

Report to Members

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

Midleton Electoral Area Local Area Plan

Managers Opinion and Recommendations on the Issues Raised by Submissions on the Proposed Amendments

15th June 2011

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		Description: This report sets out the Managers opinion on the issues raised in the submissions received on the Proposed Amendment to the Draft of the Midleton Electoral Area Local Area Plan.				
			Prepared by	Drawn by	Checked by	Approved by
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1.0	14.06.11		EW	AF	RP	AH

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

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

Section 1 Introduction

1.1 Where we are in the process

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

1.1.2. 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 and the report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available in DVD format and for download from the County Council's Web-site. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

1.1.3. Following the receipt of 99 submissions from the public during the consultation period, the County Council met at a special meeting held on 30th & 31st March 2011 to determine the need to make material amendments to the draft plan. Following this, the proposed amendments were published for consultation between 21st April & 18th May 2011.

1.2 Submissions

1.2.1. There were a total of 21 submissions received during the public consultation period on the proposed amendments to the Draft Midleton Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

1.2.2. A number of submissions raised issues in relation to various matters that are not part of the proposed amendment to the plan and this material has been excluded from the summary of the

issues raised and is excluded from consideration at this stage in the process. Where this has occurred a note has been included in Appendix A.

1.3 Appropriate Assessment

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

1.4 How to use this report

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

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

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

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

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

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

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

1.5 Next Steps

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

- The Local Area Plan shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan;
- The Elected Members of the County Council shall consider the proposed material amendments to the plan and this report after which the plan shall be made or amended, by resolution, with all, some or none of the material alterations;
- A further modification to the material amendment may only be made where it is minor in nature, not likely to have significant effects on the environment or adversely affect the integrity of a European site and does not refer to an increase in the area of land zoned for any purpose.
- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council;
- The last day on which the Council can make resolutions with regard to the Draft Plan is Tuesday 26th July 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 Council Meeting will take place on Tuesday the 19th of July, to facilitate discussion on the issues raised in this report.

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

Section 2 Managers Recommendations

2.1 Introduction

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

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

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

2.2 Carrigwohill Community Council

2.2.1. In advance of the Council meetings on the 30th/31st March, Elected Members from the Midleton EA put forward a motion to make a number of changes to the Draft Plan in accordance with a document that had been prepared by Carrigwohill Community Council. While a response to each of the 23 items was provided by the County Manager, the Elected Members voted in favour of including all items in the amendment for public consultation indicating that not all items would be part of the adopted Plan. It was agreed at the Council meeting that a meeting would be held between the PPU and the Carrigwohill Community Council.

2.2.2. The changes involve a range of issues including density, provision of open space and recreation facilities, and the Transportation Plan for Carrigwohill.

2.2.3. Two meetings were held with the Community Council on 6th and 10th May, also attended by Cllr Barbara Murray, Cllr. Noel Collins and Cllr. Sean O'Connor (6th only). Following discussions at these meetings and subsequent follow-up correspondence, a position of agreement has been found in relation to the majority of the proposed changes. This involves accepting a number of the changes as published, including minor modifications to others and in a small number of cases, excluding the change. A number of the changes involve the same issues and so for clarity, these changes have been grouped and are discussed collectively.

2.2.4. A submission has been received from Carrigwohill Community Council, 11/1363, that broadly reflects the position agreed in the meetings in relation to each change while also outlining those changes where agreement has not been possible.

Changes to the Supporting Text of the Plan: Change No. MN 03.01.24, MN 03.01.26, 03.01.27, MN 03.01.29, MN 03.01.33

2.2.5. These changes all involve alterations to the supporting text of the Plan that do not give rise to any planning issues.

Managers Recommendation: Accept changes MN 03.01.24, MN 03.01.26, MN 03.01.27, MN 03.01.29 & MN 03.01.33 as published.

Midleton and Carrigtwohill Transportation Study: Change No. MN 03.01.25

2.2.6. This change involves reference to the Midleton and Carrigtwohill Transportation Study and the need for the completion of the Castlelake Road, which is acceptable, subject to a minor modification to the wording.

Managers Recommendation: Accept change MN 03.01.25, subject to a minor modification.

General Principles for the Masterplan: Change No. MN 03.01.28

2.2.7. This change involves the inclusion of additional bullet points to the 'General Principles' of the Masterplan. Bullet points 1 and 2 are acceptable; while it is considered that the matters in bullet point 3 are best dealt with through the Development Management process. Bullet point 4 includes reference to precluding later phases of development until certain works have been completed, however it is considered that this issue is better addressed by establishing as a principle that the masterplan phasing programme should include trigger points for the delivery of certain physical, social, amenity and recreational infrastructure.

Managers Recommendation: Accept change MN 03.01.28, subject to a minor modification.

Appropriate Density: Change No. MN 03.01.30, MN 03.01.31, MN 03.01.32

2.2.8. The general issue underpinning all of these changes relates to the issue of appropriate density for new development. It was accepted in discussions that the scope to change the population target number or extend the boundary of the masterplan site no longer exists at this stage in the LAP process. Issues of flooding and location of the new secondary school are also likely to impact on the proposals for the masterplan site.

2.2.9. It is considered that the most appropriate means of addressing the concerns raised is the inclusion of new text as a non-material change highlighting that consideration may need to be given to extending the masterplan area following conclusion of the masterplan design process in order to address challenges presented by higher densities, the need for more open space and the outcome of the detailed flood study to be undertaken on the site. This would be done through an amendment to the LAP. The new text will read as follows:

“In the latter stages of the preparation of this plan issues have arisen that are likely to have an impact on the design and layout of the masterplan; the outcome of the detailed flood study, the need for the more urgent delivery of a post primary school than the masterplan may facilitate, delivery of a greater quantum of open space/ recreation facilities for the wider community and concerns in relation to the achievement of a satisfactory living environment and sustainable communities at higher density levels, particularly in the early stages of a recovering housing market. The local community are particularly concerned about ensuring proper integration by creating places where people want to live and building a sustainable community. It is considered that the appropriate resolution of these issues lies in the detailed design and layout work to be completed as part of the masterplan process. This may ultimately involve the extension of the boundary of the masterplan site and a subsequent amendment or variation to the statutory plans for the area”.

On the basis of the inclusion of this text, these changes are no longer required.

Managers Recommendation: Exclude changes MN 03.01.30, MN 03.01.31 & MN 03.01.32.

Reserved land for Social Housing: Change No. MN 03.01.34

2.2.10. This change seeks to change the percentage of reserved land for social housing under the Housing Strategy in Carrigtwohill from 50% to 25%. It is considered that this issue is best dealt with in

Managers Recommendation: Exclude change MN 03.01.34.

Adjustment of the population target: Change No. MN 03.01.35

2.2.11. This change involves including reference to adjustment of the population target on the basis of the Census 2011 figures. For the same reasons as outlined in relation to change MN 03.01.31 earlier, this change is not appropriate, however a minor modification is proposed in line with the non-material text that is proposed to be included.

Managers Recommendation: Accept change MN 03.01.35, subject to a minor modification.

Minor changes to wording: Change No. MN 03.01.36, MN 03.01.40, MN 03.01.41, MN 03.01.45.

2.2.12. These changes involve changes to the wording of text and objectives, which subject to minor modifications are considered acceptable.

Managers Recommendation: Accept change MN 03.01.36, MN 03.01.40, MN 03.01.41 & MN 03.01.45, subject to a minor modification.

Linking of delivery of open space with residential zoned sites: Change No. MN 03.01.37, MN 03.01.38, MN 03.01.43, MN 03.01.44

2.2.13. These changes involve the linking of the delivery of recreation facilities on lands zoned for open space directly to the development of nearby residentially zoned sites. It is considered that placing the delivery of **all** of the facilities required for a designated open space on one residential site is inconsistent with the Council's Recreation and Amenity Policy and objective HOU 14-3 of the 2009 County Development Plan which requires developers *"to make appropriate provision for sports and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals"*. To proceed with these changes would therefore require a change to the County Development Plan and the Council's Recreation and Amenity Policies, which is considerably beyond the scope of this LAP amendment process.

2.2.14. Given the scale of growth targeted to Carrigtwohill it is acknowledged that the delivery of social infrastructure including recreation facilities is an important element of developing a sustainable community. In this context, a way forward would be to give consideration to the development of an implementation plan that sets out the strategy or measures necessary to deliver the facilities/ open space identified in the plan in a timely manner and in tandem with development.

2.2.15. On this basis, it is recommend that the changes be rejected and that non-material text be included in the plan identifying the need to undertake such an implementation plan/study and the timeframe within which the Council intend to complete it.

Managers Recommendation: Exclude changes MN 03.01.37, MN 03.01.38, MN 03.01.43, MN 03.01.44, subject to the inclusion of non-material text in relation to the implementation plan.

Lands for a public car park: Change No. MN 03.01.39, MN 03.01.42

2.2.16. These changes relate to the zoning of lands for open space and their removal from the town centre zoning. The lands in question have been identified in the Midleton and Carrigtwohill Transportation Study for the provision of a public car park, the delivery of which is a crucial element in

resolving traffic and congestion problems in the town. The Community Council have had discussions with the GAA club who have indicated that 2 acres of these lands are required for a juvenile pitch. The Council's Traffic and Transportation Section have made a preliminary examination of the site in terms of the likely yield in car parking spaces and are satisfied that, were 2 acres to be set aside for a further GAA pitch, the remaining lands can provide a sufficient yield of car parking spaces to serve the needs of the town in the foreseeable future.

2.2.17. While the Community Council submission has suggested a change to the text of the open space objective, this is outside of the scope of the LAP process. It is therefore recommended that in order to facilitate both uses, the site the subject of this change be reduced so that half remains with the town centre zoning and the remainder becomes part of the open space zoning. In relation to the textual change MN 03.01.42, as a consequence to the splitting of the site between the two uses, a minor modification to the text is recommended.

Managers Recommendation: Accept changes MN 03.01.39, MN 03.01.42, subject to minor modifications. See revised map on page 111.

Appropriate estate design: Change No. MN 03.01.46

2.2.18. This change involves reference to suitable housing types and density levels in the town and it was agreed that the change be rejected on the basis that reference be included, as a non-material change, to the Council's design guide for residential estate development, Making Places, emerging guidelines in relation to best practice, and the need to respect the character of the town. The new text will read as follows:

“Regard will be had to the best practice guidance offered in the Council's publication, ‘Making Places: a design guide for residential estate development’ May 2011, the Department's Urban Design Manual and any other best practice guidelines in relation to density or urban design issued by the Government. Regard will also be had to the need to integrate with the existing character of the town”.

On the basis of the inclusion of this text, this change is no longer required.

Managers Recommendation: Exclude change MN 03.01.46.

2.3 Industrial Site at Tullagreen, Carrigtwohill: Change No. MN 03.01.47

2.3.1. This proposal involves the extension of the development boundary at Tullagreen and the inclusion of a new site (approximately 3.0 hectares) for industrial development. The site is located off the Old Cobh Road, south of the N25 and to the east of the Council's waste water treatment plant.

2.3.2. In the 2005 Special Local Area Plan these lands are outside of the development boundary, forming part of the A2 Metropolitan Green Belt identified in the CDP 2009, where it is an objective to preserve the undeveloped nature of these lands.

2.3.3. In the preparation of the Draft Plan, when consideration was being given to the zoning of additional lands for industrial development, more suitable lands were identified adjoining established industrial parts of the town, in closer proximity to existing and future public transport options and more readily accessible from the residential core of the town. Lands to the south of the N25 were not considered appropriate due to access constraints, separation from the town, the low lying nature of the lands, historic flooding problems, and potential difficulties with traffic onto the N25.

2.3.4. A submission was made by this landowner to the Draft Plan requesting the zoning of the lands at which stage the Managers Report indicated that there were sufficient lands zoned for industrial uses and that the majority of the lands are located within an area identified as susceptible to flooding.

2.3.5. The amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the Divisional Manager recommended against the amendment for the following reasons;

“The Lee CFRAMS study shows these lands to be at risk from flooding and an additional local flood study is currently being undertaken. The site also adjoins the Great Island Channel cSAC 1058 and impacts on this nature conservation site would need to be assessed.”

2.3.6. The SEA of the Proposed Amendment has recommended the exclusion of this site.

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

2.3.8. The NRA have also made a submission on this change requesting that the objective be changed to ensure that a modal shift to rail, cycling and walking is achieved. This site is located south of the N25 and isolated from both the town and public transport options, making it extremely difficult to achieve any reasonable level of modal shift.

2.3.9. The Council have prepared the terms of reference for a detailed flood study for the town and it is anticipated that this will be commissioned in the short term.

2.3.10. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- The NRA have expressed concern that the location of the site on the southern side of the N25 will give rise to unsustainable commuting patterns.
- The lands are shown to be in Zone A on the Indicative Flood Extent Maps and the zoning of these lands is premature pending the completion of the detailed flood study to be carried out for Carrigtwohill.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE CHANGE MN 03.01.47 and associated map on page112.

2.4 Lands West of the Water Rock Road, Midleton: Change No. MN 03.03.17

2.4.1. This proposal involves the extension of the special policy area zoning X-01 to include additional lands (approximately 17.2 hectares) to the west of the Water Rock Road on the basis that the densities proposed in the masterplan area were not viable in the current market. The lands are in three separate landholdings to the north of the rail line and accessed from the Water Rock road.

2.4.2. In the 2005 Special Local Area Plan these lands lie outside of the development boundary of the town and form part of the A1 Metropolitan Green Belt where it is an objective to preserve them from development. In the course of the 2005 SLAP process the issue of the extension of the masterplan onto these lands was discussed and rejected. There was considerable local opposition to the zoning of these lands at that time.

2.4.3. In the drafting of the current plan, while submissions were made requesting the zoning of these lands, the matter was not re-visited as it was felt that the issue had been clearly determined in the 2005 SLAP, a plan which also looked to the 2020 horizon. CASP Update and the CDP 2009 also clearly indicated against the zoning of additional lands in order to achieve the population target for the town.

2.4.4. The amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the Divisional Manager recommended against the amendment on grounds that “the target population can be accommodated within the current Water Rock Masterplan site and additional lands are therefore not required. It is a priority to get development commenced on the area zoned since 2005”.

2.4.5. The SEA of the Proposed Amendment has recommended the exclusion of this site.

2.4.6. Two submissions have been received on this change; one from a landowner welcoming the change and the second from the EPA. The EPA note that this proposed amendment has the potential to conflict with the status of the Environmental Protection Objectives for the plan set out in the Environmental Report. The Agency supports the SEA screening recommendation to exclude the amendment.

2.4.7. CASP Update and the County Development Plan 2009 make it clear that the enhanced population target for the town is best achieved on existing zoned lands rather than the zoning of new lands. Paragraph 3.2.47 of the CDP states "...The CASP Update envisages further population growth along the rail line to the north and east of the City including Midleton. However, it is not envisaged that this will require significant additional lands to be zoned...". The inclusion of these lands would therefore be contrary to the provisions of the CDP and in particular objective STA 1-1 of the CDP 2009 where it is a stated objective to support the implementation of the shared principles expressed in strategies jointly prepared with the City Council such as CASP Update, and also to support National Planning Guidelines such as the Ministerial Guidelines on residential density. The Planning and Development Acts S.19(2) requires that a local area plan is consistent with the objectives of the development plan and this amendment causes this issue to arise.

2.4.8. The inclusion of additional lands in the masterplan will lead to a reduction in the yield from lands that have been included in the masterplan site since 2005, undermining not only the investment made to date in the re-instatement of the rail line, but also undermining the work done in the preparation of a draft masterplan in conjunction with existing landowners, who would have had a particular expectation from development on their lands which can no longer be justified. While it had been intended to bring the draft masterplan before Elected Members in the early autumn, the inclusion of these lands would considerably delay the process of putting a masterplan in place as the overall layout, densities etc. will need to be reconsidered.

2.4.9. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- The proposal is inconsistent with the CDP 2009.
- It will undermine the decisions already taken by the Council in relation to these lands in previous plans.
- The requirement to integrate these lands with the masterplan proposals will delay the finalising of the masterplan for Water Rock.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE CHANGE MN 03.03.17 and associated map on page123.

2.5 Midleton College: Change No. MN 03.03.18

2.5.1. This proposal involves the replacement of part of an open space zoning owned by Midleton College with a residential zoning. The lands (approximately 4.2 hectares) are located in the north-east sector of the town, with the old rail line bounding the site to the north and Midleton Rugby Club to the east.

2.5.2. In the 2005 SLAP the site is zoned as established primarily open space/ sports/ recreation/ amenity. A similar proposal to zone the lands for residential use was considered in the preparation of the 2005 plan and rejected at that time as no satisfactory access could be provided and on the grounds that there was a lack of open space in this part of the town and this use should be retained.

2.5.3. While a pre-draft submission was made requesting the residential zoning of these lands, it was considered that the reasons for protecting/ retaining the lands as open space were still valid and the loss of these lands for recreational use was not justified.

2.5.4. The amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the Divisional Manager recommended against the amendment for the following reasons;

“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”. The question of the suitability of the access to serve the development was also raised.

2.5.5. The SEA of the Proposed Amendment has recommended the exclusion of this site.

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

2.5.7. In relation to the long term recreational needs of the town, the proposal will result in the loss of open space which is well located and accessible by foot to a large part of the town. It is an objective of the County Development Plan 2009, HOU 14-2, to protect and improve existing areas of public and private open space. This objective also clearly sets out the circumstances in which a change of use can be considered, detailing the requirements that must be clearly demonstrated. This proposal will result in the loss of private open space.

2.5.8. The school authorities are intending to provide additional facilities for pupils within the school grounds and have longer term proposals for recreational purposes outside the town. The planning issue raised by this amendment is that if this site is developed, then the overall provision of open space in a relatively densely developed part of Midleton will be considerably reduced.

2.5.9. The adjoining rugby club lands are curtailed and these lands would offer an option for expansion if they are no longer required by the College, thereby retaining this sports facility for the benefit of the wider community. Were the lands to be developed for housing, this threatens the viability of the rugby club in the future and the further erosion of facilities in the town.

2.5.10. The Traffic and Transportation Section of the Council have undertaken an assessment of the Access Feasibility Study carried out by the landowners engineering consultants, Barry and Partners. It is the conclusion of this assessment that all five options for access put forward are impracticable and that the lands should be considered as land-locked and not having access to a public road sufficient to permit the site to be developed.

2.5.11. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- The proposal is inconsistent with an objective of the CDP 2009 and therefore, in accordance with the provisions of the Planning and Development Acts, must be excluded.
- A satisfactory and safe means of access cannot be provided to this land-locked site.
- The proposal would threaten the long term viability of the adjoining Midleton rugby club.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE CHANGE MN 03.03.18 and associated map on page124.

2.6 Lands to the south of Cloyne: Change No. MN 03.07.01 & MN 03.07.02

2.6.1. This proposal involves the inclusion of additional lands to the south of the village within the development boundary of Cloyne and a proposal to provide a relief route through the lands. The lands are in two separate land holdings with road frontage along Church Road/ Kilboy road.

2.6.2. These lands (approximately 13.8 hectares) are outside the village boundary in the 2005 local area plan, forming part of the Rural Housing Control Zone.

2.6.3. A pre-draft submission was made in relation to this proposal however, the growth target for the village did not warrant the zoning of additional lands and the potential impact on the underlying aquifer was also a concern.

2.6.4. The amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the Divisional Manager recommended against the amendment for the following reasons;

“Notwithstanding the flood risk identified on lands to the north, there is already sufficient land identified within the development boundary to cater for the village’s target growth”. The potential impact on the underlying aquifer was also raised and Members agreed that the site be included subject to an assessment of any such impact.

2.6.5. The SEA of the Proposed Amendment has recommended the exclusion of this site/ road.

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

2.6.7. These lands are overlying a regionally important Karst aquifer and an assessment of the potential impacts on the aquifer from development has been carried out by the Council’s engineers. The Commons East borehole is 90m from the proposed lands to be zoned. In accordance with the DELG/EPA/GSI groundwater protection scheme the proposed lands are classed as having an extreme vulnerability rating and in the inner source protection zone for Cloyne water supply scheme. As per the GSI report 2002 the Commons East borehole provides the best quality raw water of the 3 wells in the Cloyne village area. The Commons East borewell must therefore be protected from any development that could lead to potential hazards. The assessment has concluded that zoning of the nearby lands for development could be detrimental to the raw water quality of the existing aquifer as it would lead to potential hazards that could pollute the groundwater. The report’s recommendation is that the lands should not be zoned for any type of development.

2.6.8. The proposal would therefore be in conflict with objective INF 5-8 of the County Development Plan 2009 where it is an objective to “...conserve sources of drinking water and to minimise threats to either the quality or quantity of drinking water reserves that might result from different forms of development or development activity...”.

2.6.9. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- The growth target for Cloyne up to 2020 is for an additional 255 houses and the development boundary identified in the Draft Plan is considered sufficient to cater for this scale of growth.
- Any development on these lands constitutes a potential hazard to the underlying aquifer, is inconsistent with an objective of the CDP 2009 and therefore, in accordance with the provisions of the Planning and Development Acts, must be excluded.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE CHANGES MN 03.07.01 & MN 03.07.02 and associated maps on pages 132 & 133.

2.7 Lands in Ballycotton: Change No.’s MN 03.09.05 & MN 03.09.06

2.7.1. This proposal involves the inclusion of additional lands (approximately 4.6 & 1.6 hectares respectively) to the west of the village within the development boundary of Ballycotton in order to accommodate 18-20 serviced sites and the zoning of further lands as passive open space to provide for an amenity area. The lands are coastal lands that stretch to the shore, on the western side of the village and which are prominent on approach to the village on the Cloyne road.

2.7.2. In the 2005 plan these lands are agricultural lands outside the village boundary.

2.7.3. A pre-draft submission for the zoning of these lands was made however, it was not favourably considered for inclusion in the Draft Plan on grounds that there were already sufficient, and more appropriately located, lands within the development boundary and the visually sensitive nature of this coastal site. A similar conclusion was made in relation to a submission made to the Draft Plan.

2.7.4. These amendments were proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the Divisional Manager recommended against the amendment for the following reasons;

“Sufficient lands are already proposed in the Draft Plan to cater for the target growth for the village. Furthermore, the lands are on the seaward side of a designated scenic route, S48, within a designated scenic landscape and are adjacent to the Ballycotton Bay SPA 4022 and Ballycotton, Ballynamona and Shanagarry pNHA 0076 and impacts on these nature conservation sites would need to be assessed”.

2.7.5. The SEA of the Proposed Amendment has recommended the exclusion of this site/ road.

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

2.7.7. The Natura Impact Report II has recommended that the lands to be included within the development boundary be significantly reduced so as to provide an appropriate buffer with the SPA, as well as revised wording to DB-12. This has the effect of reducing the developable portion of the site to a negligible area.

2.7.8. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- The Natura Impact Report II has identified the potential for significant impacts on the Ballycotton SPA, the mitigation measures for which have the effect of reducing the developable area to a negligible part of the site. Even with a reduced area, the report identifies that any potential development would likely require a Natura Impact Statement.
- The development of these lands on the seaward side of the road, along a designated scenic route and within a designated scenic landscape will likely have significant visual impacts on the approach to the village and views from the scenic route.
- The growth target for Ballycotton up to 2020 is 45 dwellings and it is considered that the undeveloped lands within the development boundary established in the Draft Plan is sufficient to cater for this scale of growth, even allowing for locational choice.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE CHANGES MN 03.09.05 & MN 03.09.06 and associated maps on pages 136 & 137

2.8 Lands at Mogeely: Change No. MN 03.15.02

2.8.1. This proposal involves the inclusion of additional lands (approximately 2.3 hectares) to the east of the village within the development boundary of Mogeely. The lands are located on the Killeagh road to the east of the village, with the southern boundary of the site formed by the redundant rail line to Youghal. A stream runs along the eastern and southern boundaries of the site.

