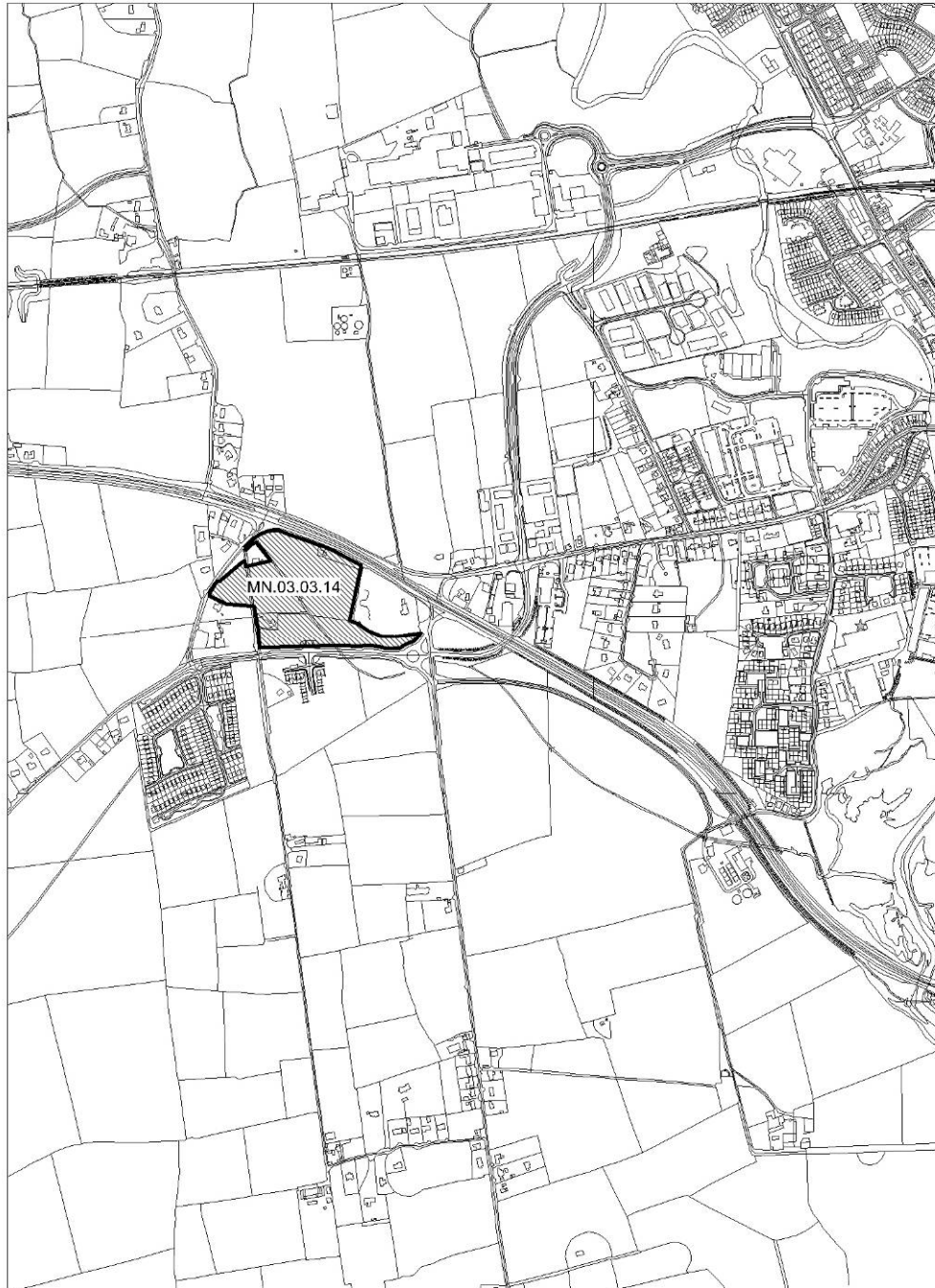
Midleton



Managers Recommended Amendment Ref.MN.03.03.03

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Managers Recommended Amendment Ref.MN.03.03.14

