

Report to Members

Midleton Electoral Area Local Area Plan
Public Consultation Draft

Supplementary Managers Report

28th March 2011

Document Verification

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Job Title						
Document Title: Supplementary Changes to Amendments_21.03.11						
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Revision	Date	Filename: Supplementary Managers Report_25.03.11				
		Description: Document setting out amendments arising from consultation with Elected Members and as a result of Errata and Addendum to the original Manager's Report.				
			Prepared by	Drawn by	Checked by	Approved by
		<i>Name</i>				
1.0			EW	AF		

Section 1 Introduction

1.1.1. This report sets out in draft form the additional proposed amendments to the Draft Plan as a result of;

- matters arising from discussions with Elected Members on the Manager’s Report issued in February 2011 at the Midleton Electoral Area Committee meeting on 3rd March,
- having considered the subsequent Notices of Motion submitted by Members for consideration at the Council meeting on the 30th March, and
- a number of Erratta and Addendum to the original Manager’s Report.

1.1.2. This document should be read in conjunction with the public consultation draft of the plan published in November 2010, the Manager’s Report issued in February 2011 and the Interim Report issued on 18th March 2011.

1.1.3. The preparation of this document is an important part of the process that the Council has followed in order to meet the requirements for the preparation of a new local area plan as set out in section 20 of the Planning and Development Acts. In making the plan, the Council must confine itself to considering the issues of proper planning and sustainable development.

Section 2 Errata and Addendum

2.1.1. This is a list of corrections and additions to the Managers Report and includes the list that was previously handed out at the Electoral Area Committee meetings.

Ref.	Draft Change Title	Page No.
	Section Three: Settlements and Other Locations	
	Carrigtwohill	
MN 03.01.17	<p>Include additional wording in the objective B-03 as published in the Manager’s Report of February 2011, in relation to the nature conservation designations adjoining the site so the objective now reads as follows:</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></p> <p><i>This zone is adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	51
MN 03.01.18	Remove wording in the objective I-03 as published in the Manager’s Report of February 2011, in relation to the nature conservation designations adjoining	51

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	<p>the site so the objective now reads as follows:</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>	
	Youghal Environs	
MN 03.04.04	<p>a. Amend the text and objective subject of change no. MN 03.04.04 in the Manager's Report of February 2011 so as to include additional wording in relation to the nature conservation designations adjoining the site. The text and objective will now 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. <i>The site is adjacent to the Blackwater Estuary which supports a range of habitats and a large population of wintering bird species of high conservation value.</i> Development on this site should be set out in a Masterplan by the developer and should be of a very high quality with significant input from a conservation architect <i>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</i> Proposals <i>should significantly enhance the visual approach to Youghal.</i></p> <p>Objective X-01</p> <p>Development of business uses including tourist related non high street uses, incorporating the protection and enhancement of the historic structures (Youghal Brickworks) on site and providing for a significant area of open space along the northern and western boundaries. This will involve submission of a comprehensive masterplan for the site, to be prepared <i>with the support of built and natural heritage professionals including</i> by <i>(inter alia) a qualified conservation architect. Proposals should ensure to include</i> proposals for <i>the protection and preservation of the historic structures on the site in an appropriate setting and protect the nature conservation values of the area.</i> 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. <i>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</i></p>	60/61

Ref.	Draft Change Title	Page No.
	<p><i>and SAC. The size of the buffer zone will be determined at project level.</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>b. Amend the zoning map in the Manager's Report so as to exclude the parts of the site that lie within the SAC and SPA.</p> <p>Note: This change refers to both the text of the plan and to the zoning map for the settlement.</p>	

Section 3 Supplementary Managers Recommendations

3.1.1. Where an entirely new amendment is proposed the reference number in the table refers to the next sequential reference number for that section or settlement following on from the original Manager's Report. Where this supplementary report involves a change to an amendment already included in the original Manager's Report then the same reference number has been retained.