2.8.2. The lands are outside of the village boundary in the 2005 Local Area Plan. A pre-draft submission was made for the zoning of these lands however, it was considered that sufficient lands were already available within the development boundary and an extension of the village boundary could not be justified based on the modest growth target proposed for the village.

2.8.3. A similar submission to the Draft Plan in relation to the zoning of the site was also made, but again, it was not considered appropriate to zone additional lands based on the growth target for the village and additionally, the identification of a potential flood risk on these lands arising from the draft indicative flood risk map.

2.8.4. This amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the Divisional Manager recommended against the amendment for the following reasons;

“There is sufficient land within the village boundary to cater for the scale of growth proposed in the village. An extensive response to the issue of flood risk mapping and flood risk assessment has been provided in the Manager’s Report February 2011”.

2.8.5. The SEA of the Proposed Amendment has recommended the exclusion of this site.

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

2.8.7. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- There is no requirement to zone additional lands in the village as the development boundary established in the Draft Plan is sufficient to cater for the scale of growth proposed for the village.
- This amendment does not represent a sequential approach to the development of Mogeely. If there was a future requirement for further growth, land located closer to the village centre, that is not subject to flood risks, would be the preferred choice.
- The lands are within an area identified on the Indicative Flood extent maps as at risk of flooding. The stream on the eastern and southern site boundaries represents a possible source of future flooding. Notwithstanding the submissions made by the landowner, the matter of flood risk has not been conclusively addressed.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE CHANGE MN 03.15.02 and associated map on page 138.

2.9 Lands at Marino: Change No. 03.38.04

2.9.1. This proposal involves the zoning of lands (approximately 6.2 hectares) for business use to facilitate the development of a petrol filling station and car dealership at Marino. The lands are located opposite the redundant IFI plant at Marino Point, part of which is an old abandoned quarry.

2.9.2. The lands are part of the A1 Metropolitan Green belt where it is an objective to preserve these lands from development.

2.9.3. A pre-draft submission was received regarding this proposal and while these lands were not considered appropriate for the development proposed, the Draft Plan did acknowledge the shortage zoned land to accommodate the type of uses proposed and suitable lands for such uses were identified at Ticknock, which were then added to in the amendments to the Draft Plan.

2.9.4. A submission to the Draft Plan again sought the zoning of these lands. This submission identified other locations that had been considered by the submitter for the re-location of their business including a site at Ticknock. These lands at Ticknock are the same lands as identified in the Draft Plan as suited to the uses now sought.

2.9.5. This amendment was proposed by the Elected Members at their meeting on the 30th / 31st of March 2011. At that meeting the Divisional Manager advised that the motion had not been notified in advance and the site appeared to be on a bend in the road and may be located along the road line for

2.9.6. The SEA of the Proposed Amendment has recommended the exclusion of this site.

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

2.9.8. These lands front a stretch of the R624 which is included in the Preferred Route Option for the upgrade of this regional route and development at this location, particularly for a car-based use, would be premature pending the completion of the design work for the scheme. These lands are also located on a sweeping bend in the regional road where any upgrade proposals are likely to involve a change in the radius of this bend.

2.9.9. The adjoining road is designated a scenic route, S53, and the site is located within a designated scenic landscape.

2.9.10. A major gas main also crosses the site resulting in the sterilisation of parts of these lands.

2.9.11. Taking the above into account it is considered that the plan be made excluding this amendment for the following reasons;

- Any development on this site, within the identified Preferred Route Corridor for the upgrade of the R624 would be premature pending the finalisation of a detailed design for the upgrade of the R624.
- The site is isolated from any residential settlement and is not considered an appropriate location for the type of development proposed. Provision has already been made in the Cobh Environs for the zoning of lands for development of this nature and this option should be re-considered by the landowner.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE CHANGE MN 03.38.04 and associated map on page 142.

Appendix A: List of Submissions to Proposed Amendment

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
Countywide				
N/A	MNEALAP 11/1401	National Roads Authority	This submission makes a number of points that are not directly relevant to the proposed amendment and are therefore outside the scope of this report.	The issues raised in this submission are not relevant to the proposed amendment.
N/A	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented.	The issues raised are dealt with under each individual settlement later in this table.
N/A	MNEALAP 11/1369	Department of Arts, Heritage and Gaeltacht	This submission makes a number of points that are not directly relevant to the proposed amendment and are therefore outside the scope of this report.	The submission asks for factual information to be included in the final LAP and the Council are looking at the feasibility of displaying this information.
MN 01.07.03	MNEALAP 11/1468	Office of Public Works	<p>With respect to the consideration of flood risk in the proposed amendments to the Draft LAPs, the OPW notes that areas which, based on the best-available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development.</p> <p>The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to</p>	This submission is noted and a number of minor modifications are recommended as detailed in Appendix B.

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			apply this requirement rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques.	
Carrigtwohill				
MN 03.01.24	MNEALAP 11/1290	Spratt, Leo	This submission expresses surprise that a statement has been put in the public domain in relation to his property to which he was never a party to.	The issues raised relate to the Midleton and Carrigtwohill Transportation Study and are not relevant to the proposed amendment.
MN 03.01.25	MNEALAP 11/1291	Spratt, Leo	This submission expresses surprise that a statement has been put in the public domain in relation to his property to which he was never a party to.	The issues raised relate to the Midleton and Carrigtwohill Transportation Study and are not relevant to the proposed amendment.
MN 03.01.36	MNEALAP 11/1292	Spratt, Leo	This submission expresses surprise that a statement has been put in the public domain in relation to his property to which he was never a party to.	The issues raised relate to the Midleton and Carrigtwohill Transportation Study and are not relevant to the proposed amendment.
MN 03.01.40	MNEALAP 11/1293	Spratt, Leo	This submission expresses surprise that a statement has been put in the public domain in relation to his property to which he was never a party to.	The issues raised relate to the Midleton and Carrigtwohill Transportation Study and are not relevant to the proposed amendment.
MN 03.01.08 MN 03.01.45	MNEALAP 11/1348	Department of Education and Skills	This submission notes the content of the changes MN 03.01.08 and MN 03.01.45.	The issues raised in this submission are noted.
MN 03.01.08	MNEALAP 11/1350	County Cork Vocational Education Committee	This submission supports amendment MN 03.01.08 and considers that if approved, it will enhance the opportunities for development of education services in the town.	The issues raised in this submission are noted.
MN 03.01.24 MN 03.01.25 MN 03.01.26 MN 03.01.27 MN 03.01.28 MN 03.01.29 MN 03.01.30 MN 03.01.31 MN 03.01.32 MN 03.01.33 MN 03.01.34 MN 03.01.35	MNEALAP 11/1363	Carrigtwohill Community Council	This submission acknowledges the meetings held with PPU and makes the following comments in relation to a number of changes: MN 03.01.24/ 26/ 27/ 29/ 33 – Supports the retention of the wording as proposed; MN 03.01.25 –revised wording proposed so as to omit reference to ABP and identify completion of Castlake road as a priority; MN 03.01.28 –	See Section 2.2 for a detailed response to the matters raised in this submission.

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
MN 03.01.37 MN 03.01.39 MN 03.01.42 MN 03.01.43 MN 03.01.44			bullet points 1 & 2 to remain as per amendment, bullet point 3 to be dealt with through DM process and bullet point 4 to be reworded to refer to trigger points; MN 03.01.30/ 31/ 32 – new text suggested instead of these changes as a non-material change to the plan; MN 03.01.34 – expresses concerns in relation to high portion of social housing to be delivered in a short timeframe and requests the wording of the change remain as published; MN 03.01.35 – new wording referencing any amendment arising from the completion of the Masterplan be included; MN 03.01.37/ 43/ 44 – they are open to consider an implementation plan but requests that wording of changes remain as published; MN 03.01.39/ 42 – the GAA require 2 acres for a juvenile pitch, allowing 2 acres for a public car park so amended wording to the change is suggested.	
MN 03.01.09 MN 03.01.47	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: MN 03.01.09 & MN 03.01.47.	MN 03.01.09 - Although the EPA have requested the omission of this change in accordance with the SEA of the amendment, this is a very small addition to the B-02 zoning which already contains a redundant water storage tank and is essentially brownfield land. The likely significant environmental impacts identified in the SEA, namely wastewater capacity, negative impacts on water quality, urban sprawl and reduction in agricultural productive soil are not applicable in this specific case. MN 03.01.47 – The likely significant environmental impacts are noted and the Managers recommendation is in line with the SEA

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
				recommendation that the change be omitted.
MN 03.01.03 MN 03.01.10 MN 03.01.47	MNEALAP 11/1401	National Roads Authority	This submission requests the following: MN 03.01.03 – Insert Traffic and Transport assessments in objective B-04; MN 03.01.10 – objection to the increase in retail and other car orientated development in close proximity to national road junctions leading to premature and unacceptable reduction in capacity and efficiency; and MN 03.01.47 – insert “ensure” instead of optimizes.	MN 03.01.03 – a minor modification has been recommended to the change to reflect the issues raised. MN 03.01.10 - The development envisaged at this location is not car-orientated as suggested but rather is focused around the development of a second rail passenger station as clearly stated in the text. MN 03.01.47 – While the comments are noted, the Manager's recommendation is that this change be rejected.
Cobh Environs				
MN 03.02.01 MN 03.02.06	MNEALAP 11/1308	Wilson Downey, Theresa	In relation to the new X-02 zoning, this submission raises concerns that; it involves cherry picking the financially viable landuses from the original X-01; difficulties may arise from development proposals that may seek to include retail pharmacies; and, the need for clarity as to what may or may not be regarded as a town centre use and the specific exclusion of retail pharmacies from the zone, particularly in the context of the development of any primary healthcare centre. Concerns are raised that the proposed extension of the B-01 zoning represents overzoning of employment use as there are already adequate lands in the Draft Plan and the Town Council area and that this would give rise to pressure to locate certain activities better located in the town centre and encourage unsustainable commuting patterns. The submission proposes a modification to the wording of X-02 and the removal of the additional lands and reversion back to the original objective for the B-01 site.	It is considered that the proposed objective adequately covers the range and extent of uses that are appropriate for this site, clearly indicating that comparison and town centre uses are not acceptable. The concerns in relation to the size of the B-01 site are noted and a minor modification is recommended so as to reduce the area of land to that shown in the Supplementary Managers Report issued in March 2011 which is considered a reasonable provision of business land to help meet the demand for employment uses in the town and help address the issue of unsustainable commuting.
MN 03.02.01	MNEALAP 11/1314	Gibbs, Ann	This submission objects to the inclusion of the X-02 zoning on the grounds that it would threaten the economic viability	It is considered that the proposed objective adequately covers the range and extent of

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			of the town centre, would undermine the X-01 zoning and would pose a threat to town centre retail services including retail pharmacies. It is requested that either the proposed X02 zoning objective is deleted or that the inappropriate uses in the zone are specified to include the range of current town centre uses including retail pharmacy.	uses that are appropriate for this site, clearly indicating that comparison and town centre uses are not acceptable.
MN 03.02.03 MN 03.02.06	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: MN 03.02.03 & MN 03.02.06.	MN 03.02.03 – This change no. was included in the SEA report in error. MN 03.02.06 - Although the EPA have requested the omission of this change in accordance with the SEA of the amendment, it is considered appropriate to augment the employment land in the town to prevent the continuation of unsustainable commuting patterns. The Manager has recommended a minor modification to reduce the area of the site.
Midleton Environs				
MN 03.03.03	MNEALAP 11/1365	Blackpool Developments	This submission welcomes proposed change MN 03.03.03 but considers the opportunity missed to create an employment hub. It is suggested that the area to be removed from the masterplan be increased and four zonings created; Zone 1 for town centre uses, Zone 2 for mixed use office and commercial development, Zone 3 for mixed use commercial, office and some residential development and Zone 4 for commercial use with some residential development. A revised wording for objective X-05 is suggested.	This submission requests an increase in the size of the site which is not permitted under Section 13 of the Planning & Development (Amendment) Act 2010 and is therefore outside the scope of this report. In addition, while the X-05 site is self-contained, the lands to the north of the distributor road are an integral part of the masterplan site and the mix of uses proposed is not necessarily compatible with the broader requirements of the masterplan.
MN 03.03.04	MNEALAP 11/1367	Irish Distillers Limited	This submission requests a modification to the change no MN 03.03.04 referring to paragraph 3.3.11. "In order to meet growing demand for Irish Whiskey (in particular	There is no objection to the inclusion of this minor modification in the Plan.

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			Jameson), Irish Distillers Limited have plans to double the capacity of the Distillery in the next 5 years. The Council will support these expansion plans ". The submission also makes a number of points that are relevant to the consequential variation and are therefore outside the scope of this report.	
MN 03.03.17	MNEALAP 11/1357	O'Mahony, Anthony & Mary	This submission welcomes the change proposed under MN 03.03.17 to include additional lands in the X-01 special policy area zoning.	See Section 2.4 for a detailed response to the matters raised in this submission.
MN 03.03.01	MNEALAP 11/1348	Department of Education and Skills	This submission notes the content of the change MN 03.03.01.	The issues raised in this submission are noted.
MN 03.03.14 MN 03.03.17 MN 03.03.18	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: MN 03.03.14, MN 03.03.17 & MN 03.03.18.	MN 03.03.14 – the comments are noted; however, this change involves the re-instatement of a relatively small parcel of land that was zoned for residential use in the 2005 plan. MN 03.03.17 – the comments are noted and the Manager's recommendation is to reject this change, the rationale for which is set out in Section 2.4. MN 03.03.18 - the comments are noted and the Manager's recommendation is to reject this change, the rationale for which is set out in Section 2.5.
MN 03.03.05 MN 03.03.14	MNEALAP 11/1401	National Roads Authority	This submission requests the following: MN 03.03.05 – seriously concerned that the rezoning of this land to business use would result in significant impacts on the efficiency safety and carrying capacity of the N25 and associated junctions and requests a review of this zoning. MN 03.03.14 – this rezoning, remote from any public transport, would result in an increase in commuting on N25 and recommends a review of the zoning.	MN 03.03.05 – it is considered important that provision be made in the town for smaller scale industrial development that reflects the demand for a particular format of employment use. In order to address concerns raised, a minor modification has been recommended to ensure that only those uses that are not suited to town centre or edge of centre are considered. MN 03.03.14 - the comments are noted;

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
				however, this change involves the re-instatement of a relatively small parcel of land that was zoned for residential use in the 2005 plan.
Youghal Environs				
MN 03.04.04	MNEALAP 11/1358	Mullane, Michael and White, Paul	This submission welcomes the change proposed under MN 03.04.04 as a significant improvement on the Draft Plan zoning but requests that the text of the objective include specific reference to a service station, which is a central component to plans for the development of the site.	A service station is an acceptable use on lands zoned for business use and so there is no objection to the inclusion of this text as a minor modification.
MN 03.04.04	MNEALAP 11/1369	Department of Arts, Heritage and Gaeltacht	The submission recommends that the meaning of 'qualified conservation architect' used in change MN 03.04.04 is clarified.	It is considered that the wording of the specific objective is suitably explicit.
MN 03.04.11	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following change: MN 03.04.11.	MN 03.04.11 - the comments are noted; however, this change involves the re-instatement of a relatively small parcel of land that was zoned for industrial use in the 2005 plan.
MN 03.04.04 MN 03.04.11	MNEALAP 11/1401	National Roads Authority	This submission requests the following: MN 03.04.04 – the master plan should require the preparation of a traffic and transport assessment, car parking strategy and mobility management plan and that there should be public consultation on the master plan. MN 03.04.11 – seriously concerned that this zoning for industry will cause erosion of significant investment in national infrastructure and requests a review of the zoning.	MN 03.04.04 – A minor modification is recommended to reflect the issues raised. MN 03.04.11 - the comments are noted; however, this change involves the re-instatement of a relatively small parcel of land that was zoned for industrial use in the 2005 plan.
Whitegate & Aghada				
MN 03.05.01 MN 03.05.03 MN 03.05.04	MNEALAP 11/1372	Cork Chamber	This submission supports the LAP's approach in relation to the role of Whitegate and is in broad agreement with the revised objectives for X-01 and I-04 and the new objective I-05 and I-06.	The issues raised in this submission are noted.
MN 03.05.01 MN 03.05.06	MNSEA 11/1335	ESB	This submission supports the proposed I-05 zoning but seeks a correction to the flood risk mapping to exclude the risk of	The Council have included Indicative Flood Extent Maps in order to comply with

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			flooding from its entire landholding. It also seeks a consequent amendment to specific objective I-05 for the site so as to exclude the text in relation to flood risk. The submission suggests that if the Planning Authority are not prepared to change the mapped flood risk then the wording of the objective should be changed to require a flood risk assessment be carried out only for development to be carried out on those parts of the site shown at flood risk.	the EU Floods Directive and the Government's Flood Risk Management Guidelines. In order to reflect the possibility that this mapping may include some localised uncertainty, change MN 01.07.03 makes provision for a two stage flood risk assessment process, which provides the mechanism to address the issues raised in this submission.
MN 03.05.02 MN 03.05.03 MN 03.05.04	MNEALAP 11/1345	Port of Cork Company	This submission supports the amendments relating to the future development of the Port and requests that the Council approve the amendments as proposed.	The issues raised in this submission are noted.
Cloyne				
MN 03.07.01 MN 03.07.02	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: MN 03.07.01 & MN 03.07.02.	MN 03.07.01 – the comments are noted and the Manager's recommendation is to reject this change, the rationale for which is set out in Section 2.6. MN 03.07.02 - the comments are noted and the Manager's recommendation is to reject this change, the rationale for which is set out in Section 2.6.
Killeagh				
MN 03.08.03	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: MN 03.08.03.	MN 03.08.03 - the comments are noted; however, this change involves the re-instatement of a relatively small parcel of land that was zoned for industrial use in the 2005 plan.
Ballycotton				
MN 03.09.05 MN 03.09.06	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: MN 03.09.05 & MN	MN 03.09.05 – the comments are noted and the Manager's recommendation is to reject this change, the rationale for which is set out in Section 2.7. MN 03.09.06 - the comments are noted and the Manager's recommendation is to

Change No.	Sub. No.	Interested Party	Summary of Submission	Manager's Opinion
			03.09.06.	reject this change, the rationale for which is set out in Section 2.7.
Mogeely				
None	MNEALAP 11/1375	GMC Construction Ltd.	This submission provides details on the existing and proposed levels on their site and requests that the lands be shown as flood free on the OPW flood maps. A topographic survey is included.	This submission raises issues that are not directly relevant to the proposed amendment and are therefore outside the scope of this report.
MN 03.15.02	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following change: MN 03.15.02.	MN 03.15.02 - the comments are noted and the Manager's recommendation is to reject this change, the rationale for which is set out in Section 2.8.
Marino Point				
MN 03.38.01	MNEALAP 11/1345	Port of Cork Company	This submission supports the amendments relating to the future development of the Port and requests that the Council approve the amendments as proposed.	The issues raised in this submission are noted.
MN 03.38.01	MNEALAP 11/1372	Cork Chamber	The submission also supports the change dealing with the use of Marino Point for new port and industrial activities.	The issues raised in this submission are noted.
MN 03.38.04	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: MN 03.38.04.	MN 03.38.04 - the comments are noted and the Manager's recommendation is to reject this change, the rationale for which is set out in Section 2.9.
Redbarn				
MN 03.39.02	MNEALAP 11/1406	Environmental Protection Agency	This submission notes that a number of amendments have potential to conflict with the status of the Environmental Protection Objectives and recommends that the mitigation measures proposed in the SEA Screening be implemented including the omission of the following changes: MN 03.39.02.	MN 03.39.02 – the comments are noted, however, this is a relatively small area of land intended to accommodate tourist accommodation, while also providing a public car park that will have the benefit of removing cars from parking on the beach and on balance is considered acceptable.

Appendix B: List of Amendments Recommended by the Manager

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	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> <p>Note: This change refers to the text of the Draft Plan.</p>	10	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
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. 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</p>	5	n/a	No change is recommended.

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	<p>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	n/a	No change is recommended.
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</p>	7	n/a	No change is recommended.

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	<p>the resolution of any issues that may arise.</p> <p>Note: This change refers to the text of the Draft Plan.</p>			
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 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>	7	n/a	No change is recommended.
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</p>	7	11/1468	The issues raised in the submission are noted and a number of minor modifications are recommended.

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	<p>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, where applicable 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"> o An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the 			

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	<p>indicative flood risk maps.</p> <ul style="list-style-type: none"> ○ 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/ <u>local knowledge of flooding in the area</u>). ○ 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, levels and land use. ○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area. ○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> - further study; - revision of proposals to avoid area shown at risk of flooding; or - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B <u>and has been shown to be not at flood risk</u>). <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	n/a	No change is recommended.
MN 01.07.05	<p>Replace Objective FD 1-4 with the following:</p>	8	n/a	No change is recommended.

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	<p>Development in Flood Risk Areas</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk 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>			
	<p>Section Two: Local Area Strategy</p>			
<p>MN 02.02.01</p>	<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,</p>	<p>16</p>	<p>n/a</p>	<p>No change is recommended.</p>

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	<p>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>			
MN 02.02.02	<p>Amend the wording of objective LAS 2-1 as follows:</p> <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 and the protection of Natura 2000 sites with water dependant habitat or species. <i>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. <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> <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>	16	n/a	No change is recommended.
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</p>	17	n/a	The text of the objective LAS 2-1 was inadvertently duplicated in this change and a minor modification is now proposed to insert the correct text. A recommendation for the inclusion of this objective emanated in the Natura Impact Report I.

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	<p>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><u>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</u></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
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	n/a	No change is recommended.
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</p>	18	n/a	No change is recommended.

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	with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009. Note: This change refers to the text of the Draft Plan.			
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 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>	17	n/a	No change is recommended.
	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</p> <p>Maintain existing industrial uses. <u>This zone is close to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area and parts of the zone are susceptible to flooding. Any development proposals</u></p>	28	n/a	The modifications to this change are as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.

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	<p><u>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. Development proposals must provide for sufficient stormwater and surface water attenuation and are likely to require the provision of ecological assessments which comply with Article 6 of the Habitats Directive. 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 or on the SPA.</u></p> <p>Objective I-06 Maintain existing industrial uses. <u>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 and surface water attenuation and are likely to require the provision of ecological assessments which comply with Article 6 of the Habitats Directive. 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 on the SPA.</u></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 104).</p>			
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 (see map on page 105).</p>	34	n/a	No change is recommended.

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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 <u>traffic and transport assessment</u>, mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking. <u>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 and surface water 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.</u></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 106).</p>	29	11/1401	<p>The modifications to this change arise from:</p> <ul style="list-style-type: none"> - the mitigation measures recommended in the Natura Impact Report II on the proposed amendment, and - a minor modification to include the requirement for a traffic and transport assessment.
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 (see map on page 107).</p>	34	n/a	No change is recommended.
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 (see map on page 108).</p>	34	n/a	No change is recommended.
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</p>	29	n/a	No change is recommended.

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	<p>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>			
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 (see map on page 109).</p>	34	11/1406	<p>The submission in relation to this change is noted and a response to the issues raised is set out in Appendix A.</p> <p>No change is recommended.</p>
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 Fota Business and Retail Park. There are a large number of planning permissions granted on this site of which some elements have been constructed, including retail warehousing, offices and recently opened drive in cinema. In that 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 should be utilized for uses consistent with existing planning permissions such as office space, business uses, including retail warehousing, convenience retailing as part of the new station quarter, leisure uses, specialized tourism/ craft retailing not exceeding 1,000 square metres and</i></p>	25	11/1401	<p>The submission in relation to this change is noted and a response to the issues raised is set out in Appendix A.</p> <p>No change is recommended.</p>

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	<p><i>other employment activities. Pedestrian and cyclist connectivity with any rail passenger station shall also be maximized.”</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
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 existing residential properties on the eastern site boundary.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	27	n/a	No change is recommended.
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 (see map on page 110).</p>	34	n/a	No change is recommended.
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 cSAC located to the north-west and south of the site and a 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</i></p>	28	n/a	No change is recommended.