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Public Consultation Draft**

Youghal



Managers Recommended Amendment Ref.MN.03.04.02

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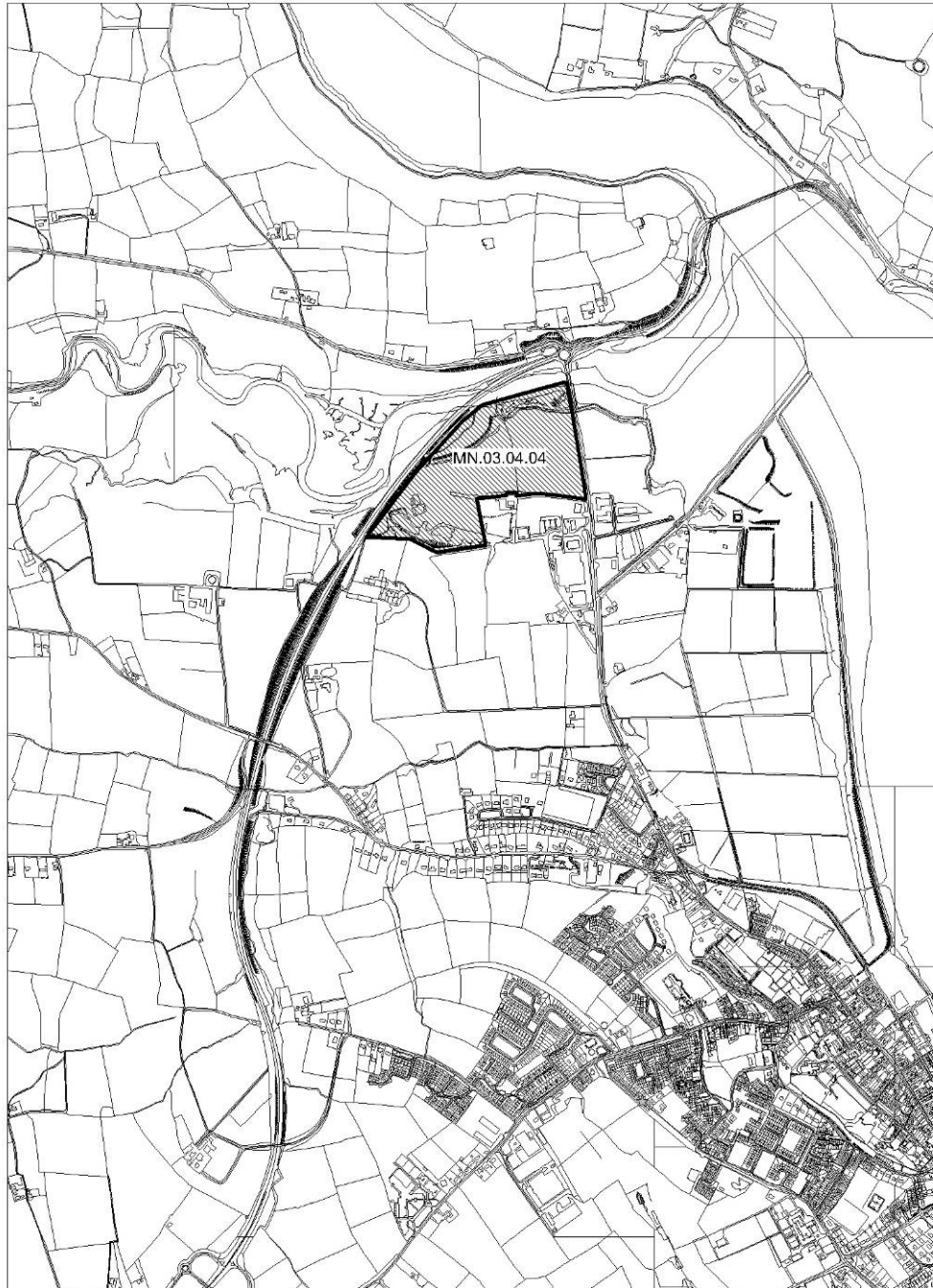
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Managers Recommended Amendment Ref.MN.03.04.03