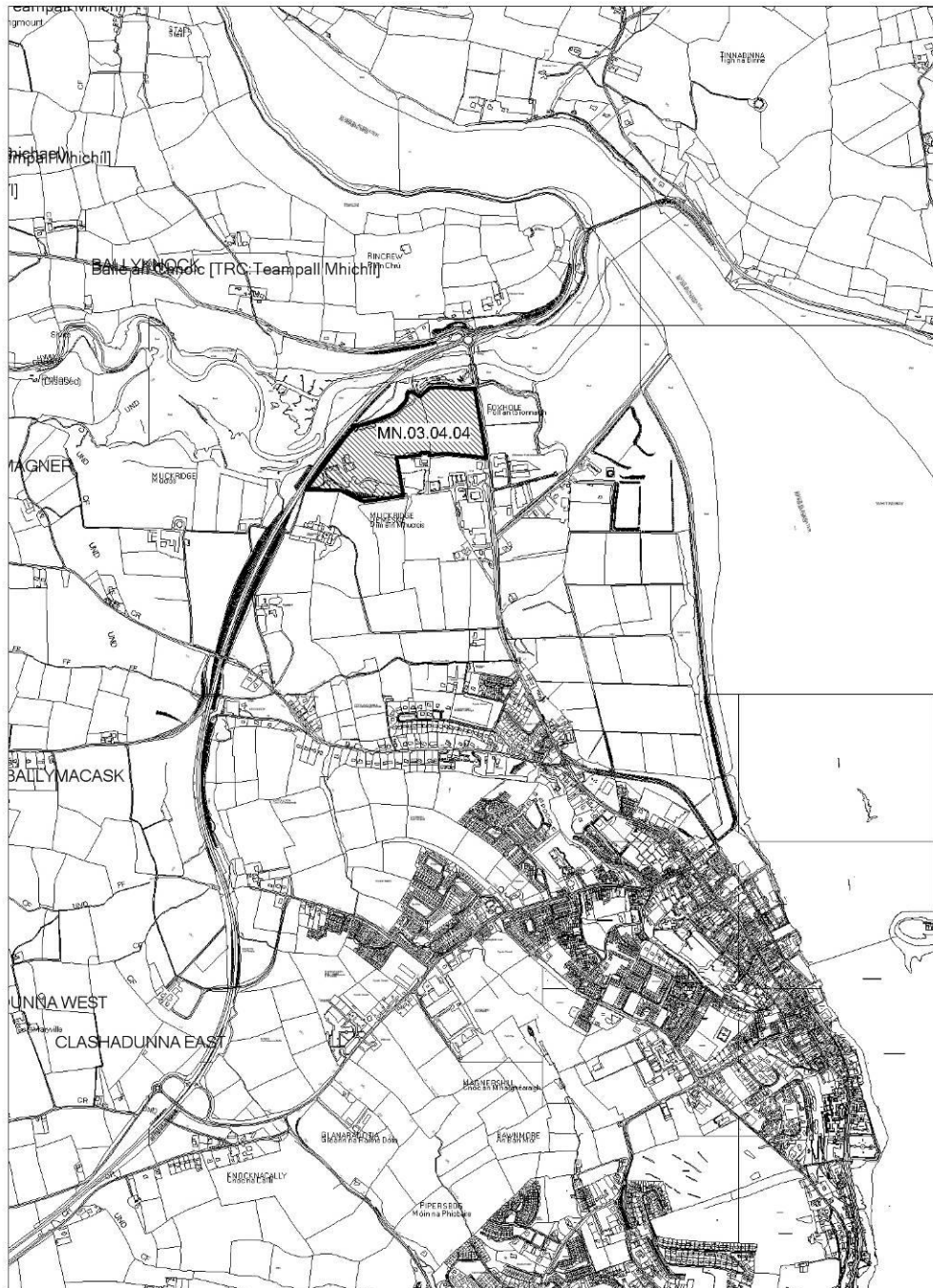
Ref.	Draft Change Title	Page No.
	Section Three: Settlements and Other Locations	
	Carrigtwohill	
MN 03.01.24	<p>Amend the text of paragraph 1.3.14 to read as follows;</p> <p>The development proposals of this plan are <i>largely</i> dependant on the completion of two <i>three</i> important infrastructural projects namely, the provision of a grade separated junction to the east of the town on the N25, and the upgrading of the town's wastewater treatment plant as part of the Carrigtwohill Sewerage Scheme <i>and the implementation of the Midleton and Carrigtwohill Transportation Study proposals. 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
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 Castlake development will relieve the existing congestion and parking deficiencies and will facilitate the commencement of the expansion of the town.</i></p> <p>Note: This change refers to the text of the Draft Plan.</p>	25
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</p>	26

Ref.	Draft Change Title	Page No.
	<p>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>	
MN 03.01.27	<p>Include additional 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 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 additional facilities to serve the anticipated population numbers.</p> <p>Note: This change refers to the text of the Draft Plan.</p>	30
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> <p>Note: This change refers to the text of the Draft Plan.</p>	31
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
MN 03.01.30	<p>Include additional wording in the text of objective X-01 as follows:</p> <ul style="list-style-type: none"> • <i>Provision for health facilities including a day care clinic.</i> <p>Note: This change refers to the text of the Draft Plan.</p>	32
	Cobh Environs	
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 onto the county road to the west of the site and subject to a detailed</i></p>	41/42