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	<p><i>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>			
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</i></p>	28	n/a	No change is recommended.

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	<p><i>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>			
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	n/a	No change is recommended.
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</i></p>	29	n/a	No change is recommended.

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	<p><i>optimizes modal shift to rail, cycling and walking.</i> <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>			
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><i>Business development. Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail, cycling and walking.</i> <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>	29	n/a	No change is recommended.

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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 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>	28	n/a	No change is recommended.
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 	28	n/a	No change is recommended.

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	<ul style="list-style-type: none"> • 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>			
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 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 	28	n/a	No change is recommended.

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	<p>setting of the development; and</p> <ul style="list-style-type: none"> • 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 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>	26	n/a	No change is recommended.
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>	27	n/a	No change is recommended.

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	<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>			
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> <p>Note: This change refers to the text of the Draft Plan.</p>	26	n/a	No change is recommended.
MN 03.01.24	<p>Amend the text of paragraph 1.3.14 to read as follows;</p> <p>The development proposals of this plan are dependant on the completion of <i>three</i> important infrastructural projects namely, the provision of a grade separated junction to the east of the town on the N25, the upgrading of the town's wastewater treatment plant as part of the Carrigtwohill Sewerage Scheme and the implementation of the Midleton and Carrigtwohill Transportation Study proposals. <i>If necessary Cork County Council will need to use its powers of compulsory purchase to acquire the properties necessary to allow the implementation of the proposals.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	25	11/1363	No change is recommended.

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MN 03.01.25	<p>Include additional paragraph after paragraph 1.3.16 in relation to the Midleton and Carrigtwohill Transportation Study to read as follows:</p> <p><i>The implementation of the Midleton and Carrigtwohill Transportation Study proposals and the completion of the road through the Castlelake development which was to have been delivered under Phase 1a of that development as permitted by An Bord Pleanála will relieve the existing congestion and parking deficiencies and will facilitate the commencement of the expansion of the town which is premature while those deficiencies persist. The completion of the Castlelake road is required as a priority.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	25	11/1363	The minor modifications to this change arise from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.
MN 03.01.26	<p>Include additional wording in the text of objective DB-07 so the objective will read as follows:</p> <p>It is an objective to ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant routes linking the development to the railway station and the other principal areas of the town for walkers and cyclists. <i>Any such provision must have regard to the existing deficiencies in infrastructure and the requirement to ensure the delivery of adequate infrastructure ahead of or in tandem with the new development.</i></p> <p>In achieving this objective, special attention will be paid to the layout of the development to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	26	11/1363	No change is recommended.
MN 03.01.27	<p>Amend text in paragraph 1.4.41 so the paragraph reads as follows:</p> <p>Lands identified in the 2005 SLAP for active open space have been carried forward in this plan and may have a role to play as replacement <i>additional</i> facilities for the GAA in the long term or alternatively as a home for Carrigtwohill United AFC or some other sporting body all of which will require substantial</p>	30	11/1363	No change is recommended.

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	<p><i>additional facilities to serve the anticipated population numbers.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
MN 03.01.28	<p>Include additional text in paragraph 1.4.49 under the heading ‘General Principles’ as follows:</p> <ul style="list-style-type: none"> • <i>To respect the quality of life of the existing community and to provide for the development of the masterplan area in a manner which does not jeopardise that quality of life.</i> • <i>To develop the Masterplan area in a manner and at a pace which allows for the proper social and economic development of the town as a whole, and which allows an opportunity for the integration and assimilation of the new residents and which requires the delivery of adequate social, amenity and recreational facilities for the new residents in tandem with the development.</i> • <i>To include objectives in the Masterplan which preclude the development within the identified character areas unless adequate security is provided to Cork County Council for the delivery of the social and infrastructural aspects of any proposal permitted.</i> • <i>To include objectives in the Masterplan which preclude development of later phases until the social, amenity, recreational and infrastructural requirements of this Local Area Plan and of the Masterplan have been completed. To develop a detailed phasing programme that establishes appropriate trigger points for the delivery and completion of social, amenity, recreational and physical infrastructure in line with the key phases of residential development.</i> <p>Note: This change refers to the text of the Draft Plan.</p>	31	11/1363	The minor modifications to this change arise from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.
MN 03.01.29	<p>Include additional text in paragraph 1.4.49 under the heading ‘Community Principles’ as follows:</p> <p><i>To provide for health facilities including a day care clinic.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	31	11/1363	No change is recommended.

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MN 03.01.33	<p>Amend paragraph 1.3.3 as follows:</p> <p>While the bulk of new development will be provided on the masterplan site, significant development opportunities remain on the undeveloped lands south of, and in close proximity to the rail line. Some of these lands have the benefit of planning permission, although the densities could be enhanced. New roads to be provided crossing these lands will improve permeability in the town and help relieve traffic congestion in the town centre.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	25	11/1363	No change is recommended.
MN 03.01.35	<p>Include additional wording in the text of objective DB-01 so the objective will read as follows:</p> <p>Objective DB-01</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 growth of the town's population to 12,012 people over the same period, although these figures are subject to adjustment in the Masterplan following publication of the 2011 Census figures.</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 and any amendment of this plan arising following completion of the Masterplan process.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	26	11/1363	The minor modifications to this change arise from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.
MN 03.01.36	<p>Change the wording of objective DB-03 so that it reads as follows:</p> <p>Objective DB-03</p> <p>It is an objective to broadly support the principles of the Midleton and Carrigtwohill Transportation Study published in August 2010 as they apply to Carrigtwohill, in a sustainable manner.</p> <p>It is an objective to implement the findings of the Midleton and Carrigtwohill</p>	26	11/1363	<p>A minor modification to this change arises from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.</p> <p>A further minor modification to this change is as a result of the mitigation measures recommended in the Strategic Environmental Assessment of the proposed amendment.</p>

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	<p>Transportation Study published in August 2010 as they apply to Carrigtwohill at an early stage and as a necessary prerequisite to any expansion of the town in tandem with development. This should be done in a sustainable manner.</p> <p>Note: This change refers to the text of the Draft Plan.</p>			
MN 03.01.39	<p>Inclusion of additional lands within the O-01 open space zoning and removal of these same lands from the adjoining T-01 town centre zoning.</p> <p>Note: This change refers to the zoning map for the settlement (see map on page 111).</p>	34	11/1363	The minor modification to this change, (i.e. to the zoning map), arise from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.
MN 03.01.40	<p>Include additional wording in the text of objective T-01 so the objective will read as follows:</p> <p>Objective T-01</p> <p>This area denotes the established footprint of the town centre and includes a significant area to allow for the expansion of town centre uses. This is the primary location for new retail and office development where services are provided to visiting members of the public. New residential development that will enhance the vitality, attractiveness and safety of the town centre will be an important component of any development proposal.</p> <p>Any proposals for development within this core area should:</p> <ul style="list-style-type: none"> • comply with the overall uses acceptable in town centre areas, • make provision for a new public car park at a location west of the all-weather pitch, the exact location and size of which to be agreed with the Council, • provide for the closure of the eastbound slip off road from the N25, • provide for new town centre streets and improved junctions with Main Street so as to provide access to backlands, and • include proposals for public realm improvements with particular focus on Main Street, <i>and</i> • <i>include proposals for the completion of the upgrade of the junction of</i> 	30	11/1363	The minor modifications to this change arise from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.

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	<p>Main Street and Church Road in accordance with the design provided in the Midleton and Carrigtwohill Transportation Study.</p> <p>Note: This change refers to the text of the Draft Plan.</p>			
MN 03.01.41	<p>Amend paragraph 1.4.39 as follows:</p> <p>The sports and education campus which is integral to the draft masterplan proposals will address much of a limited part of the deficit in sporting facilities in the town in the longer term. However, it is important that proposals be advanced in the established areas of the town to provide a balance in the location of facilities.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	30	11/1363	The minor modifications to this change arise from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.
MN 03.01.42	<p>Amend paragraph 1.4.40 as follows:</p> <p>Proposals to expand the town centre and provide for a public car park are critical to the self-sufficiency and accessibility of the town in the future and in this context part of the lands zoned for the expansion of the GAA Club in 2005 have now been included for town centre use. In order to maintain opportunities for sports/ recreation in this more established part of town a replacement site has been zoned active open space use further west though still reasonable close to the town centre.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	30	11/1363	The minor modifications to this change arise from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.
MN 03.01.45	<p>Include additional text in paragraph 1.4.49 under the heading 'Landuse Principles' so the paragraph relating to the education campus reads as follows:</p> <p>The education campus (including a primary and secondary school) should be located at a central position within the site to maximise accessibility to the wider community and optimise links with the railway station. The dual use of the site for primary and post-primary facilities should allow for shared facilities and minimise trips at peak times. The education campus should be included as Phase 1a in the Masterplan delivered at a very early stage in the masterplan.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	31	11/1363	The minor modifications to this change arise from discussions with Carrigtwohill Community Council, the outcome of which is detailed in Section 2.2 of this report.

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	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 (see map on page 113).</p>	40	11/1308 11/1314	<p>The issues raised in these submissions are noted, however it is considered that the objective is clear in relation to the unsuitability of these lands for comparison retail and town centre uses.</p> <p>No change is recommended.</p>
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 (see map on page 114).</p>	42	n/a	No change is recommended.
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 (see map on page 115).</p>	42	11/1406	<p>This change was included in error in the SEA report.</p> <p>No change is recommended.</p>
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</p>	39	n/a	No change is recommended.

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	<p>Management Plan 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.</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>			
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	n/a	No change is recommended.
MN 03.02.06	<p>Include additional lands within the B-01 business zoning and amend the wording of the specific objective at Ticknock. The specific objective B-01 will now read as follows:</p> <p>Objective B-01</p> <p>Business development, to exclude all forms of retail development including retail warehousing. <i>Access to these lands shall be by means of a single access point</i></p>	41/42	11/1406 11/1308	The points raised in the submission opposing the zoning of these lands are noted. The minor modification to this change involves a reduction in the area of land to be zoned, the rationale for which is set out in Appendix A of this report.

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	<p><i>onto the county road to the west of the site and subject to a detailed Traffic and Transport Assessment and Road Safety Audit.</i></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 116).</p>			
	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>Objective T-01</p> <p>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. <u>Development proposals must provide for sufficient stormwater and surface water attenuation in this zone.</u></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 117).</p>	50	11/1348	The modification to this change is as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.
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>Objective O-01</p> <p>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 (see map on page 118).</p>	49	n/a	No change is recommended.
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</p>	52	11/1365	The issues raised in this submission are noted and a response is detailed in Appendix A.

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	<p>follows:</p> <p>Objective X-05</p> <p>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>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>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. <u>As this zone is within the floodplain of the Owenacurra River and is upstream from the Great Island Channel Special Area of Conservation, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 119).</p>			<p>The modification to this change is as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p>
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>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</p>	47	11/1367	<p>The issues raised in this submission are noted and a minor modification to the change is recommended.</p>

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	<p>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>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. <u>In principle, the Council will support these expansion plans.</u></p> <p>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. 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>			

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	Note: This change refers to the text of the Draft Plan.			
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.</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>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 mixed use employment uses 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</p>	50	11/1401	<p>The issues raised by the submission are noted and a minor modification to the change is recommended, the rationale for which is set out in Appendix A.</p> <p>A further minor modification to this change is being made as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p>

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	<p>Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan. <u>As this zone has been identified as being susceptible to flooding and is upstream from the Great Island Channel Special Area of Conservation, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 120).</p>			
MN 03.03.06	<p>Revision to the Draft Indicative Flood Extent Map so as to correspond with the Lee CFRAMS map as it relates to Midleton.</p> <p>Note: This change refers to the zoning map for the settlement (see map on page 121).</p>	53	n/a	No change is recommended.
MN 03.03.07	<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 with the railway station/s, town centre and residential areas shall be submitted prior to any detailed applications being made on the site.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	50	n/a	No change is recommended.
MN 03.03.08	<p>Inclusion of additional wording requiring a traffic and transport assessment and a</p>	50	n/a	No change is recommended.

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	<p>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"> • a traffic and transport assessment and mobility management plan, and; • 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>			
MN 03.03.09	<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</p>	48	n/a	No change is recommended.

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	<p><i>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>			
MN 03.03.10	<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-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>	48	n/a	No change is recommended.
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><i>Objective R-07</i></p> <p><i>Medium density residential development and provision of individual serviced sites, subject to ground conditions.</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 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</i></p>	49	n/a	No change is recommended.

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	<p><i>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>			
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 and other changes. 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 	51	n/a	No change is recommended.

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	<p>disposal services in tandem with development including, where necessary, the upgrading of off site infrastructure;</p> <ul style="list-style-type: none"> • Proposals for the construction of a distributor and residential road network 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; • 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 			

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	<p>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> <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>Objective O-06</p> <p><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	n/a	No change is recommended.
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 (see map on page 122).</p>	49	11/1406 11/1401	The submissions in relation to this change are noted and a response to the issues raised is set out in Appendix A.
MN 03.03.15	<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 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</p>	48	n/a	No change is recommended.

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	<p>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>			
MN 03.03.16	<p>Include additional wording in the text of objective C-01 so the objective reads as follows:</p> <p>Primary <i>junior</i> school provision.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	50	n/a	No change is recommended.
	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	n/a	No change is recommended.
MN 03.04.02	Correction to the Town Council boundary on the Youghal Environs zoning map to	60	n/a	No change is recommended.

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	<p>reflect the correct boundary.</p> <p>Note This change refers to the zoning map for the settlement (see map on page 125).</p>			
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 (see map on page 126).</p>	59	n/a	No change is recommended.
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 brickworks on part of the site which conveys the historic role of Youghal and could be developed as a tourist attraction. The site is adjacent to the Blackwater Estuary which supports a range of habitats and a large</p>	59	11/1358 11/1369 11/1401	<p>The submissions received are noted and a number of minor modifications to the change are recommended, the rationale for which are set out in Appendix A.</p> <p>Further minor modifications have been included as a result of an Archaeological Assessment of the proposed amendment.</p>

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	<p>population of wintering bird species of high conservation value. Development on this site should be set out in a Masterplan by the developer and should be of a very high quality having regard both to the ecological and historic landscape sensitivities of the site. Input from both built and natural heritage specialists will be required in the development of such proposals which should significantly enhance the visual approach to Youghal.</p> <p>Objective X-01</p> <p>Development of business uses including a service station and tourist related non high street uses, incorporating the protection and enhancement of the historic structures on site (Youghal Brickworks is a designated Protected Structure, RPS No. 415 and a Recorded Monument CO067-12 and the area also contains a standing stone which is a Recorded Monument CO 067-071) 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 with the support of built and natural heritage professionals including (inter alia) a qualified conservation architect. Proposals should ensure the protection and preservation of the historic structures on the site in an appropriate setting and protect the nature conservation values of the area and shall be accompanied by an archaeological and architectural assessment. 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. Proposals for the site shall also be accompanied by a traffic and transport assessment, mobility management plan and parking strategy.</p> <p>This site is adjacent to the Blackwater River Estuary Special Protection Area and Blackwater River Special Area of Conservation 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 SPA and nearby SAC. A buffer zone will be required between any development proposed for this zone and the SPA and SAC. The size of the buffer zone will be determined at project level.</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</p>			

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	<p>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 (see map on page 127).</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	n/a	No change is recommended.
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</i></p>	58	n/a	No change is recommended.

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	<p><i>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 03.04.07	<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	n/a	No change is recommended.
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>	59	n/a	No change is recommended.

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	<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 03.04.09	<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	n/a	No change is recommended.
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	n/a	No change is recommended.
MN 03.04.11	<p>Include additional lands within the I-01 industrial zoning.</p>	60	11/1406	The submissions in relation to this change are noted and a

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	Note This change refers to the zoning map for the settlement (see map on page 128).		11/1401	response to the issues raised is set out in Appendix A. No change is recommended.
	Whitegate/ Aghada			
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</p> <p>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. <u>The site contains Recorded Monument CO088-030 – Castle unclassified and CO088-105 & 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment.</u></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. <u>As this zone is located adjacent to the Cork Harbour Special Protection Area development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the SPA. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></p>	65	11/1372 11/1335	<p>The submissions in relation to this change are noted and a response to the issues raised is set out in Appendix A.</p> <p>Minor modifications to this change are included as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p> <p>Further minor modifications have been included as a result of an Archaeological Assessment of the proposed amendment.</p>

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	<p>Objective I-06</p> <p>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. <u>The site contains a Recorded Monument CO088-029 – Burial Ground. Any development in this area should take this into account and may require an archaeological assessment.</u></p> <p><u>As this zone is located adjacent to the Cork Harbour Special Protection Area development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the SPA. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 129).</p>			
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. <u>These facilities should be provided in a sustainable manner. Any such development must comply with the provisions of Article 6 of the Habitats Directive. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></p> <p>Note: This change refers to the text of the Draft Plan.</p>	65	11/1345	<p>The submission received is noted and a minor modification to the change is recommended to reflect the mitigation measures recommended in the SEA on the proposed amendment.</p> <p>A further modification is recommended as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.</p>
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</p>	65	11/1372	<p>The support expressed in the submissions in relation to this change is noted.</p>

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	<p>read as follows:</p> <p>Objective I-04</p> <p>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>		11/1345	No change is recommended.
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</p> <p>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 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>	65	11/1372 11/1345	<p>The support expressed in the submissions in relation to this change is noted.</p> <p>No change is recommended.</p>

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	Note: This change refers to the text of the Draft Plan.			
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</i></p>	63/4	n/a	No change is recommended.

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	<p><i>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> <p>Note: This change refers to the text of the Draft Plan.</p>			
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 (see map on page 130).</p>	68/9	11/1335	<p>The submission in relation to this change is noted and a response to the issues raised is set out in Appendix A.</p> <p>No change is recommended.</p>
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. Waste water</p>	65	n/a	No change is recommended.

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	<p><i>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>			
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	n/a	No change is recommended.
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><i>Objective I-02</i></p> <p><i>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 siting of any large structures or buildings and to the provision of appropriate structural landscaping. This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater</i></p>	65	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p><i>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>			
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	n/a	No change is recommended.
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	n/a	No change is recommended.
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> 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</p>	66	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p>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 03.05.13	<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	n/a	No change is recommended.
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	n/a	No change is recommended.
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	n/a	No change is recommended.

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	<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	n/a	No change is recommended.
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	n/a	No change is recommended.
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</i></p>	66	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p><i>development.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
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></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	n/a	No change is recommended.
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	n/a	No change is recommended.
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</p>	66	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p>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>			
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	n/a	No change is recommended.
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	n/a	No change is recommended.
	Castlemartyr			

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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 (see map on page 131).</p>	74	n/a	No change is recommended.
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	n/a	No change is recommended.
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 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>	72	n/a	No change is recommended.

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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	n/a	No change is recommended.
	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	n/a	No change is recommended.
MN 03.08.02	Amend the mapping of U-03 to reflect the most up to date road design information for the Killeagh by-pass.	85	n/a	No change is recommended.

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	Note: This change refers to the zoning map for the settlement (see map on page 134).			
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 (see map on page 135).</p>	84	11/1406	The submission in relation to this change is noted and a response to the issues raised is set out in Appendix A. No change is recommended.
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 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>	81	n/a	No change is recommended.
	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</p>	90	n/a	No change is recommended.

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	<p>Management Plan 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.</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>			
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</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>	90	n/a	No change is recommended.
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</i></p>	90	n/a	No change is recommended.

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	<p><i>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>			
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> <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>	90	n/a	No change is recommended.
	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.</i> <i>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</p>	94	n/a	No change is recommended.

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	waste water treatment system and make adequate provisions for storm water storage and disposal. Note: This change refers to the text of the Draft Plan.			
MN 03.10.02	Amend the wording of objective DB-03 in acknowledgement of the adjacent designated nature conservation site. The objective will now read as follows: Objective DB-03 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. Note: This change refers to the text of the Draft Plan.	94	n/a	No change is recommended.
MN 03.10.03	Include a new objective in relation to the nature conservation designations adjoining the settlement. The objective will read as follows: <i>Objective DB-10</i> <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> Note: This change refers to the text of the Draft Plan.	95	n/a	No change is recommended.
	Dungourney			
MN 03.12.01	Amend the wording of objective DB-03 as follows:	102	n/a	No change is recommended.

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	<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 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></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 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> <p>Note: This change refers to the text of the Draft Plan.</p>			
	<p>Ladysbridge</p>			
<p>MN 03.14.01</p>	<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</p>	<p>109</p>	<p>n/a</p>	<p>No change is recommended.</p>

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	<p>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 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.</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>			
	<p>Mogeely</p>			
<p>MN 03.15.01</p>	<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 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>113</p>	<p>n/a</p>	<p>No change is recommended.</p>
	<p>Saleen</p>			

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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 (see map on page 139).</p>	119	n/a	No change is recommended.
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.</i> needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites.</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.</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>	118	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
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	n/a	No change is recommended.
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> <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	n/a	No change is recommended.
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</i></p>	118	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p><i>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 03.16.06	<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	n/a	No change is recommended.
	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>	122	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<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>			
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 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>	122	n/a	No change is recommended.
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	n/a	No change is recommended.
	Ballincurrig			
MN 03.18.01	<p>Amend the wording of objective DB-03 as follows:</p>	127	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<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 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></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, 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> <p>Note: This change refers to the text of the Draft Plan.</p>			
	<p>Gortroo</p>			
<p>MN 03.23.01</p>	<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</p>	<p>141</p>	<p>n/a</p>	<p>The minor modification to this change is as a result of the mitigation measures recommended in the Strategic Environmental Assessment of the proposed amendment.</p>

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	interpretative <i>facilities</i> / observation posts overlooking Ballyvergan Marsh and other heritage areas should be encouraged <u>in a sustainable manner</u> . Note: This change refers to the text of the Draft Plan.			
	Lisgoold			
MN 03.25.01	Amend the wording of objective DB-03 as follows: Objective DB-03 a. <i>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> b. It is an objective that all development connect to the current mains drinking water supply. c. It is an objective that all development connect to the existing mains drinking water supply. Note: This change refers to the text of the Draft Plan.	142	n/a	No change is recommended.
	Marino Point			
MN 03.38.01	Amend the wording of the X-01 zoning objective. 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: Development shall be confined to the built footprint, and utilisation of, the	162	11/1345 11/1372	The support expressed in the submissions in relation to this change is noted. No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p>existing industrial installations and marine based infrastructure;</p> <ul style="list-style-type: none"> • 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. • Development involving significant traffic volumes will not be permitted, pending the upgrading of the adjoining R624 regional road in the direction of both Carrigwohill 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>			
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 (see map on page 140).</p>	162	n/a	No change is recommended.
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> <p>Note: This change refers to the zoning map for the settlement (see map on page 141).</p>	162	n/a	No change is recommended.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	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>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. <i>The provision of greater access to the natural and scenic amenities of this area, including the possibility of establishing interpretive facilities/ observation posts overlooking Ballyvergan Marsh and other heritage areas should be encouraged in a sustainable manner.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	164	n/a	The minor modification to this change is as a result of the mitigation measures recommended in the Strategic Environmental Assessment of the proposed amendment.
MN 03.39.02	<p>Include additional lands within the development boundary of the settlement as a new special policy area zoning objective X-02. The objective will read as follows:</p> <p><i>Objective X-02</i></p> <p><i>Facilitate a mix of uses, holiday homes and mobile homes. Any proposals shall make provision for a public car park and facilitate access to the Council's septic tank to the south. Any development proposals should not impact negatively on the natural heritage of the area and shall be subject to satisfactory servicing.</i></p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 143).</p>	165	11/1406	The submission in relation to this change is noted and a response to the issues raised is set out in Appendix A. No change is recommended.