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Public Consultation Draft**

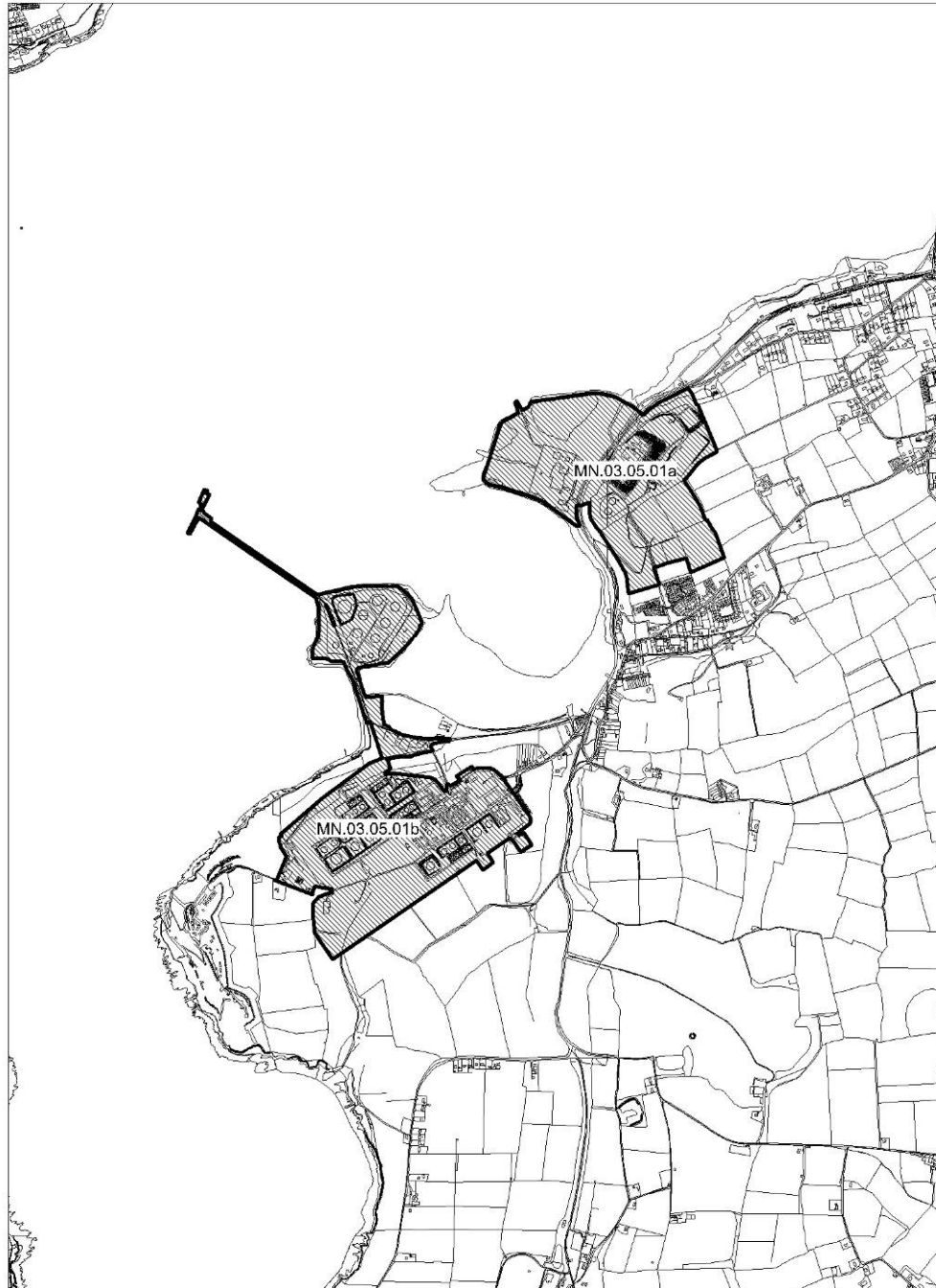
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Managers Recommended Amendment Ref.MN.03.04.04

