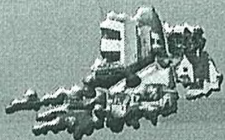


Report to Members on Preliminary Public Consultation & Other Issues

Bandon and Macroom Electoral Areas Local Area Plan Review



Public Consultation

- Preliminary public consultation
- s20(1) Planning and Development Acts
- 4th January 2010 – 1st March 2010
- Outline Strategy
- Stakeholder Meetings
 - Bandon Town Hall 21st January 2010
 - Oriel House Hotel, Ballincollig February 4th 2010

Public Information Exhibitions

- Kinsale Trident Hotel 12th January 2010
- Bandon Town Hall 21st January 2010
- Castle Hotel, Macroom 18th February 2010
- Oriel House Hotel, Ballincollig February 4th 2010



Purpose of these Reports

- Inform Elected Members of:
 - Issues raised in the submissions received
 - Issues raised at the Key Stakeholder meeting
 - Emerging environmental issues likely to play a significant part in the SEA/AA process
 - Significant policy developments at National/regional level
 - The overall approach being adopted to key issues in the drafting of the new plan
- Today's meeting – an opportunity to introduce the written report to members
- Meeting on 30th June - an opportunity for Members to raise issues in response.



Submissions Received

- Section 3 comprises a broad summary of all the issues raised
- Appendix A includes:
 - Name of Interested Party
 - Name of the town/village
 - Summary of the submission
 - Brief response



Important Policy Developments

- Guidelines on Sustainable Residential Development in Urban Areas (2009):
 - Appropriate scale of development in cities, larger towns, smaller towns and villages
 - Need to sequence or phase development in a logical order to make best use of infrastructure
 - In smaller towns & villages:
 - Address the problem of development being out of scale with the character and grain of the small town or village
 - Give an overall statement on the amount of future development
 - Give guidance on the maximum size of individual development
- The Planning System and Flood Risk Management Guidelines for Local Authorities (2009)
 - Working with OPW and their consultants
 - These LAP's to be model used in future National guidance
 - Screening for flood risk and detailed flood risk assessment



Overall Approach

- Section 4 – Overall Approach to the Draft LAP
 - Overview of future population targets and the need for zoned land
 - Main Towns Summary
 - Development 2001-2010
 - Vacant Units/Under construction
 - Outstanding planning permissions
 - The need for additional land
 - Employment
 - Social & Community Facilities
 - Key Villages, Villages, etc.



Key Issues

- Need to accelerate growth in the towns
 - Makes best use of infrastructure investment
 - Rising urban population best means of attracting investment in employment
 - Minimises the environmental costs of future growth
- Concentrate on developing areas already identified rather than zoning new land
- New approach to zoning in Key Villages, Villages etc:
 - Development Boundary/No specific zonings
 - Overall guidance on amount of development
 - Guidance on scale of individual development
 - Sequencing/phasing
 - Infrastructure/community facilities
- Business – Need to review the zoning definitions to create more flexible policy environment



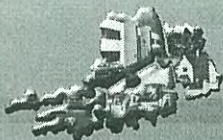
Bandon EA

- 63 individual submissions received
- Direct zoning requests
 - Inside development boundaries
 - In Control Zones
 - Scale of growth proposed in the smaller settlements
- Additional community and recreation facilities infrastructure, public transport and cycling/walking, public realm
- Employment opportunities, particularly food tourism



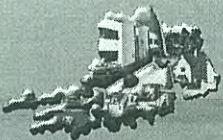
Bandon EA

- Issues regarding town centre expansion areas and retail provision in the towns
- Flooding Guidelines and other environmental considerations
- Green Energy - supporting energy crop research and development / production and green energy technology development



Bandon Town

- Increase in occupied housing stock from 1,660 in 2001 to 2,553 by 2010
- New house construction target 2010-2020 of 1,131 units
- Outstanding permissions for 784 units – balance of 233 required
- Strong supply of zoned residential land available.
- Define phasing priorities for remaining land supply.
- Provide for some self-build options.
- Review open space zoning especially in the north of the town.
- Zone additional employment land both to the north and south of the town, adjoining existing development boundary.
- Identify lands town centre expansion.
- Review the impact of flooding in the area.



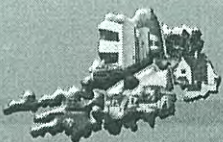
Kinsale Town

- Kinsale Town Development Plan (adopted in 2009)
- Increase in occupied housing stock from 1,317 in 2001 to 2,147 by 2010.
- New house construction target 2010-2020 of 465 units.
- Outstanding permissions for 856 units.
- Strong supply of zoned residential land available.
- Provide for some self-build options.
- Zone additional employment land to the north east of the town, adjoining existing development boundary.



Key Villages

- Existing Key Village is Innishannon.
Proposed new Key Villages: Riverstick, Belgooly and Ballinspittle.
- Intended population growth of 338 people by 2020, taking account of the current building stock requires an additional 543 dwellings required to 2020.
- New development should be in keeping with scale of existing villages and take account of infrastructural and environmental requirements.
- Need to promote key villages in facilitating limited employment opportunities.



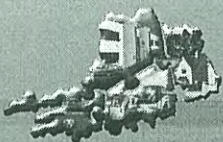
Villages and Other Settlements

- Intended population growth of 970 people by 2020 in both villages and other settlements.
- Additional 476 dwellings required by 2020 to maintain the level of development that has occurred over the past 10 years.
- All new development needs to be appropriately scaled taking account of the infrastructural and environmental requirements of the settlement.
- Only very limited potential for growth in village nuclei based on individual housing units.