Appendix B(i)

Supplementary Changes recommended by the Manager arising from Natura Impact Assessment

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	Natura Impact II Changes			
MN 03.03.19	<p>Include additional wording in R-01 zoning objective, as follows:</p> <p>Objective R-01</p> <p>Medium Density Residential Development. In submitting proposals for the development of this land, the developer will be required to: Demonstrate, to the satisfaction of the planning authority, that the proposals for this land can, in future, be satisfactorily integrated with other land in the Baneshane area and linked to the town centre, it's railway station and the site identified in this plan as a possible second station to serve the town at Water Rock; No new houses shall be commenced until the new primary school and community recreational facilities are commenced by the developer and the development of new houses shall be limited to 400 in number until such time as the New Grade Separated Junction with the N25 is completed by either Cork County Council or by way of Public Private Partnership with the developer. The special contribution of €100,000 per acre updated in accordance with the Consumer Price Index shall be paid to Cork County Council on the commencement of the work on the New Grade Separated Junction or in the event of a Public Private Partnership, the developers shall immediately make available the aforementioned funds i.e. € 8,000,000 (updated in accordance with the Consumer Price Index) to facilitate the project.</p> <p>Any proposals for development shall be accompanied by a Flood Risk Assessment in line with The Planning System and Flood Risk Management Guidelines, November 2009.</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. <u>As this zone is within the floodplain of the Owenacurra River and upstream from the Great Island Channel Special Area of Conservation, development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban</u></p>	48/49	n/a	A minor modification is recommended as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p><u>Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</u></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
MN 03.07.03	<p>Amend the wording of DB-02 zoning objective as follows:</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 <u>and the protection of Cork Harbour SPA must be provided and be operational in advance of the commencement of any discharges from all residential and other development. needs to be provided in tandem with the development, and where applicable protect the integrity of Natura 2000 sites.</u></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>	77	n/a	A minor modification is recommended as a result of the mitigation measures recommended in the Natura Impact Report II on the proposed amendment.

Appendix C: List of Proposed Amendments NOT Recommended by the Manager

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	Carrigtwohill			
MN 03.01.30	<p>Amend Objective X-01 by the addition of the following after the sentence “The masterplan should make provision for the following;</p> <ul style="list-style-type: none"> • <i>Measures which respect the quality of life of the existing community and to provide for the development of the masterplan area in a manner which does not jeopardise that quality of life.</i> • <i>Provision for the development of the Masterplan area in a manner and at a pace which allows for the proper social and economic development of the town as a whole, and which allows an opportunity for the integration and assimilation of the new residents and which requires the delivery of adequate infrastructure to address existing deficiencies and social, amenity and recreational facilities for the new residents in tandem with the development.</i> • <i>Provision for the preclusion of the development within the identified character areas unless adequate security is provided to Cork County Council for the delivery of the social and infrastructural aspects of any proposal permitted.</i> • <i>The proper phasing of the character areas to ensure integration with the existing town with those parts of the area nearest to existing population centres being first to be delivered.</i> • <i>Provisions which preclude development of later phases until the social, amenity, recreational and infrastructural requirements of this Local Area Plan and of the Masterplan have first been completed.</i> • <i>Provision for the inclusion of the education campus as Phase 1a in the Masterplan.</i> • <i>Provision for health facilities including a day care clinic.</i> • <i>Provision of density levels which respect the character of the existing town and which are suitable reflect the demand for residential units in a town</i> 	32	11/1363	See Section 2.2 of this report.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p><i>such as Carrigtwohill.</i></p> <ul style="list-style-type: none"> <i>In addition to the open space normally required within new housing developments, the provision of a minimum of 20ha to provide for recreation, sports and leisure facilities.</i> <p>Note: This change refers to the text of the Draft Plan.</p>			
MN 03.01.31	<p>Include additional text in paragraph 1.2.7 as follows:</p> <p><i>The population targets will require review following the publication of the results of the 2011 Census. Approval of the draft Masterplan for Carrigtwohill North will be deferred pending the publication of those results. Any decrease in projected population figures will be reflected in revised and reduced targets for Carrigtwohill in the Masterplan. The projected number of housing units may also need to be adjusted proportionately to reflect any such reduced population projections.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	22	11/1363	See Section 2.2 of this report.
MN 03.01.32	<p>Include additional text in paragraph 1.3.2 as follows:</p> <p><i>The targets will need to be reconsidered following the publication of the 2011 Census results and adjustment to reflect those results will need to be made in the Masterplan.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	25	11/1363	See Section 2.2 of this report.
MN 03.01.34	<p>Amend paragraph 1.4.5 as follows:</p> <p>The Council's Housing Strategy states that on zoned lands, it will be a requirement that 20% of all land zoned for residential uses (or for a mix of residential and other uses) be reserved for the purpose of social and affordable housing. In Carrigtwohill, the strategy requires that half of that reserved land will be used for the provision of social housing. <i>Unless otherwise specifically stated, the strategy requires that half of the reserved land will be reserved for the provision of social housing but the strategy allows for a lesser proportion or for no provision in areas where there is an existing high concentration of social housing.</i></p>	26	11/1363	See Section 2.2 of this report.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p><i>Carrigtwohill is such an area. The housing strategy provides for objectives in Development Plans of Local Area plans where appropriate to reflect any appropriate deviation from the general provision and therefore, in Carrigtwohill, it is an objective that 25% and not 50% of the reserved land should be reserved for the provision of social housing.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>			
MN 03.01.37	<p>Include additional wording in the text of objective R-02 so the objective will read as follows:</p> <p>Objective R-02</p> <p>Medium density residential development. Proposals should include a 20 metre tree planted buffer to the eastern and southern boundary of the site and screening to protect views from the N25. <i>Proposals for the development of this area should also include the delivery of the active open space, pitches and parking included as an objective as O-02.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	27	11/1363	See Section 2.2 of this report.
MN 03.01.38	<p>Include additional wording in the text of objective R-03 so the objective will read as follows:</p> <p>Objective R-03</p> <p>Medium density residential development of high architectural standard on this gateway site at the entrance to the town centre. Structural landscaping shall be an integral part of any layout. <i>Proposals for the development of this area should also include the delivery of the active open space, pitches and parking included as an objective as O-04.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	27	11/1363	See Section 2.2 of this report.
MN 03.01.43	<p>Include additional wording in the text of objective O-02 so the objective will read as follows:</p> <p>Active open space to include the provision of playing pitches, ancillary facilities</p>	31	11/1363	See Section 2.2 of this report.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p>and parking <i>to be included in any proposal to develop the area R-02.</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>			
MN 03.01.44	<p>Include additional wording in the text of objective O-04 so the objective will read as follows:</p> <p>Active open space to include the provision of a playing pitch, ancillary facilities and parking <i>to be delivered in any proposal for the development of the area R-03.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	31	11/1363	See Section 2.2 of this report.
MN 03.01.46	<p>Include additional text in paragraph 1.4.49 under the heading 'Urban Design Principles' as follows:</p> <p><i>Regard will be had to the lessons learned from the planning and required delivery in the past of types of residential units which did not match the demand in the relevant area. The type of residential unit suitable for towns is not the same as the type suitable in the city areas and regard must be had to the lack of any market now or in the foreseeable future for high rise apartment type development in areas such as Carrigtwohill. Density levels required must also reflect the demand.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	32	11/1363	See Section 2.2 of this report.
MN 03.01.47	<p>Inclusion of a new industrial zoning and objective at Tullagreen. The specific objective I-07 will read as follows:</p> <p>Objective I-07</p> <p>Industrial development. Proposals for development shall be accompanied by a mobility management plan and parking strategy that optimizes modal shift to rail,</p>	28/34	11/1406 11/1401	See Section 2.3 of this report.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p>cycling and walking.</p> <p>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.</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 (see map on page 112).</p>			
	<p>Midleton Environs</p>			
<p>MN 03.03.17</p>	<p>Inclusion of additional lands within the X-01 special policy area zoning.</p> <p>Note: This change refers to the zoning map for the settlement (see map on page 123).</p>	<p>53</p>	<p>11/1357 11/1406</p>	<p>See Section 2.4 of this report.</p>
<p>MN 03.03.18</p>	<p>Delete part of the existing O-02 open space zoning and replace with a new residential zoning and objective R-08 and amend the text of the O-02 objective as follows:</p> <p>Objective O-02</p> <p>Active open space for Midleton Rugby Club and Midleton College. Proposals for new or improved sports related facilities may be considered.</p> <p>Objective R-08</p> <p>Medium density residential development. Given the proximity of the site to the rail passenger station, any proposal shall ensure densities at a minimum of 35</p>	<p>49/53</p>	<p>11/1406</p>	<p>See Section 2.5 of this report.</p>

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p>dwellings per hectare and shall provide for safe, convenient and pleasant pedestrian and cyclist linkages with the railway station, town centre and adjoining residential areas. Development on this site is dependent on the provision of a suitable vehicular access to the satisfaction of the Council, and any application shall be accompanied by a Traffic and Transport Assessment and Road Safety Audit.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 124).</p>			
	Cloyne			
MN 03.07.01	<p>Include additional lands within the village development boundary.</p> <p>Note: This change refers to the zoning map for the settlement (see map on page 132).</p>	79	11/1406	See Section 2.6 of this report.
MN 03.07.02	<p>Include a new infrastructure zoning objective U-03 that will read as follows:</p> <p>Objective U-03 Provide relief route.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 133).</p>	78/79	11/1406	See Section 2.6 of this report.
	Ballycotton			
MN 03.09.05	<p>Include additional lands within the village development boundary.</p> <p>Note: This change refers to the zoning map for the settlement (see map on page 136).</p>	92	11/1406	See Section 2.7 of this report.
MN 03.09.06	<p>Include a new open space zoning and objective O-03 that will read as follows:</p> <p>Objective O-03 Passive open space. This coastal site is very important to the setting of the</p>	90/92	11/1406	See Section 2.7 of this report.

Change No.	Proposed Change	Page No.	Submissions Recd	Comments
	<p>village. There is a presumption against development on these lands because of the importance of preserving views over the wider coastal area and the potential for impacts on the adjoining Ballycotton Bay Special Protection Area.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 137).</p>			
	Mogeely			
MN 03.15.02	<p>Include additional lands within the village development boundary.</p> <p>Note: This change refers to the zoning map for the settlement (see map on page 138).</p>	115	11/1406	See Section 2.8 of this report.
	Marino Point			
MN 03.38.04	<p>Include lands at Marino as a new business objective B-01. The objective will read as follows:</p> <p>Objective B-01</p> <p>It is an objective to facilitate the development of this site for a petrol filling station, forecourt and car dealership. Development on this site is dependent on the provision of a suitable vehicular access to the satisfaction of the Council, and any application shall be accompanied by a Traffic and Transport Assessment and Road Safety Audit.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement (see map on page 142).</p>	162/163	11/1406	See Section 2.9 of this report.

Appendix D: Proposed Map Changes for Midleton Electoral Area

Midleton Electoral Area Local Area Plan
Public Consultation Draft

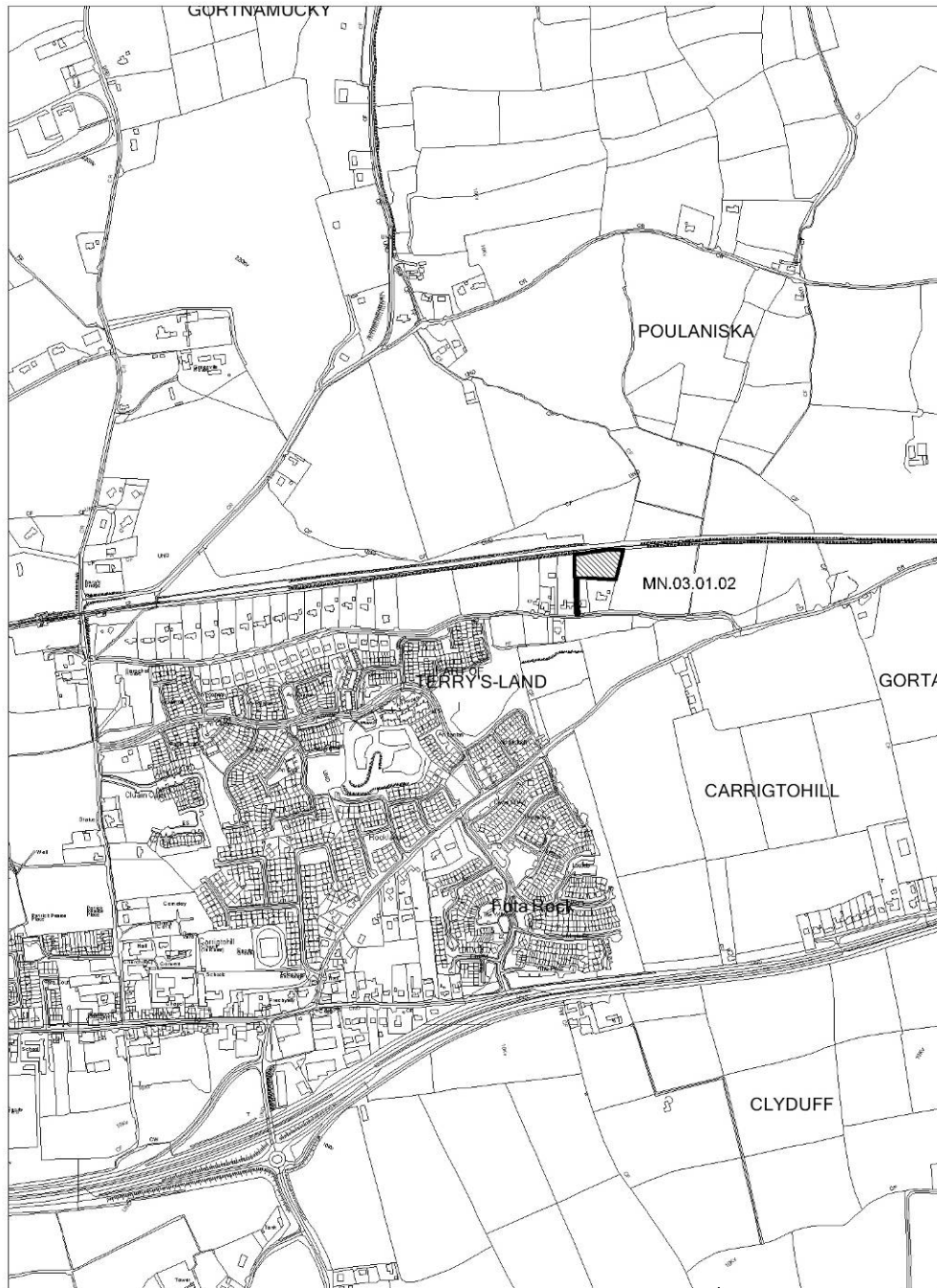
Carrigtwohill



Amendment Ref. MN.03.01.01

Midleton Electoral Area Local Area Plan
Public Consultation Draft

Carrigtwohill



Amendment Ref. MN.03.01.02

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

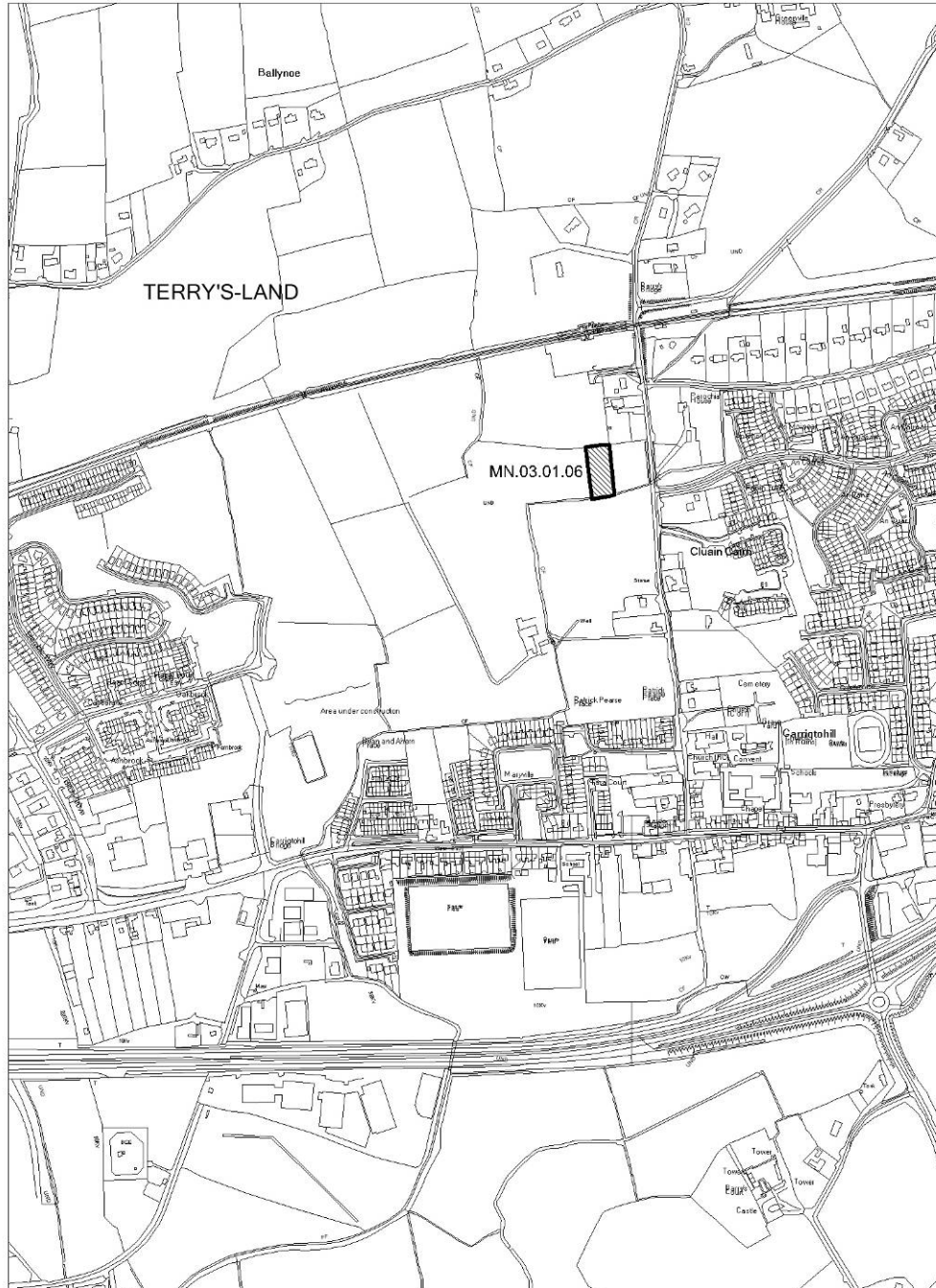
Carrigtwohill



Amendment Ref. MN.03.01.03

Midleton Electoral Area Local Area Plan
Public Consultation Draft

Carrigtwohill



Amendment Ref. MN.03.01.06

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

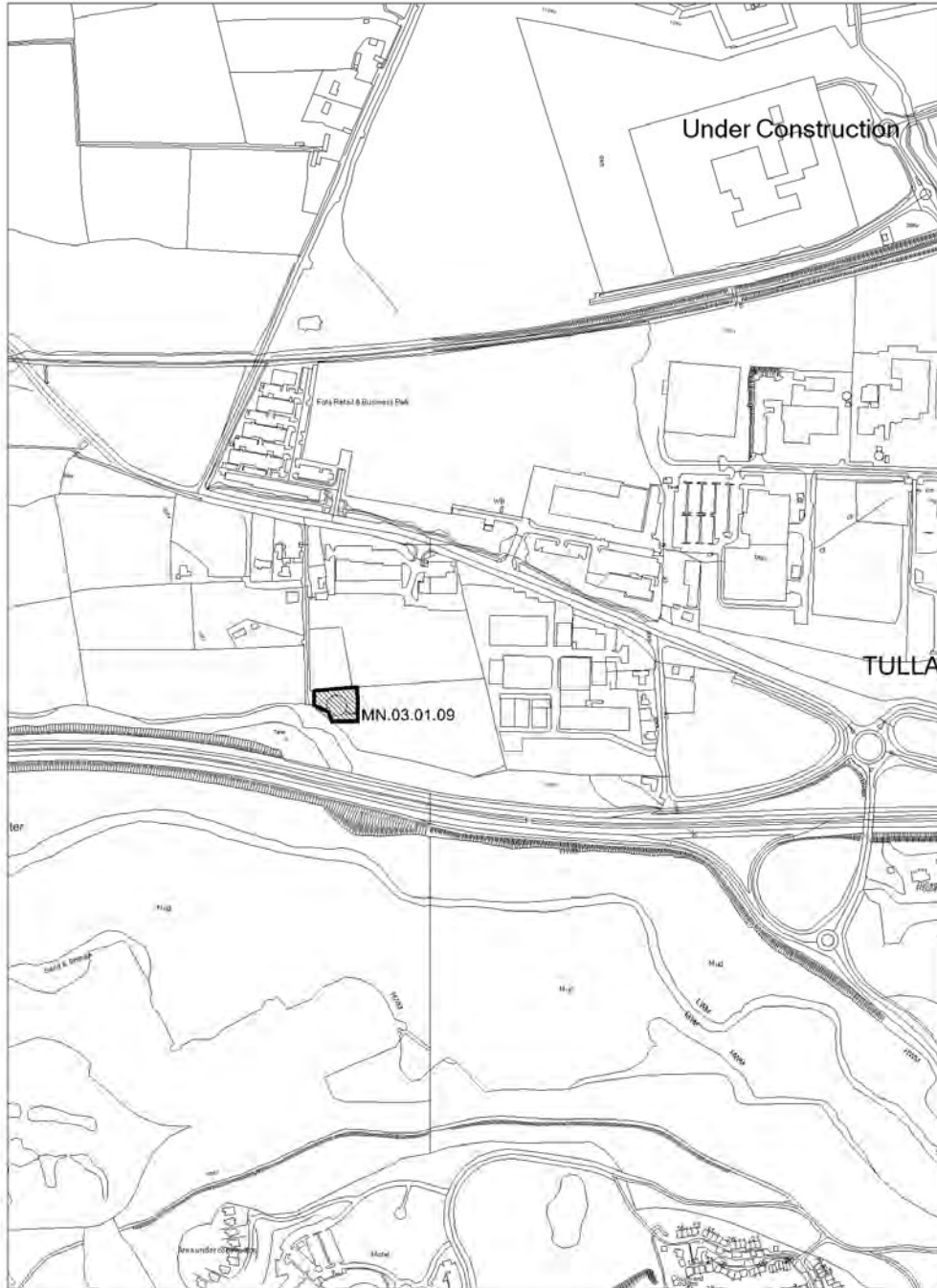
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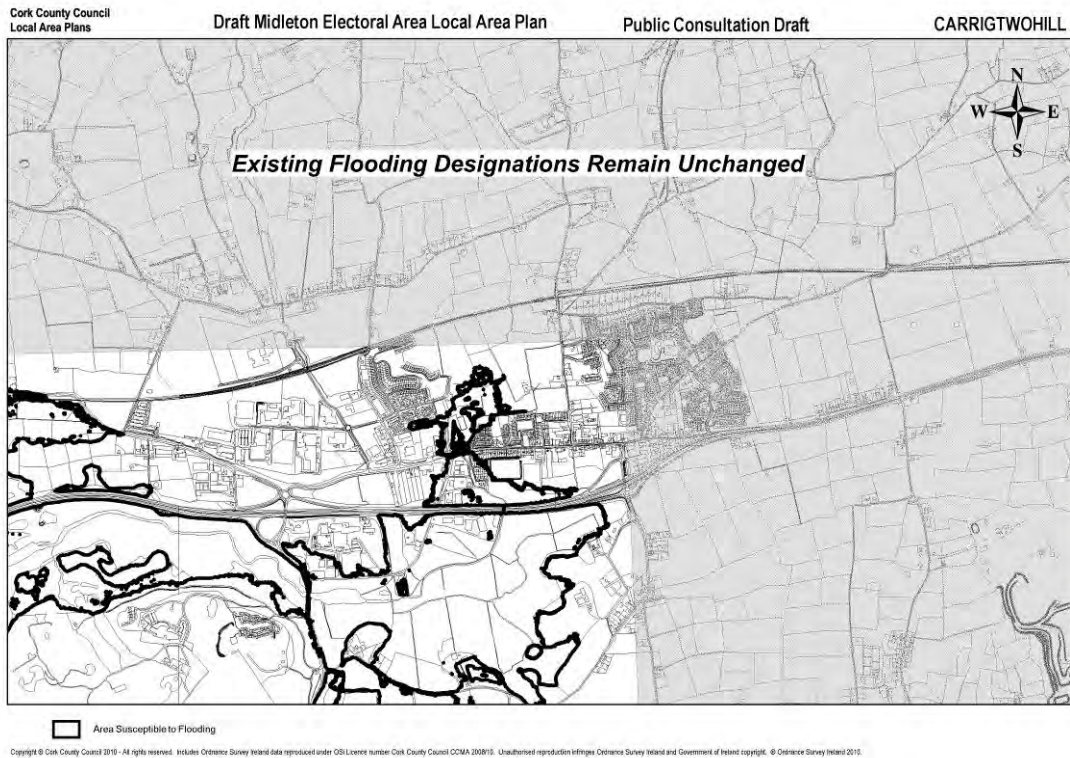
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Midleton Electoral Area Local Area Plan
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Carrigtwohill