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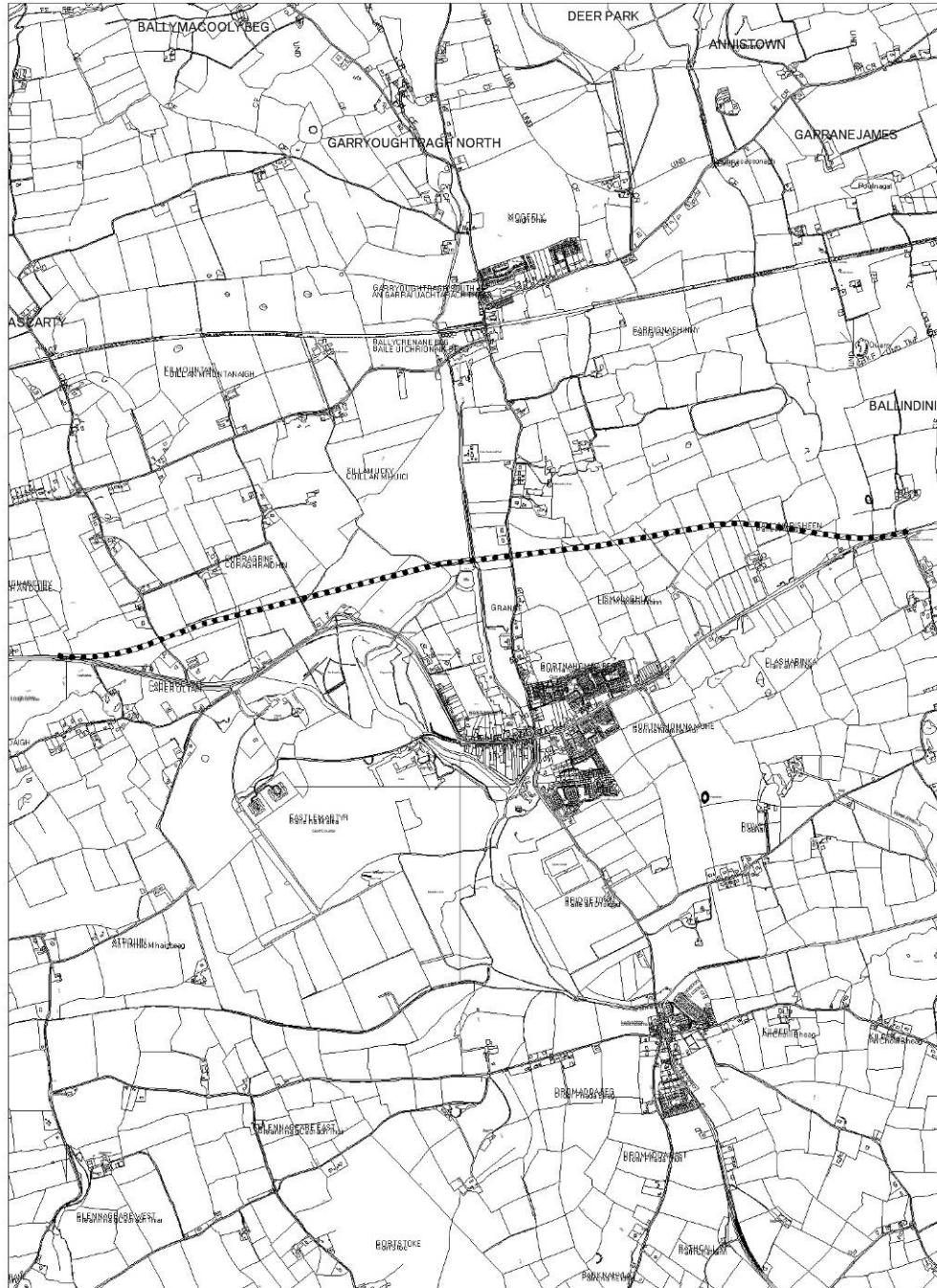
Whitegate/Aghada