Macroon Electoral Area Overview

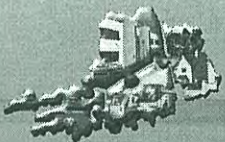
- **51 individual submissions received**
- **Direct zoning requests**
 - Inside development boundaries
 - In greenbelt and RHCZ
 - Review of existing zonings
- **Also requests for additional community (including youth) and recreation facilities infrastructure, public transport and cycling/walking**
- **Employment opportunities**
- **Additional Retail Provision**



Macroom Electoral Area

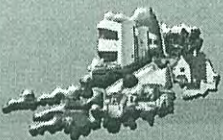
Overview

- Increase in occupied housing stock from 5,950 in 2001 to 9,737 by 2010.
- New house construction target 2010-2020 of 6,535 units.
- Outstanding permissions for 1,861 units – balance of 4,674 units required (minus existing vacancies and dwellings under construction) net requirement of 4,392 units in the electoral area.



Macroon Electoral Area Overview

- Encourage balanced population and economic growth.
- Address infrastructural deficiencies across the electoral area.
- Facilitate growth of employment in Macroon and Ballincollig.
- Delivery of the Cork Science Innovation and Technology Park at Curraheen.
- Flooding Guidelines



Macrooom Town

- Macrooom Town Council Area – guided by the Macrooom Town Development Plan 2009-2015
- Increase in occupied housing stock from 993 in 2001 to 1,707 by 2010.
- New house construction target 2010-2020 of 498 units.
- Outstanding permissions for 64 units – balance of 434 units required.
- Strong supply of zoned residential land available in the town council area.
- Need for the delivery of the Macrooom by-pass
- Promotion of Macrooom as a district employment centre.



Ballincollig

- Major water supply and wastewater investments required (WSIP)
- Increase in occupied housing stock from 3,800 in 2001 to 6,043 by 2010.
- New house construction target 2010-2020 of 4,407 units.
- Outstanding permissions for 932 units – balance of 3,475 units required.
- Strong supply of zoned residential land available however there are infrastructural deficiencies.
- Consider new residential areas to the south of the town.
- Need for additional land for employment uses.
- Consider new employment land to the south of the town.
- Need for improved pedestrian links along the river to connect Ballincollig to the city.
- Selection of the route for the proposed Rapid Transit Link.



Key Villages

- Key villages – Coachford, Killumney/Ovens, Ballymakeery/Ballyvourney and Ballingeary.
- Increase in housing stock in four key villages from 560 in 2001 to 984 in 2010.
- New house construction target 2010-2020 of 607 units.
- Outstanding planning permissions in key villages of 367 units leaving a required balance of 240 units up to 2020.
- There is more than ample capacity in the villages to accommodate this growth up to 2020.
- LAP to ensure that the scale of new residential development is in proportion to the pattern and grain of existing development.



Villages & Other Settlements

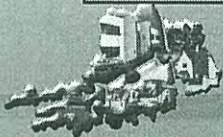
- Only very limited potential for growth in villages and other settlements based on individual housing units.
- There is more than ample capacity in the villages to accommodate the required growth up to 2020.
- In some cases there may be a case to reduce the development boundary.
- All new development in the villages and other settlements needs to be appropriately scaled taking account of the infrastructural and environmental requirements of the settlement.



Next Steps 2010

Electoral Area Local Area Plans Programme for Review - 2010

	Activity	Meeting/Latest Statutory Date
March – April 2010	Prepare informal report on submissions received Liaison with Divisional Steering Groups	
May – July 2010	Present report on Submissions Received to Development Committee Prepare draft LAP's	21 st May 2010
August 2010	Draft LAP's to PPG	Suggested dates: 3 rd , 10 th & 12 th August 2010
September 2010	Presentation of Draft Local Area Plans to Electoral Area Committee's	Special Electoral Area Committee's: 6 th – 10 th & 20 th – 24 th September 2010
October 2010	Finalisation of draft Local Area Plans by Development Committee/Council Preparation of Public Consultation Draft Plans & exhibition material	Special Development Committee w/c 4 th October 2010 Council: 11 th October 2010
November - December 2010	Commence Formal Public Consultation (in advance of formal s20 notice) Publication of s20 Notice Exhibitions in 29 main Towns	Commence public Exhibition of draft plans: Tues. 9 th November 2010 Issue formal s20 notice: 22 nd November 2010



Next Steps 2011

Electoral Area Local Area Plans Programme for Review 2011		
	Activity	Meeting/Latest Statutory Date
January 2011	Completion of Formal Public Consultation (6 weeks allowed from s 20 notice)	3 January 2011
February 2011	Issue of Manager's Reports (12 weeks allowed from s 20 notice)	14 February 2011
March 2011	Decision to Amend plans/default provisions apply (6 weeks allowed from Issue of Managers reports)	28 March 2011 (Scheduled Council meeting 28 th March)
April 2011	Publication of Amendments (3 weeks allowed from decision to amend) Commence Formal Public Consultation on amendments	18 th April 2011
May 2011	Completion of Formal Public Consultation on amendments (4 weeks allowed from publication of amendments)	16 th May 2011
June 2011	Issue of manager's Report (8 weeks allowed from publication of amendments)	13 June 2011
July 2011	Make LAP's or default provisions apply (4 weeks allowed from issue of Manager's reports)	25 July 2011 (Scheduled Council meeting 25 th July)