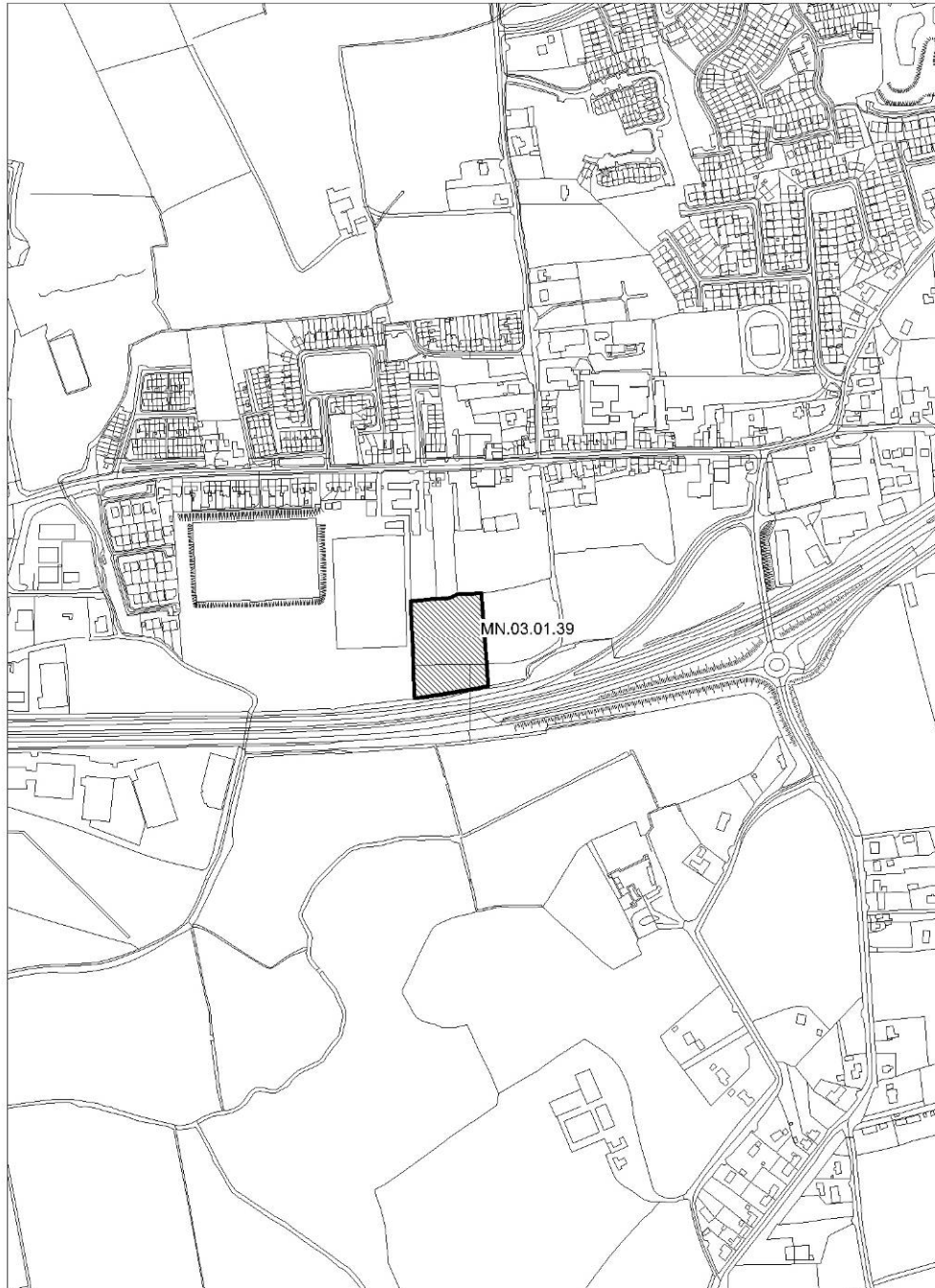
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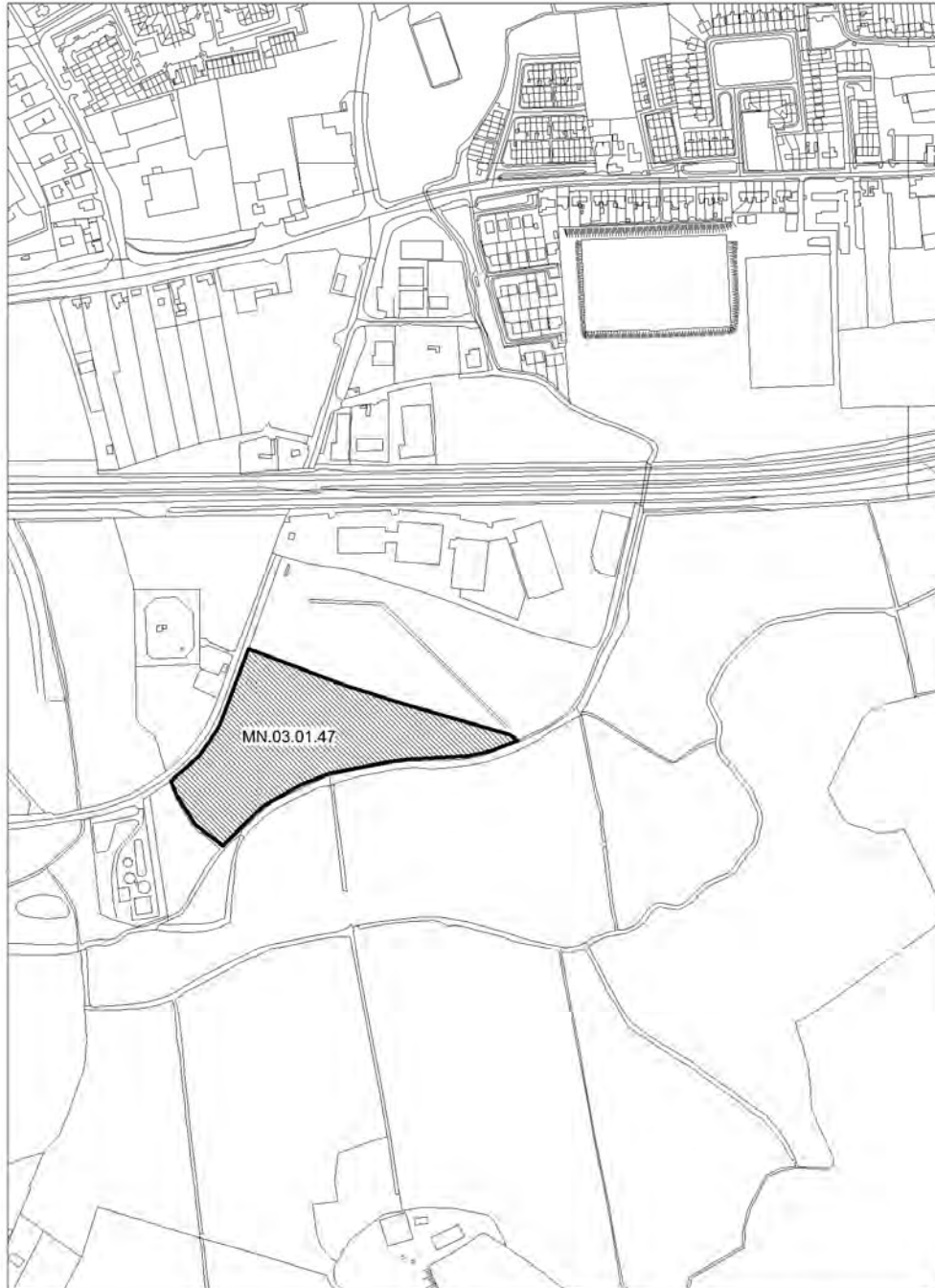
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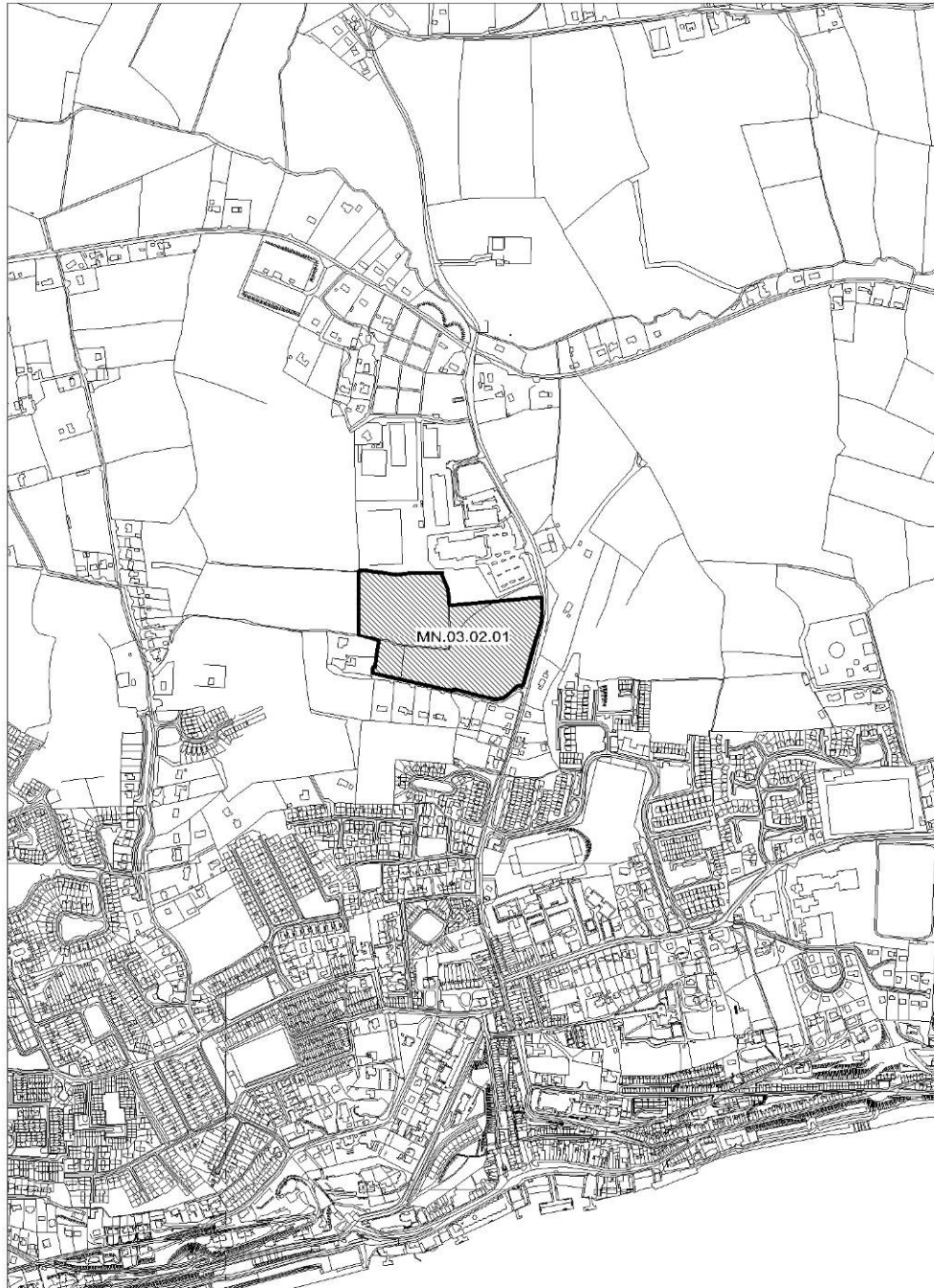
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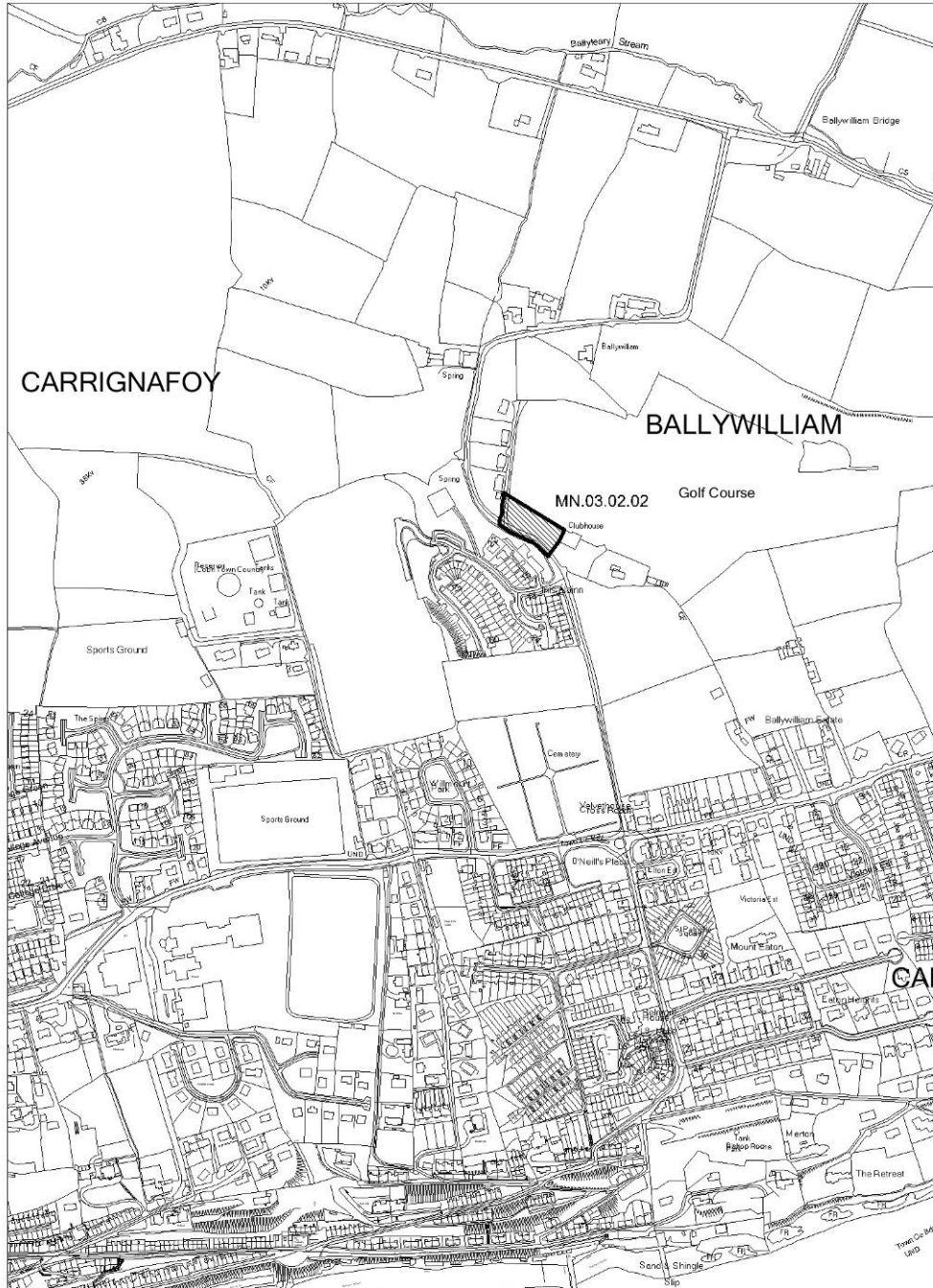
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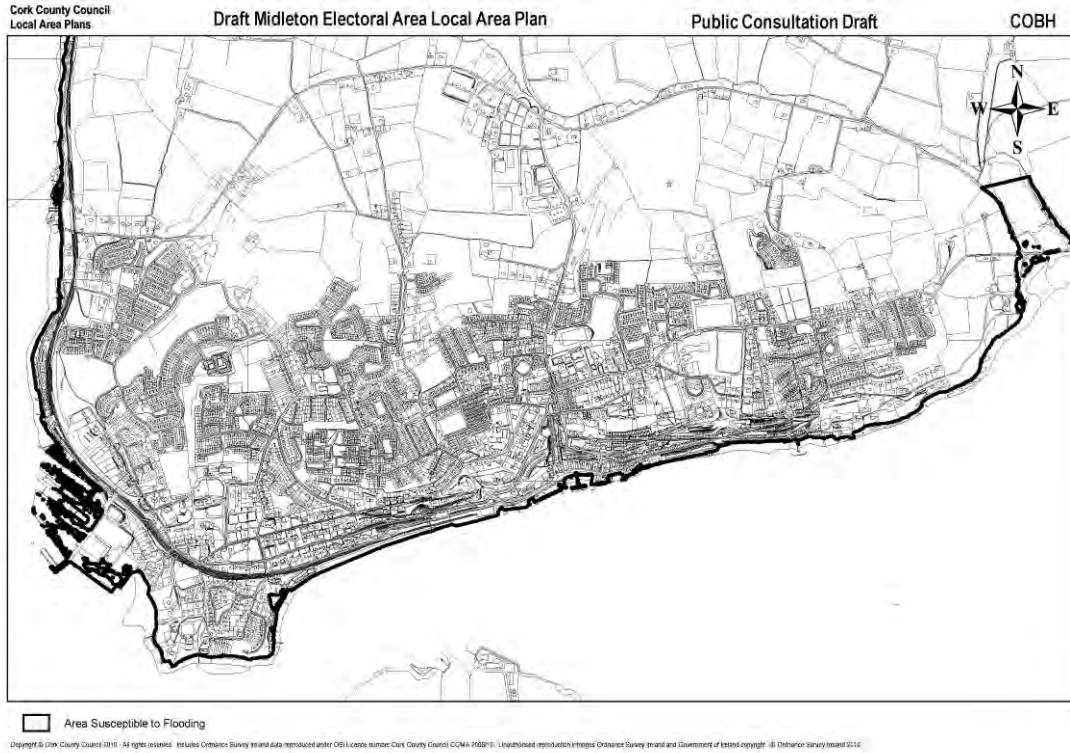
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Cobh Environs



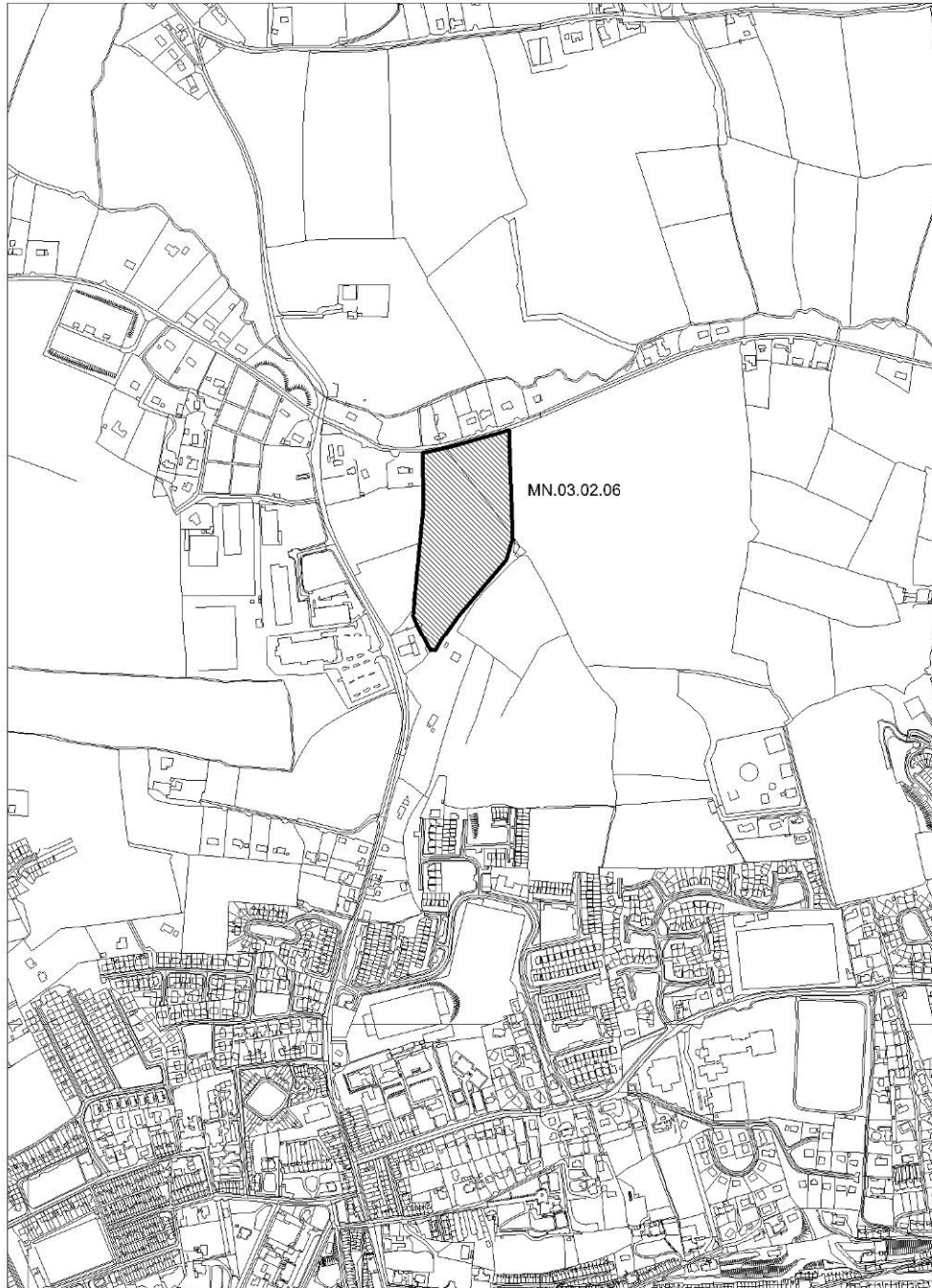
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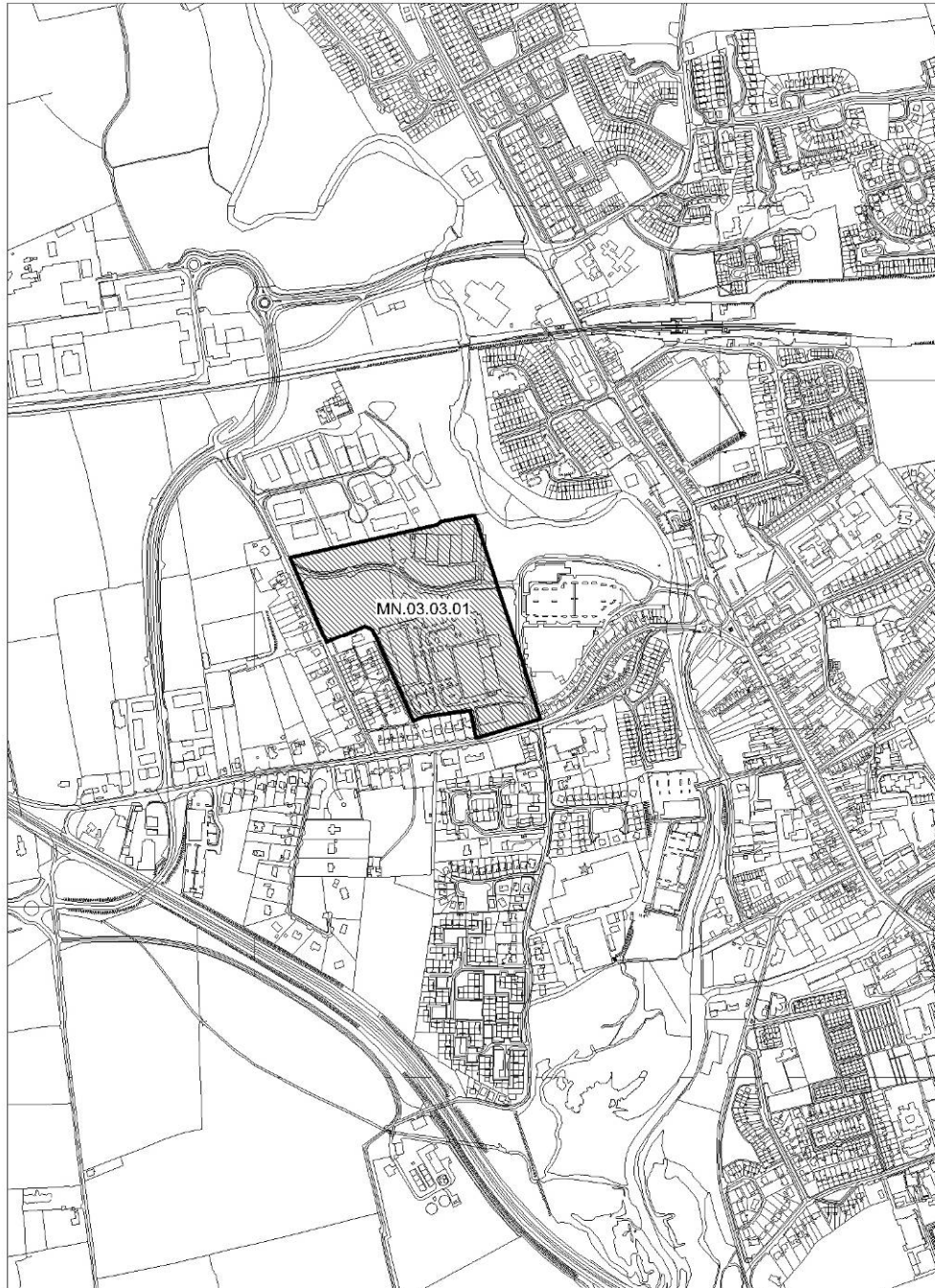
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Amendment Ref:MN.03.02.06