Managers Recommended Amendment Ref.MN.03.05.01

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

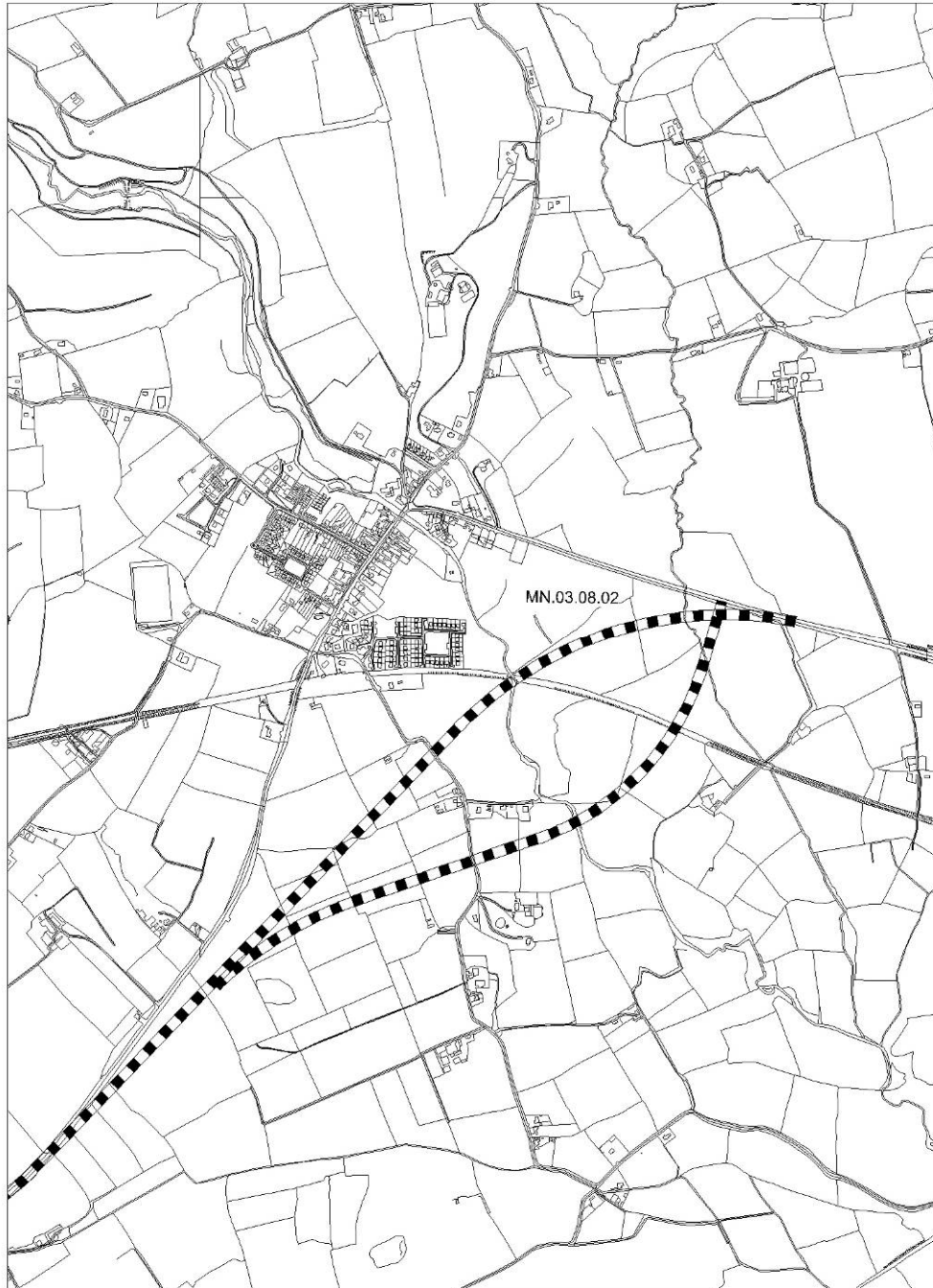
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Managers Recommended Amendment Ref.MN.03.06.01