Ref.	Draft Change Title	Page No.
	<p><i>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.</p>	
	Redbarn	
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.</p>	165

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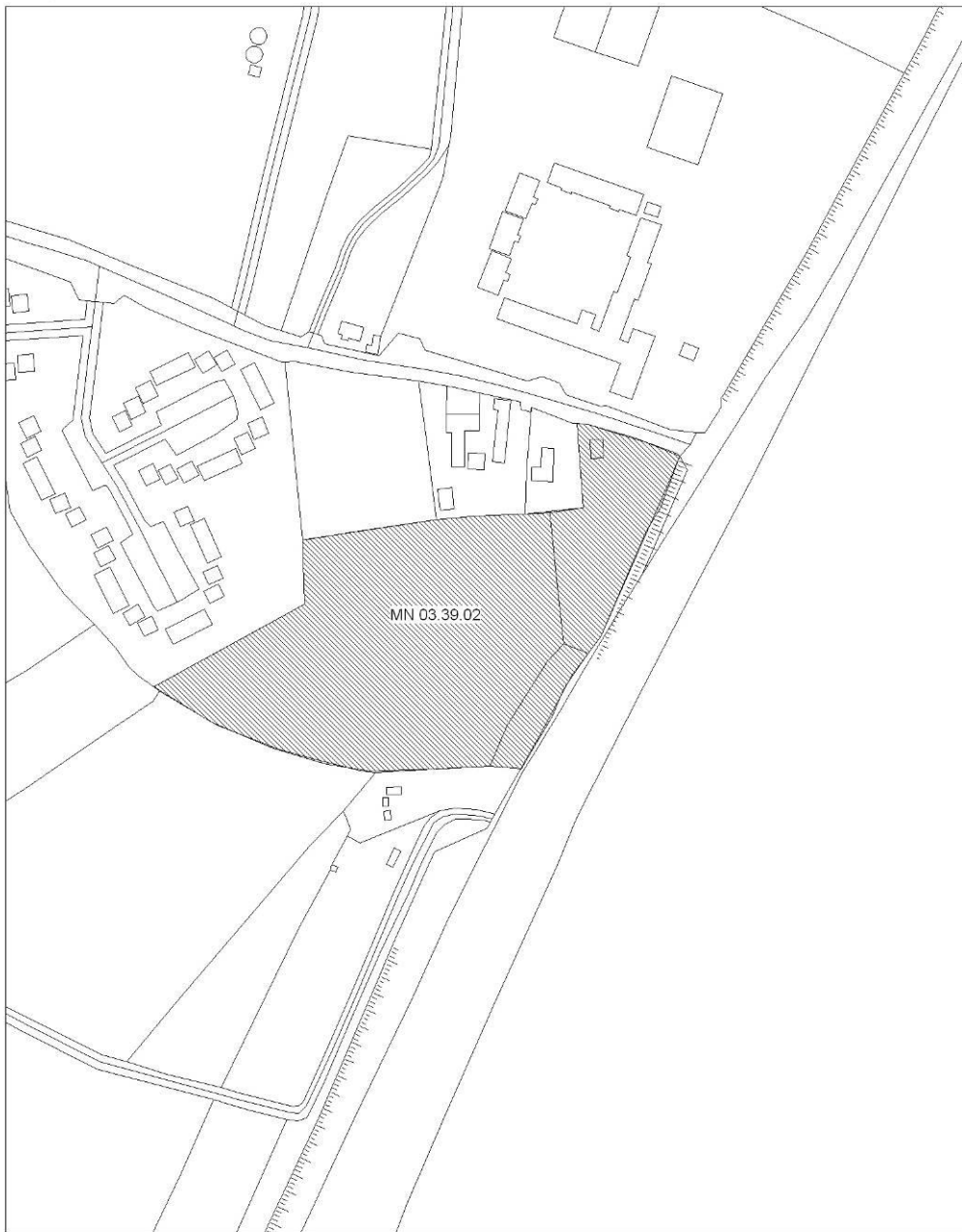
Youghal



Managers Recommended Amendment Ref.MN.03.04.04

**Midleton Electoral Area Local Area Plan
Proposed Addendum**

Redbarn



Managers Recommended amendment Ref MN 03.39.02