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Public Consultation Draft**

Midleton



Amendment Ref.MN.03.03.01

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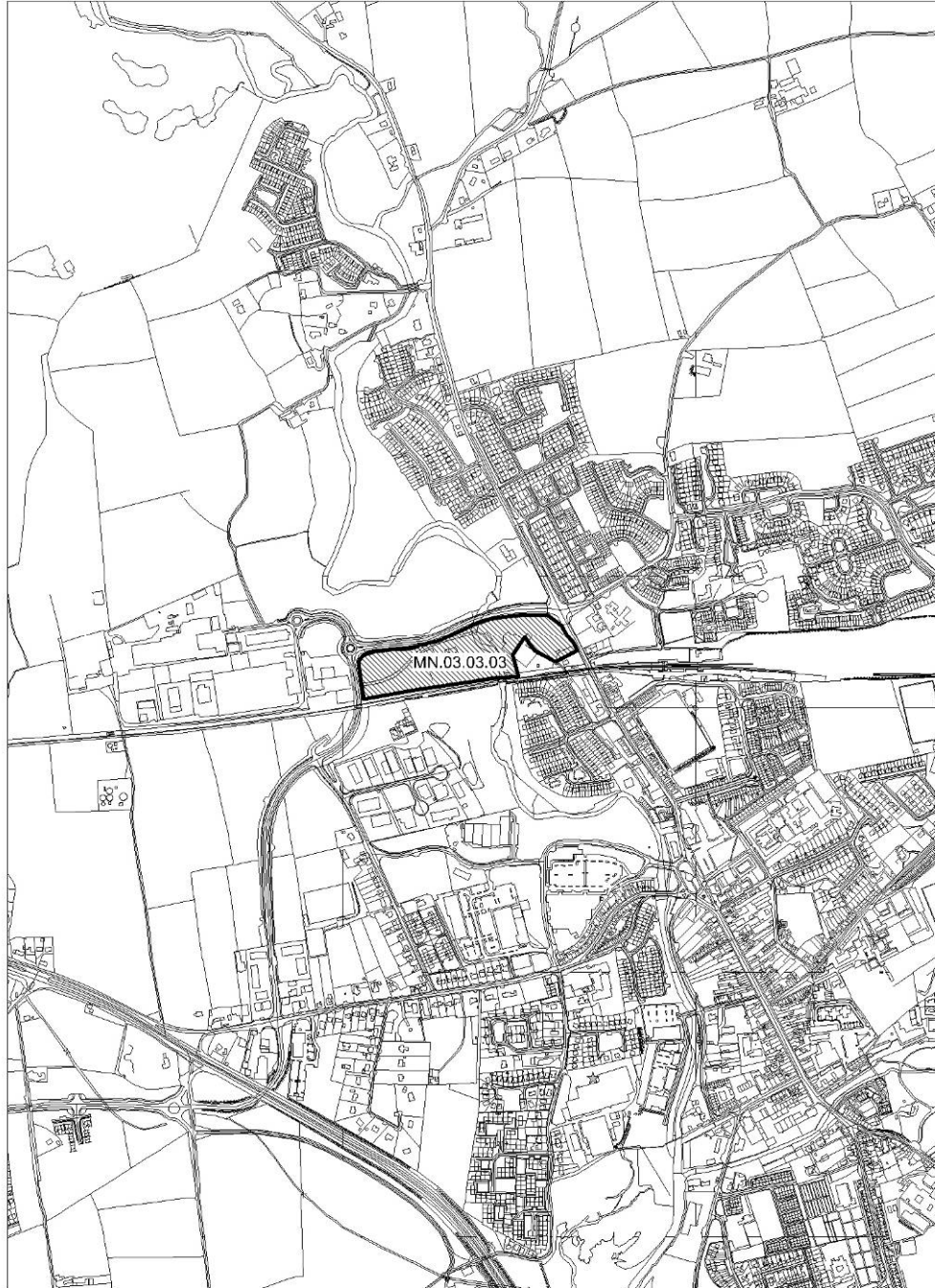
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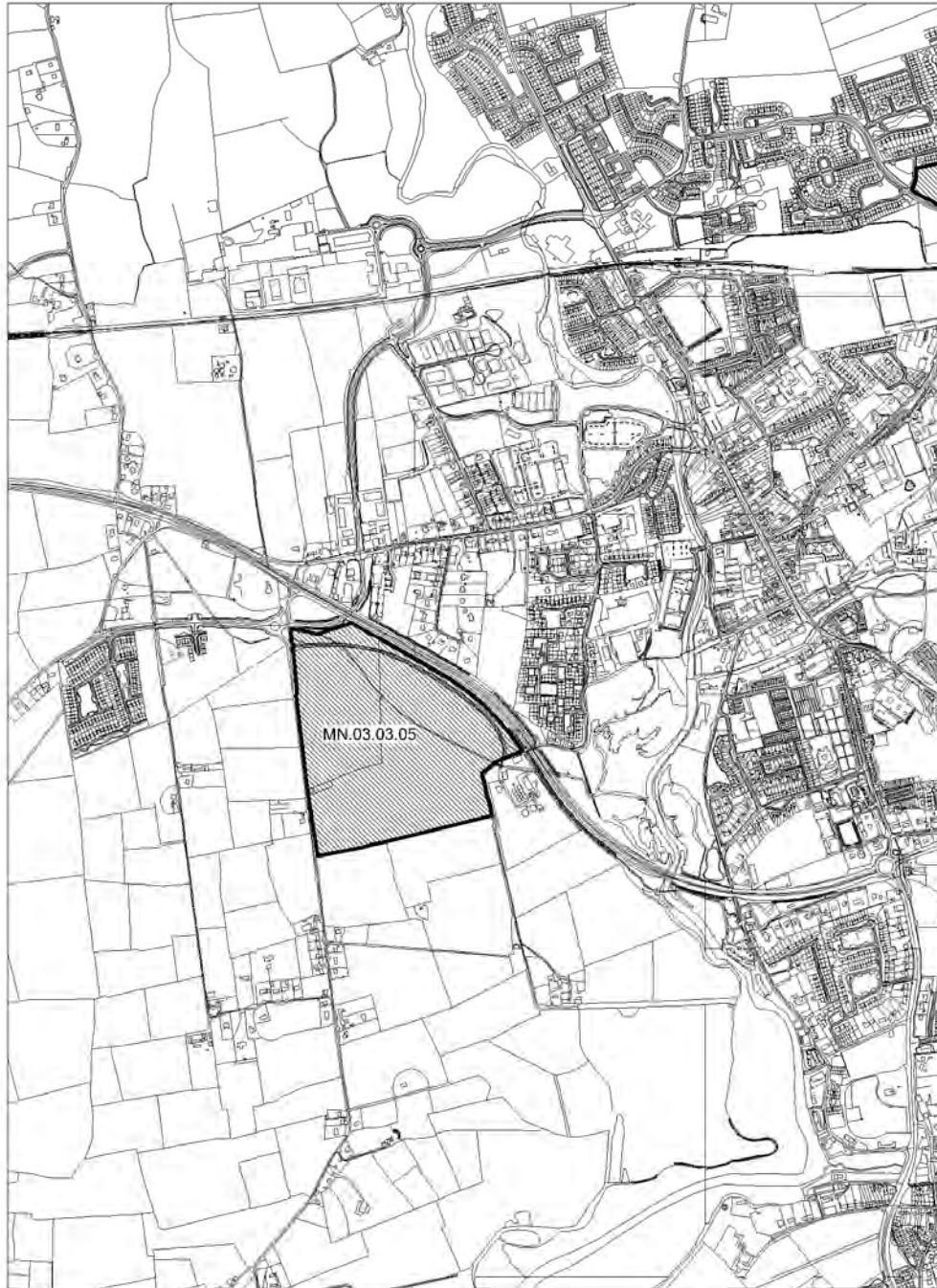
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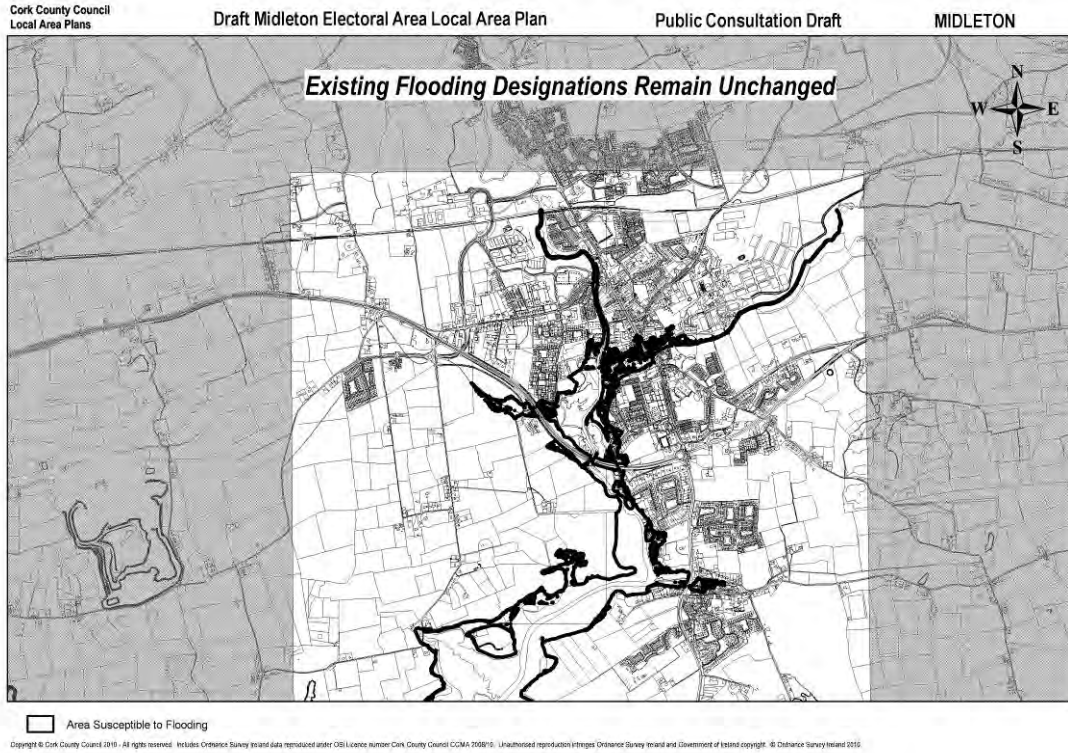
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Midleton



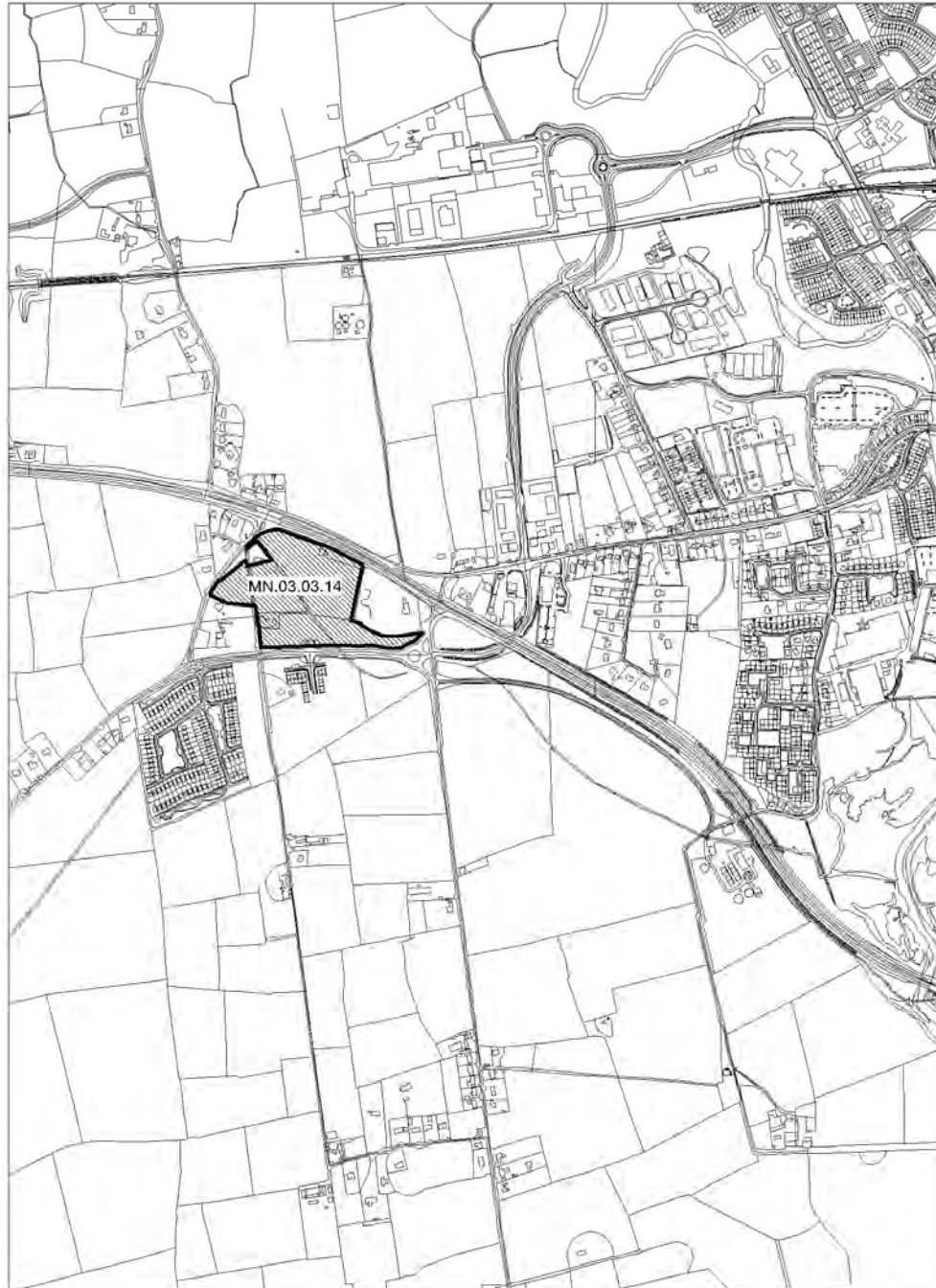
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Amendment Ref: MN 03.03.06

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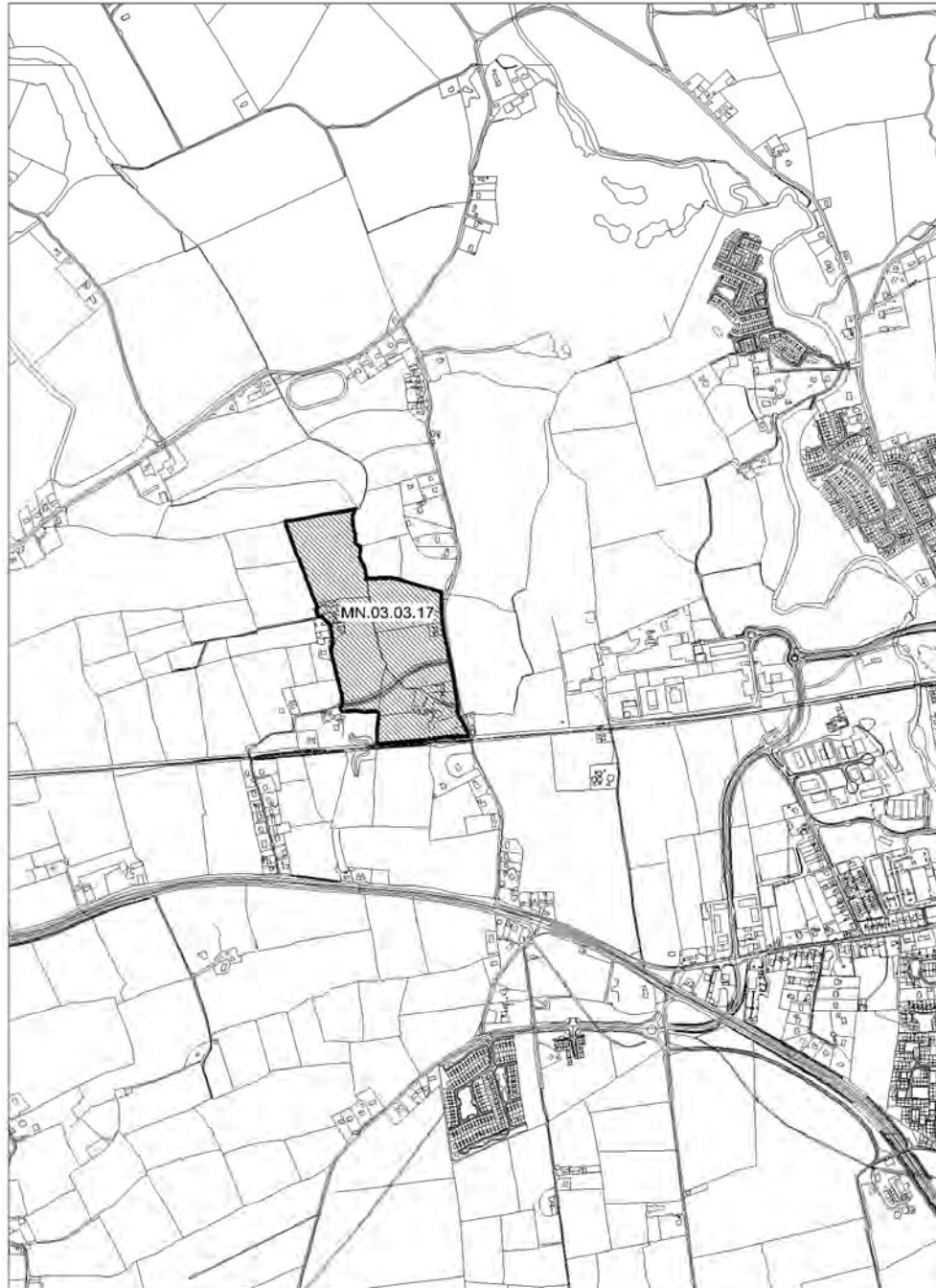
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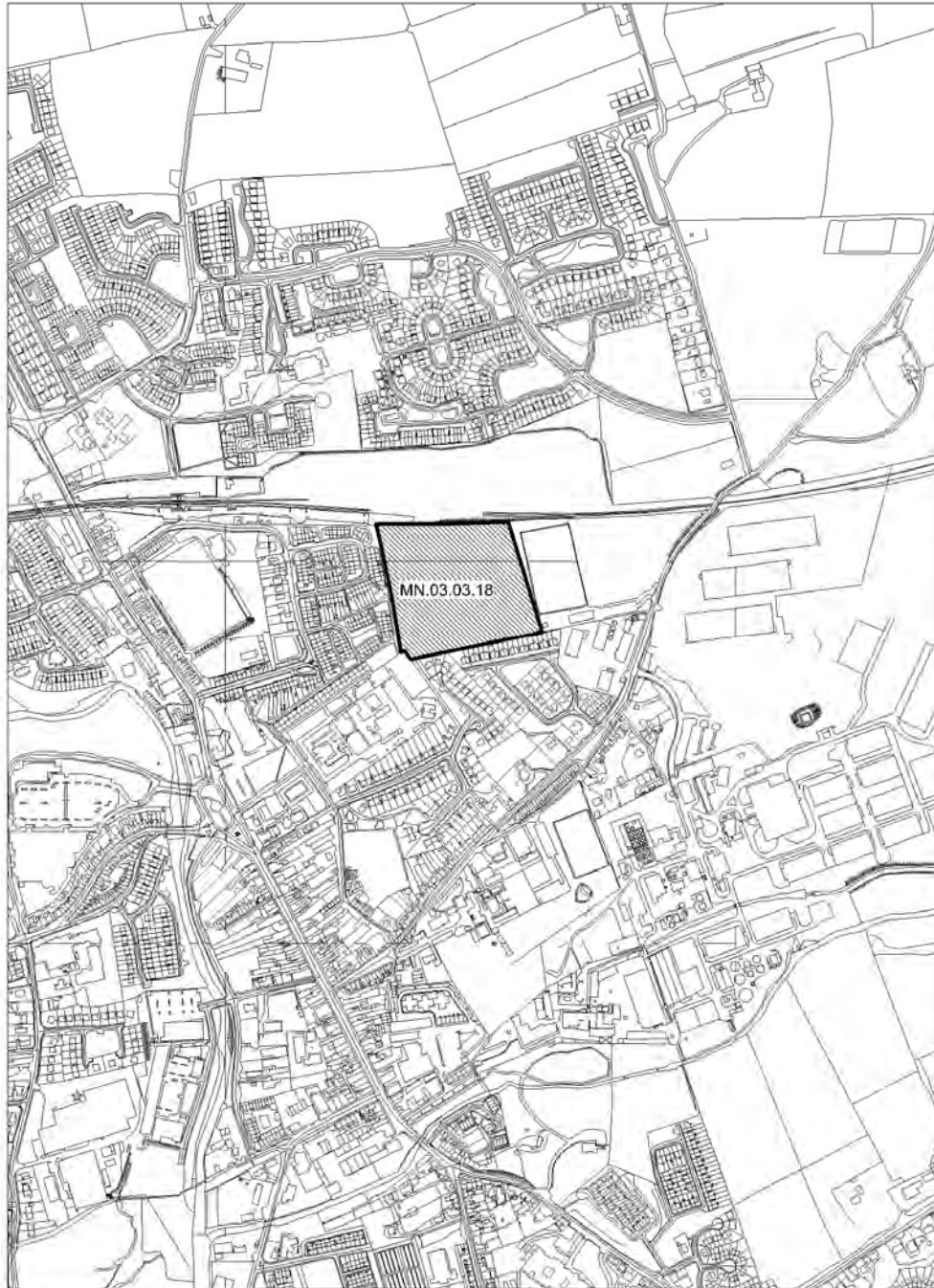
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Amendment Ref:MN.03.03.17