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Public Consultation Draft**

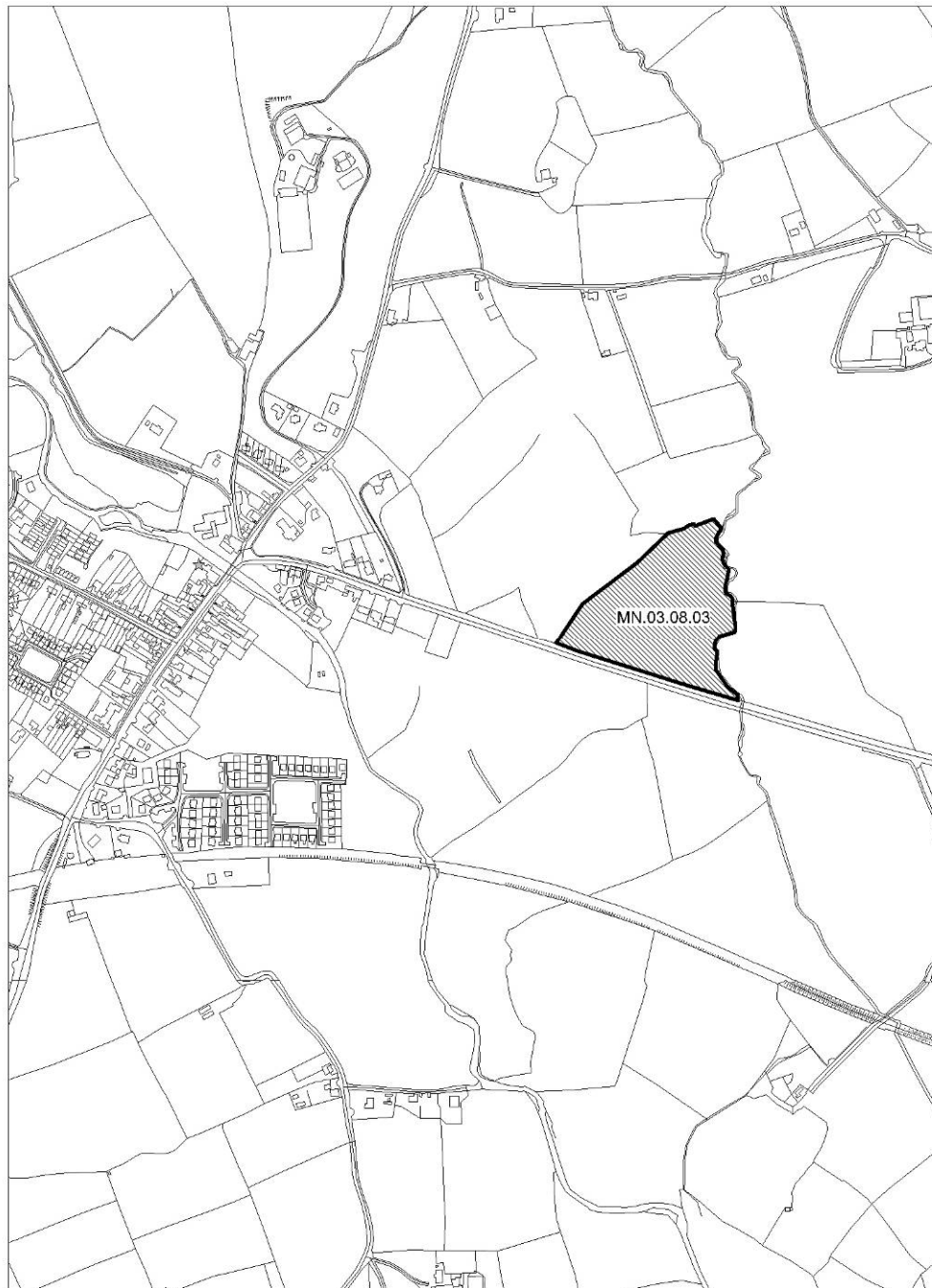
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Managers Recommended Amendment Ref.MN.03.08.02