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Midleton



Amendment Ref: MN 03.03.18

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

Youghal



Amendment Ref.MN.03.04.02

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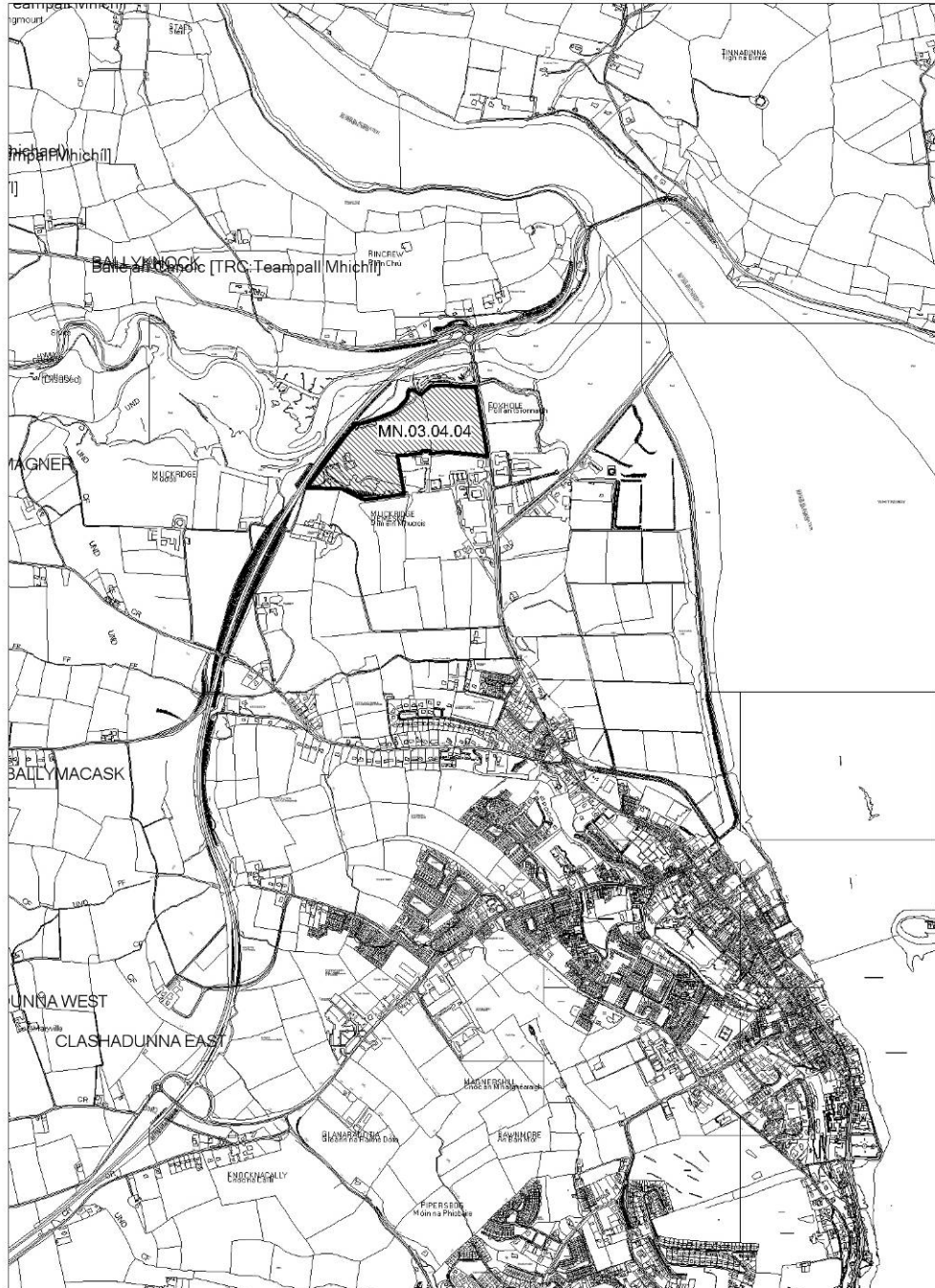
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Public Consultation Draft**

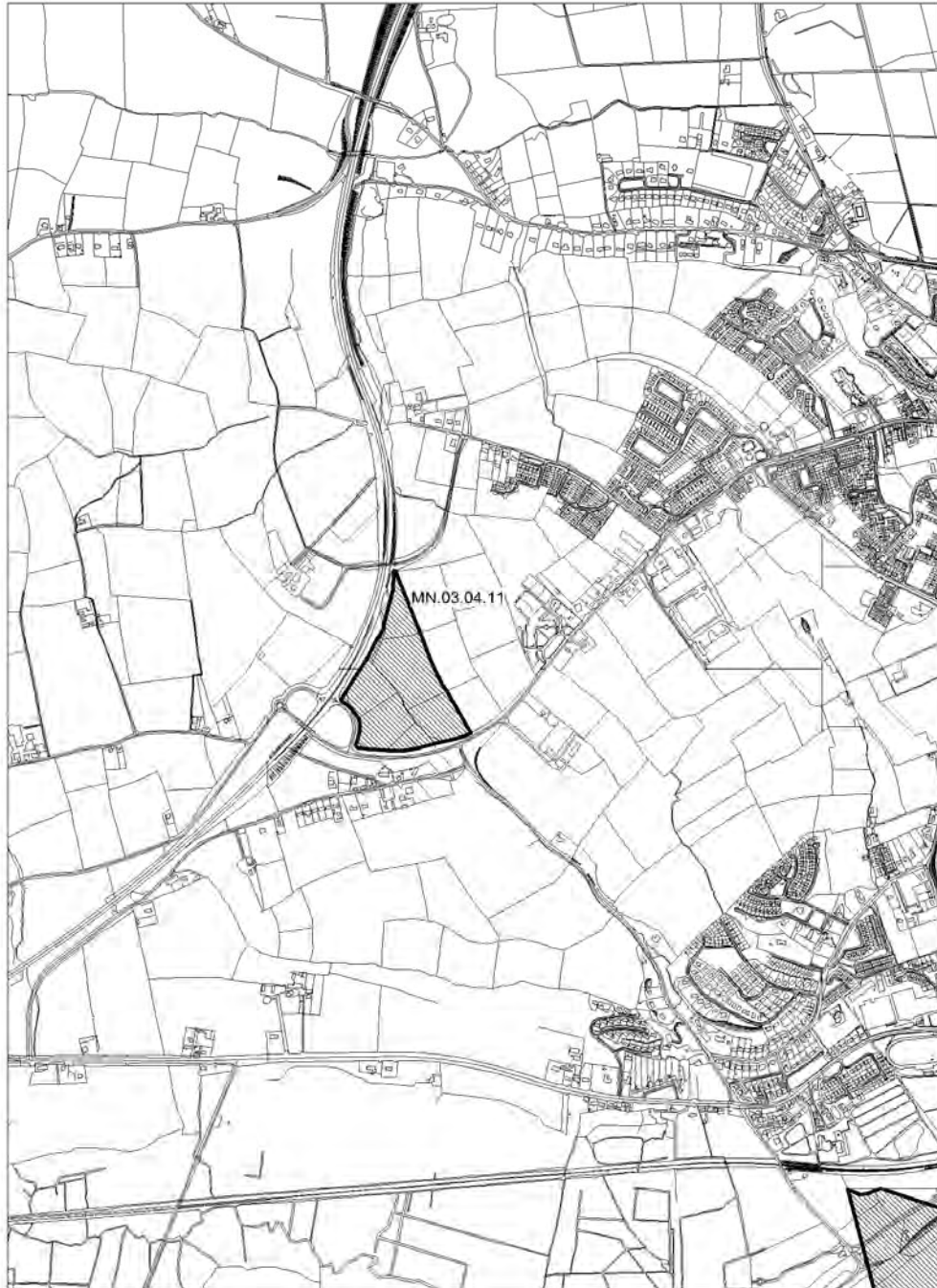
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Amendment Ref.MN.03.04.04

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Public Consultation Draft**

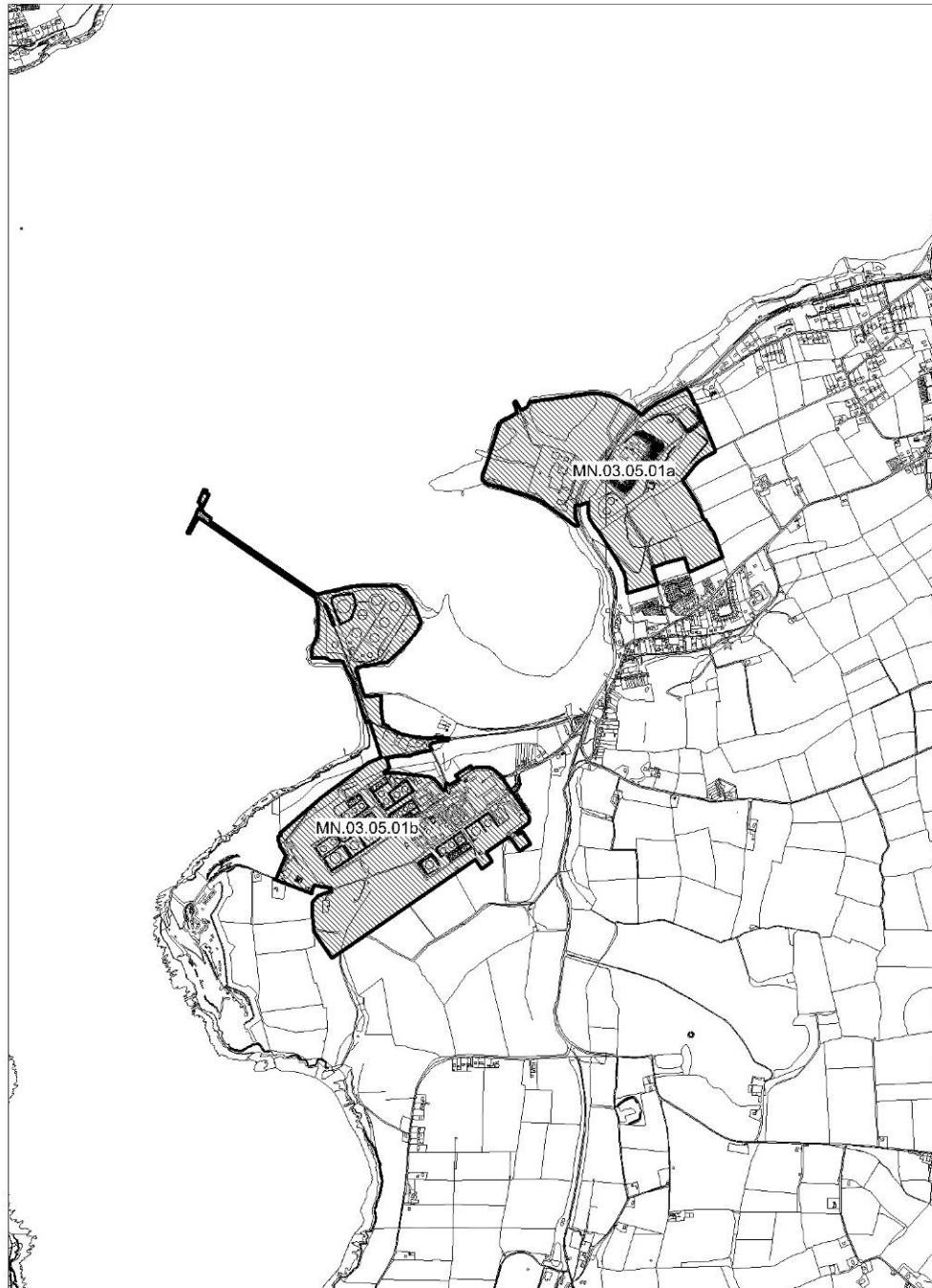
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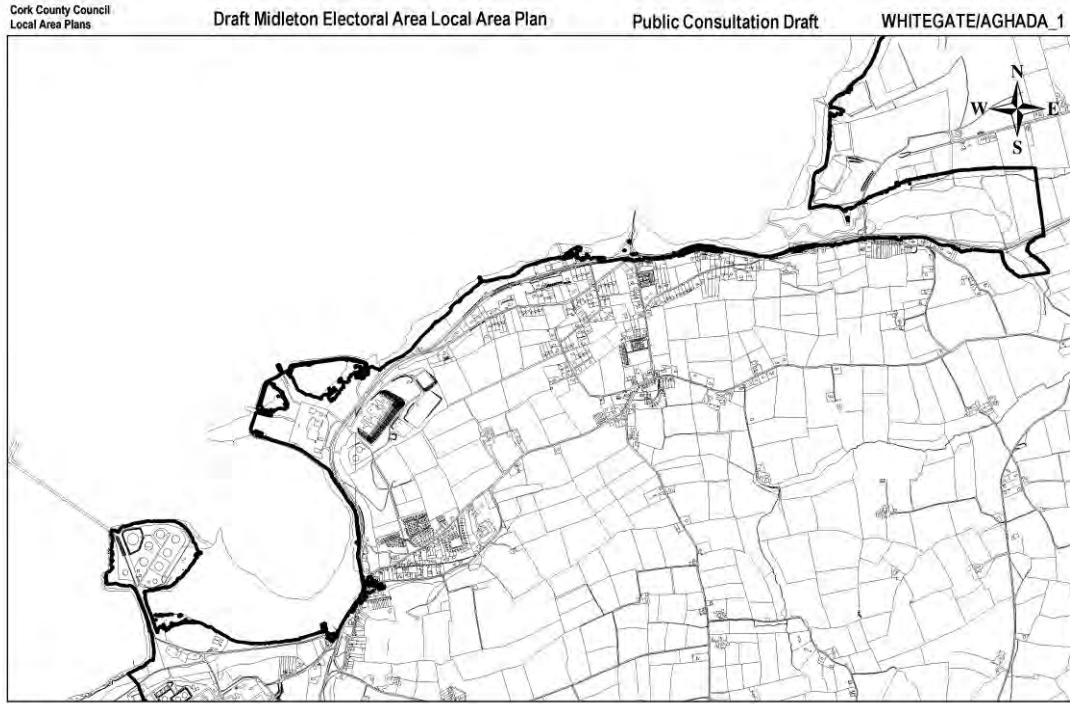
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Midleton Electoral Area Local Area Plan
Public Consultation Draft

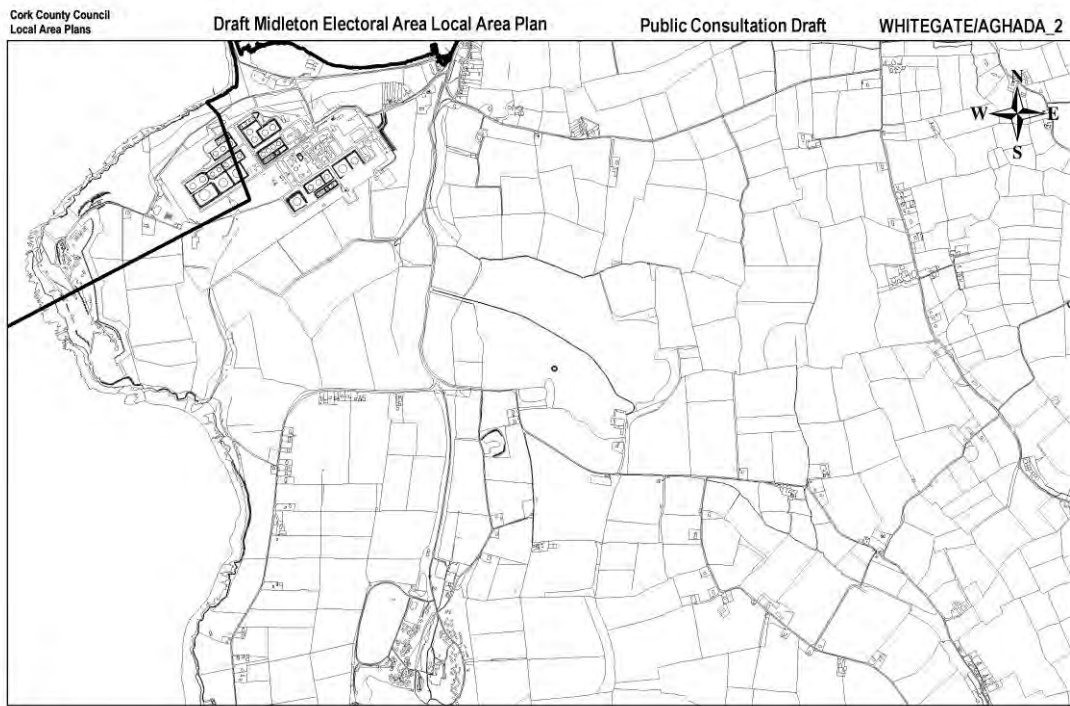
Whitegate/Aghada



Amendment Ref.MN.03.05.01



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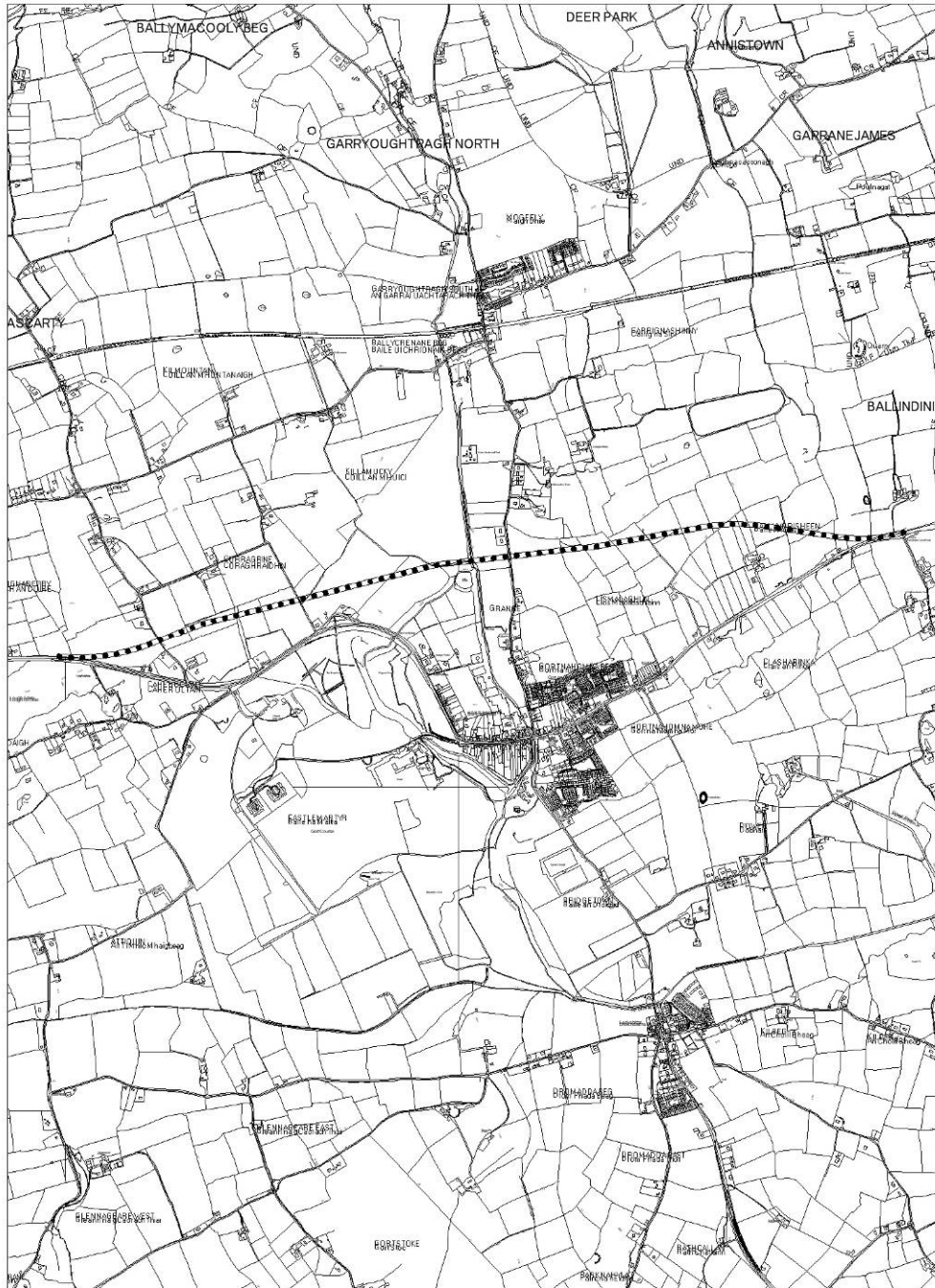


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Amendment Ref: MN 03.05.06

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Castlemartyr



Amendment Ref.MN.03.06.01

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Public Consultation Draft**

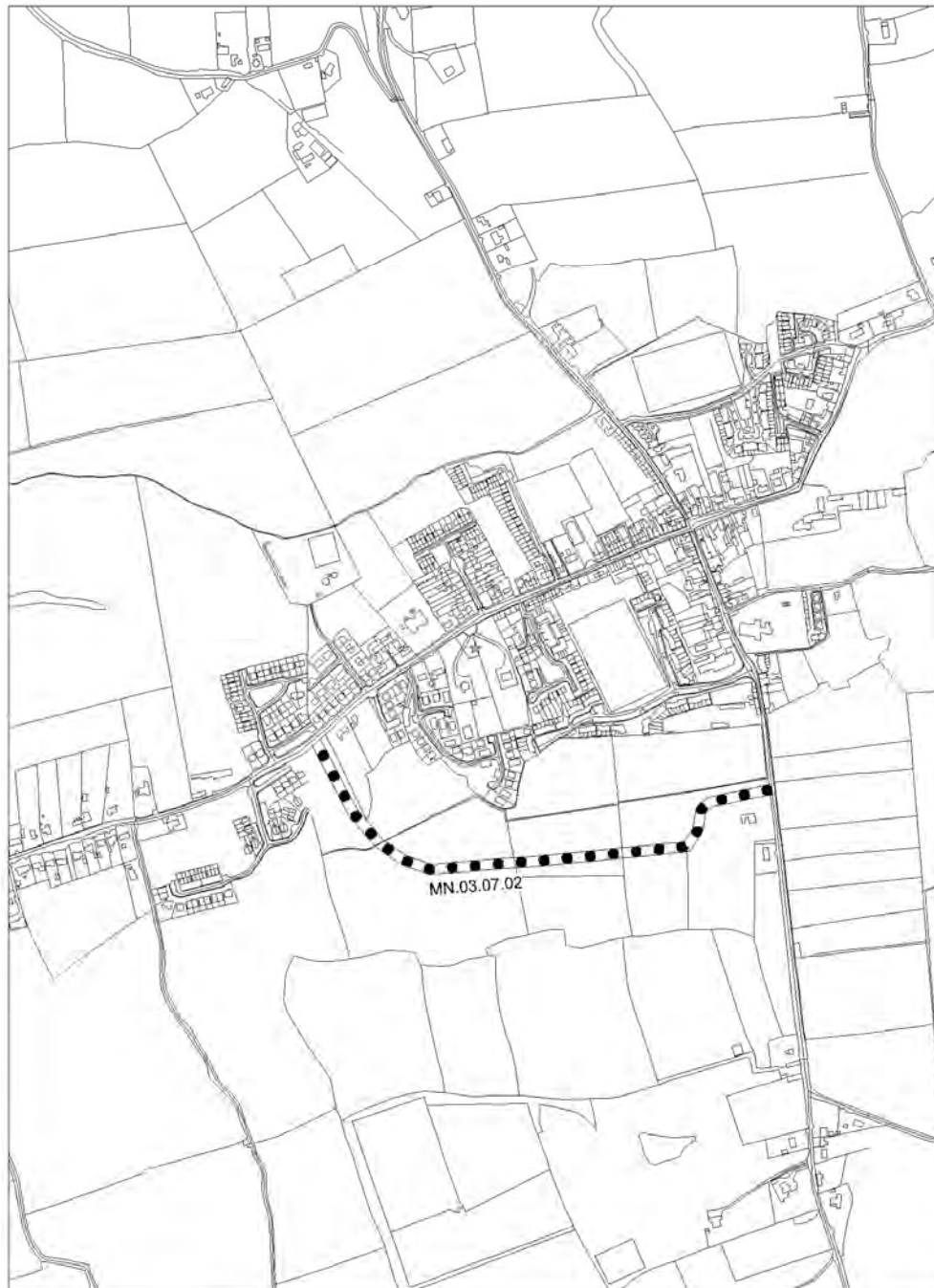
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**Midleton Electoral Area Local Area Plan
Public Consultation Draft**