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Public Consultation Draft**

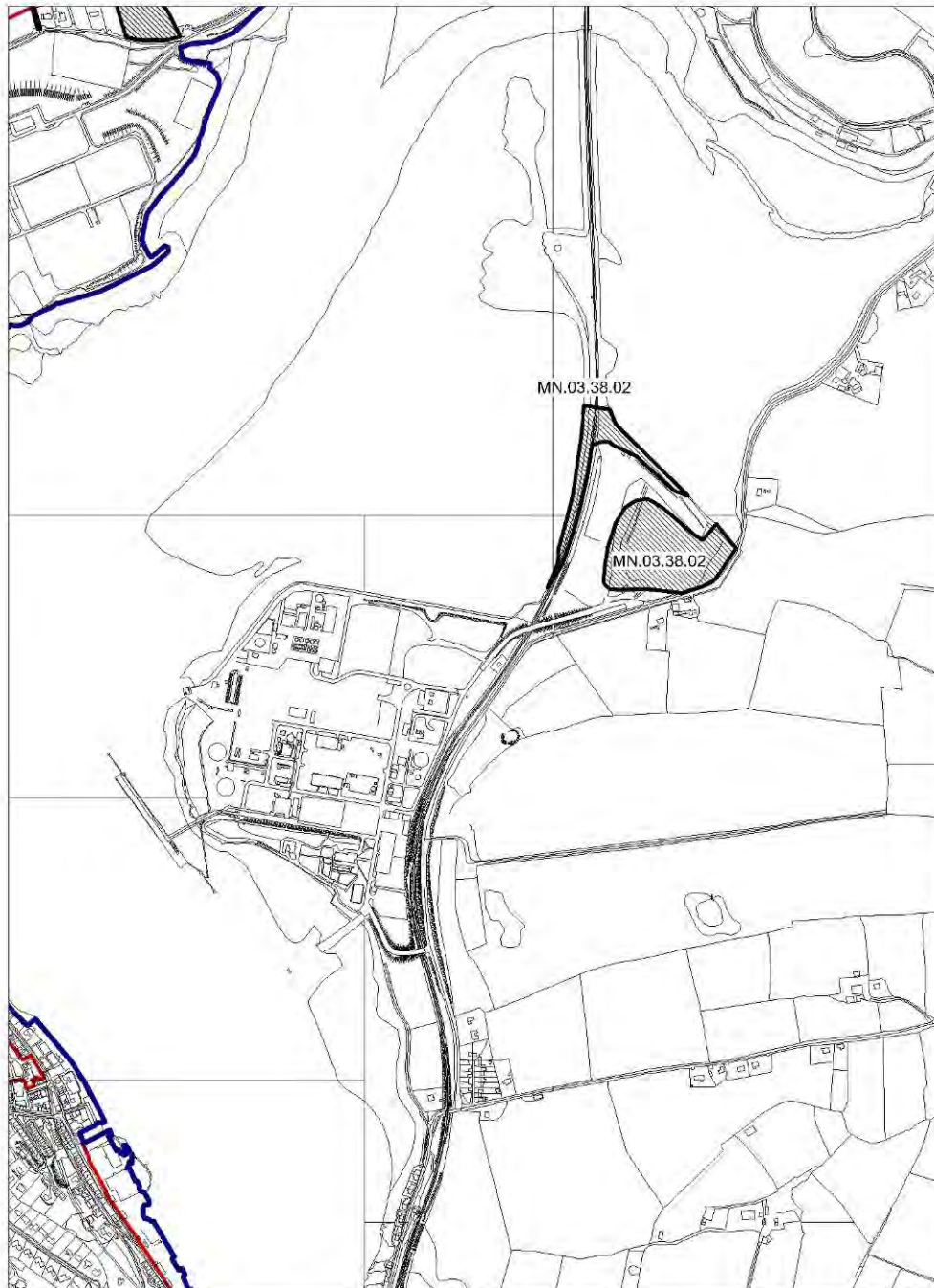
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Managers Recommended Amendment Ref.MN.03.08.03

**Midleton Electoral Area Local Area Plan
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Marino Point



Managers Recommended Amendment Ref.MN.03.38.02