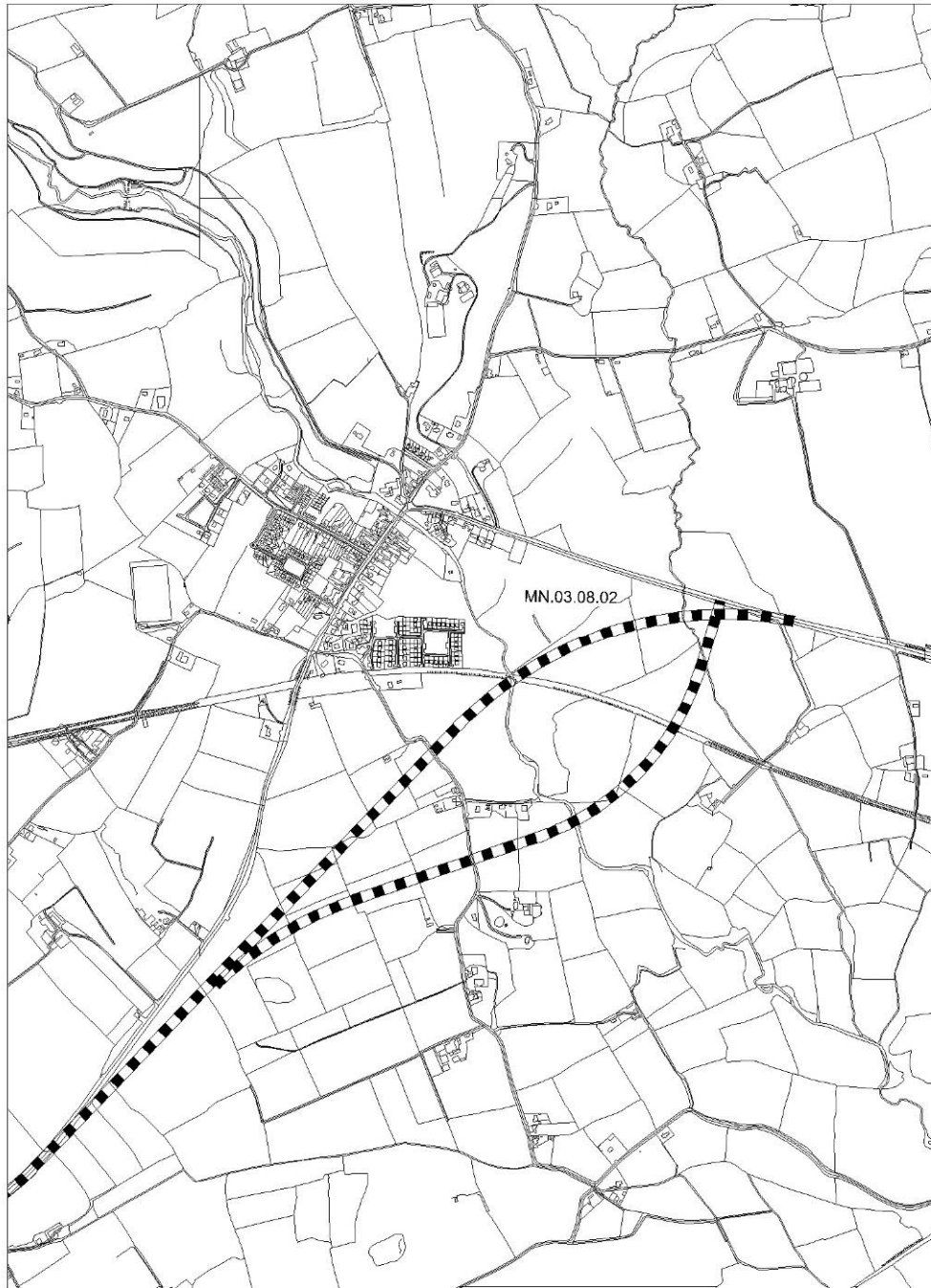
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**Midleton Electoral Area Local Area Plan
Public Consultation Draft**

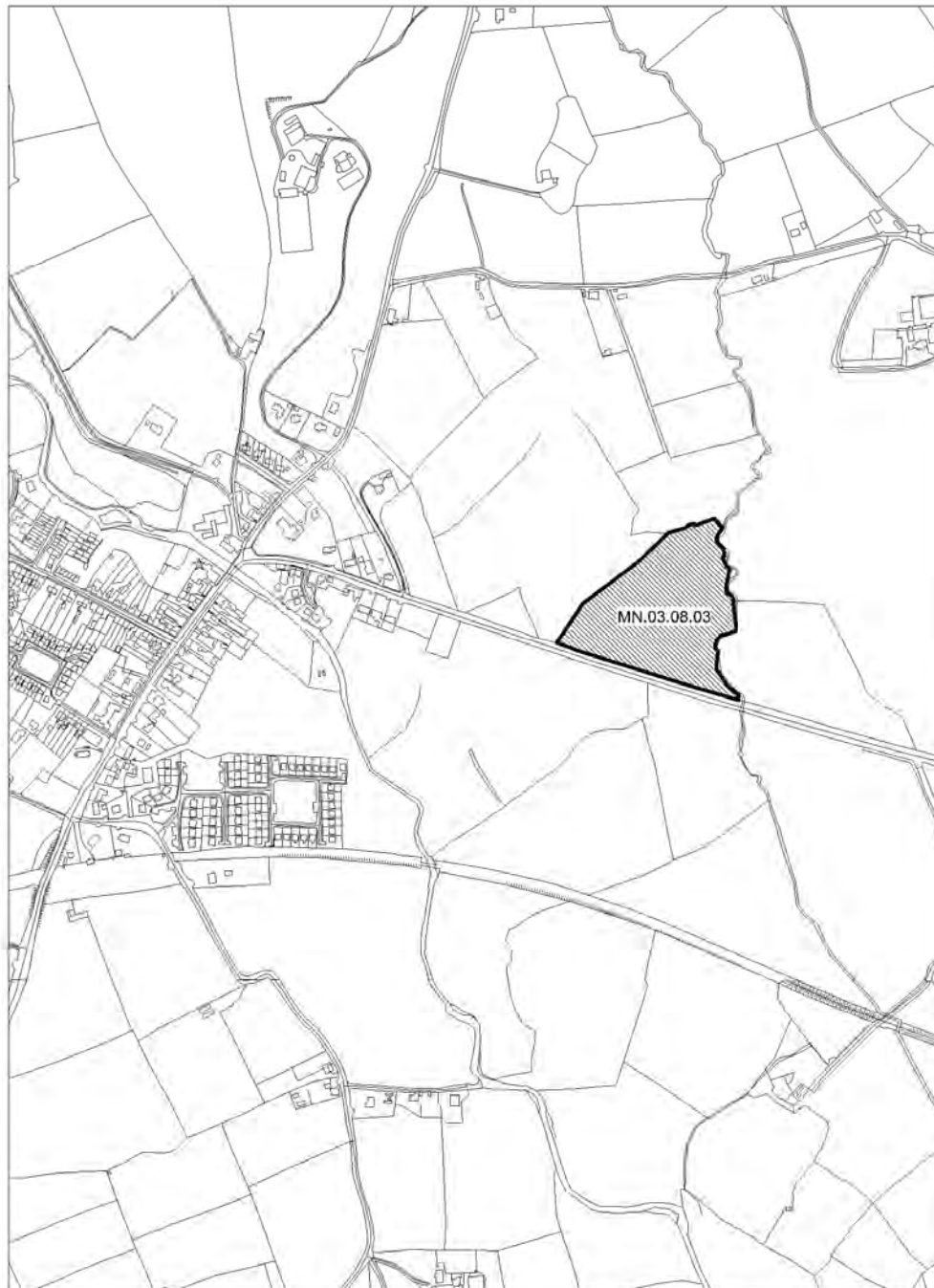
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Amendment Ref.MN.03.08.02

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

Killeagh



Amendment Ref.MN.03.08.03

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Public Consultation Draft**

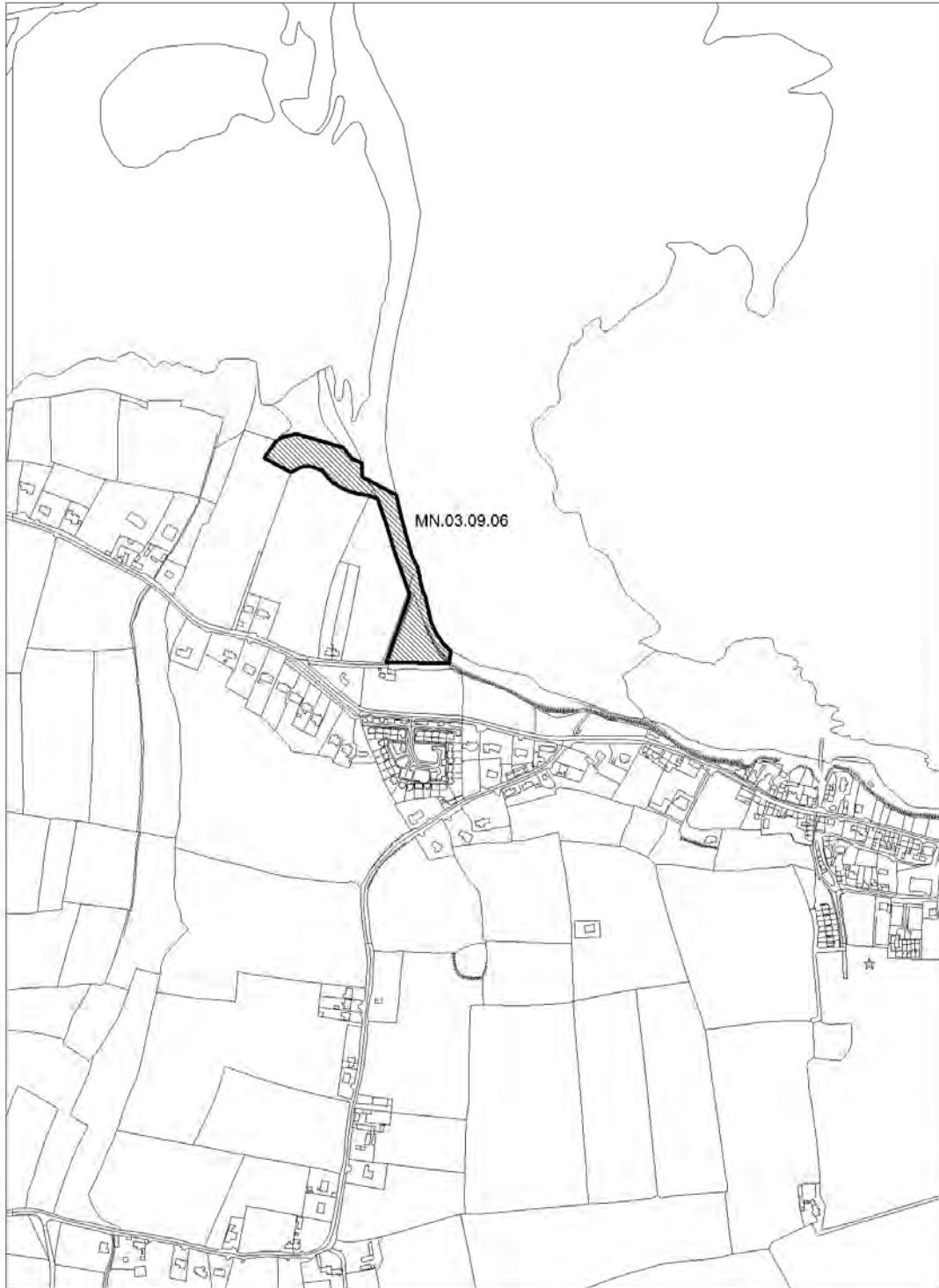
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Amendment Ref:MN.03.09.05

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Public Consultation Draft**

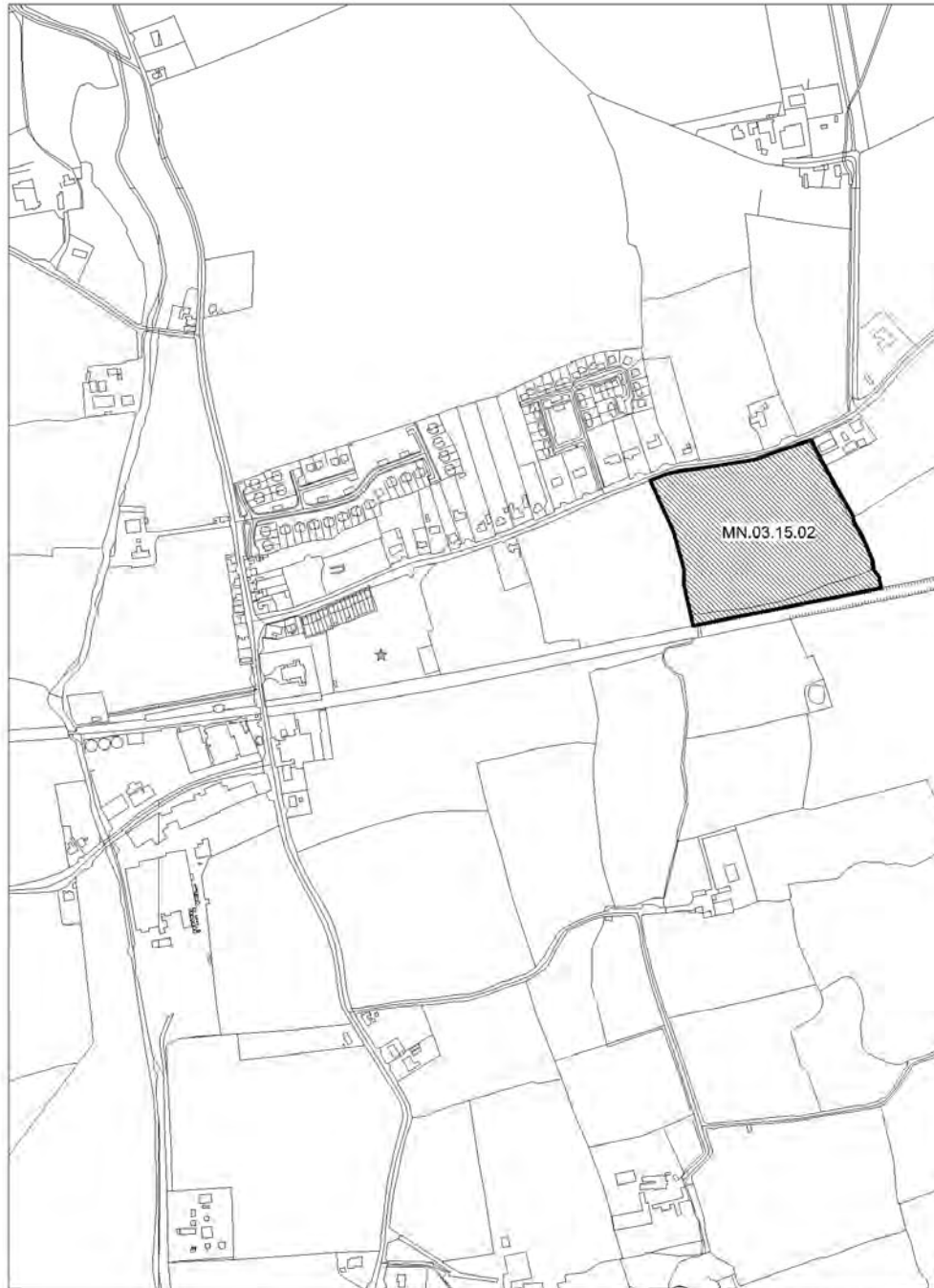
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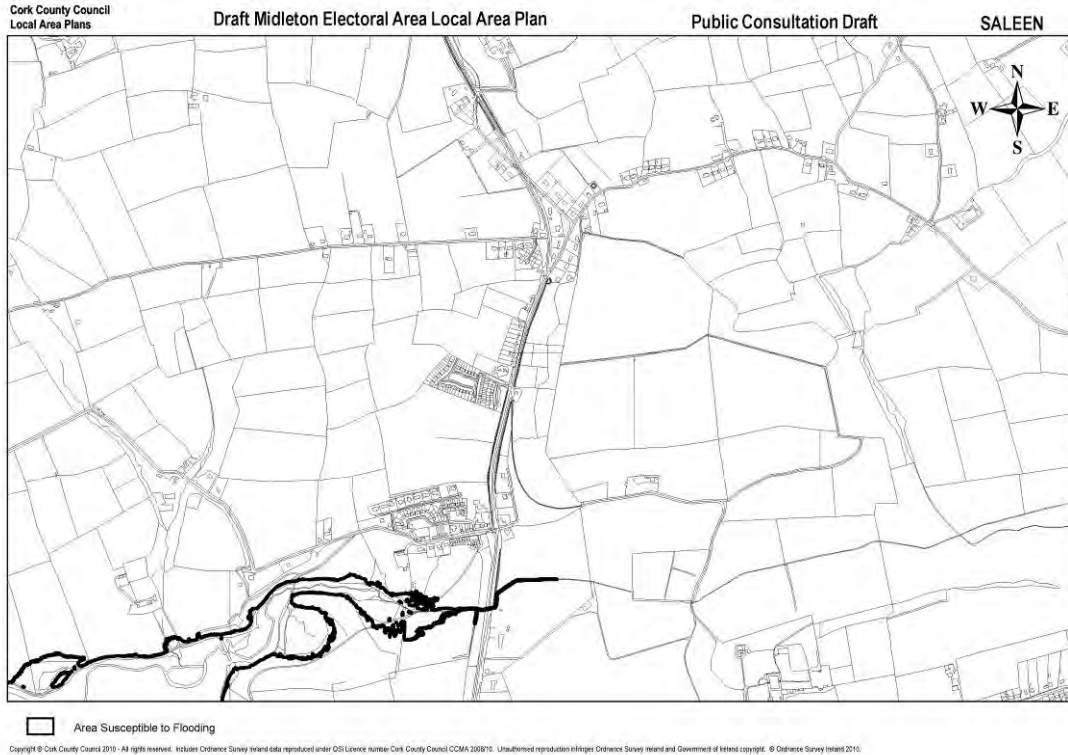
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**Midleton Electoral Area Local Area Plan
Public Consultation Draft**

Mogeely



Amendment Ref:MN.03.15.02



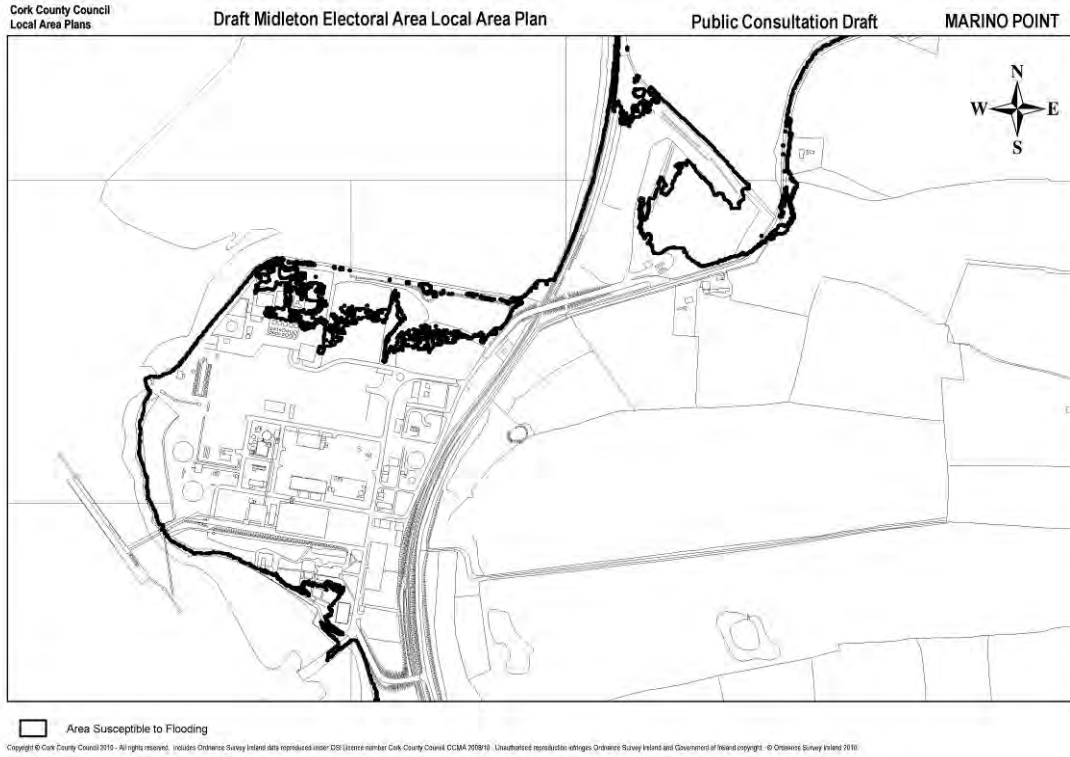
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Public Consultation Draft**

Marino Point



Amendment Ref.MN.03.38.02



Amendment Ref: MN 03.38.03

**Midleton Electoral Area Local Area Plan
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Marino Point



Amendment Ref:MN.03.38.04

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

Redbarn



Amendment Ref:MN.03.39.02

APPENDIX E: LIST OF SUBMISSIONS BY INTERESTED PARTY

Name of Interested Party	Unique Reference Number	Settlement Name
Blackpool Developments	MNEALAP11/1365	Midleton
Carrigtwohill Community Council	MNEALAP11/1363	Carrigtwohill
Cork Chamber	MNEALAP11/1372	Whitegate & Aghada
County Cork Vocational Education Committee	MNEALAP11/1350	Countywide
Department of Arts, Heritage and the Gaeltacht	MNEALAP11/1369	Countywide
Department of Education and Skills	MNEALAP11/1348	Countywide
Environmental Protection Agency	MNEALAP11/1406	Countywide
ESB	MNSEA11/1335	Whitegate & Aghada
Gibbs, Ann	MNEALAP11/1314	Cobh Environs
GMC Construction Ltd.	MNEALAP11/1375	Mogeely
Irish Distillers Limited	MNEALAP11/1367	Midleton
Mullane, Michael & White, Paul	MNEALAP11/1358	Youghal
National Roads Authority	MNEALAP11/1401	Countywide
Office of Public Works	MNEALAP11/1468	Countywide
O'Mahony, Anthony & Mary	MNEALAP11/1357	Midleton
Port of Cork Company	MNEALAP11/1345	Countywide
Spratt, Leo	MNEALAP11/1290	Carrigtwohill
Spratt, Leo	MNEALAP11/1291	Carrigtwohill
Spratt, Leo	MNEALAP11/1292	Carrigtwohill
Spratt, Leo	MNEALAP11/1293	Carrigtwohill
Wilson Downey, Theresa	MNEALAP11/1308	Cobh Environs

