

# **Report to Members**

Skibbereen Electoral Area Local Area Plan  
Public Consultation Draft

Managers Opinion on the Issues Raised by  
Submissions & Recommended  
Amendments.

February 2011

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		<b>Description:</b> This report sets out the Managers opinion on the issues raised in the submissions received on the Public Consultation Draft of the Skibbereen Electoral Area Local Area Plan				
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		<i>Name</i>	TT	AF	PM	AH

This report focuses on the submissions and observations received from the public following publication of the Skibbereen Electoral Area Local Area Plan Public Consultation Draft, which sets out the planning framework for the development of the Electoral Area up to 2020. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Acts and will inform the preparation of the various amendments to the Skibbereen Electoral Area Local Area Plan.

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

## Section 1 Introduction

### 1.1 Where we are in the process

**1.1.1.** The Skibbereen Electoral Area Local Area Plan, Public Consultation Draft was published on the 22nd of November 2010 and was made available for public consultation until the 12th of January 2011 in Council offices throughout the County. In addition the plan in its entirety and the accompanying Environmental Report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available in DVD format and for download from the County Council's Website. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

**1.1.2.** Although not required under the Act, a public exhibitions / information day was held during the display period to encourage people to take part in the plan process. This was held in the Quality Hotel, Clonakilty on December 9th 2010, where the public and interested parties had an opportunity to speak directly to staff from the Planning Policy Unit regarding the Draft LAP.

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

### 1.2 Submissions

**1.2.1.** There were a total of 62 submissions received during the public consultation period on the Draft Skibbereen Electoral Area Local Area Plan. Of these 62, there were 2 duplicates, leaving a net total of 60 valid submissions. 12 submissions focussed on general issues facing the Electoral Area, with a further 48 site specific submissions.

**1.2.2.** The majority of the submissions received (33) related to issues in the key villages and smaller settlements within the Electoral Area. 16 submissions related to the three main towns in the Electoral Area. 17 submissions related to issues in the key villages, 4 submissions related to the villages, 2 submissions related to issues in the village nuclei, with 9 submissions received in relation to the "other Locations".

**1.2.3.** A total of 12 submissions were received, relating to the flood maps as depicted in the land use zoning maps.

### 1.3 Appropriate Assessment

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

### 1.4 How to use this report

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

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

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

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

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

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

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

### 1.5 Next Steps

**1.5.1.** Following the issue of this report to Members on the 23<sup>rd</sup> February 2011. The Planning and Development Acts make the following provisions and any amendments to the draft plan:

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

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

- A special meeting of the Skibbereen Electoral Area Committee has been arranged for Monday 7<sup>th</sup> March 2011 at 2.00pm in Skibbereen Town Council offices. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Manager's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Wednesday 30<sup>th</sup> March 2011 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans. In line with the County Council's Standing Orders, Elected Members wishing to propose resolutions for consideration at that meeting should give notice of their motion to Mr Maurice Manning (Meetings Administrator-Corporate Affairs) by Tuesday 22<sup>nd</sup> March 2011 at the latest. Provision has also been made for an additional meeting, should one be required, on Thursday 31<sup>st</sup> March 2011 at 11 am.

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

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

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

## Section 2 Principal Issues Raised

### 2.1 Introduction

**2.1.1.** This section of the report briefly sets out the justification supporting the County Manager's recommendations for amendments to the plan and also, where other significant issues have been raised and **no** change to the plan is recommended a brief justification is set out.

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

### 2.2 General Issues

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

#### Flood Risk Management and the Local Area Plans

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1. Introduce additional text and objectives (primarily in section 1 of the plan – see proposed amendments 01.01.03 to 01.01.08) so that the site specific flood risk assessment is a staged procedure with stage 1 consisting of a verification of the local indicative flood hazard map.**
- 2. Include a text reference for those settlements where submissions suggest there are localised uncertainties in the indicative flood hazard map. This applies to proposed amendments SN 03.32.01 – Teerelton, SN 03.03.08 – Skibbereen, SN 03.01.09 – Clonakilty, SN 03.02.11 – Dunmanway and SN 03.05.09 – Baltimore).**
- 3. Amend the Draft Local Area Plan to reinstate and zonings from previous plans or development boundaries that were discontinued solely on grounds of conflict with the indicative flood hazard maps. This applies to proposed amendments SN 03.02.02, SN 03.02.03 and SN 03.02.05, Appendix B, relating to Dunmanway.**



## Sustainable Residential Development in Urban Areas – Scale of Development in Villages

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

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

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

**2.2.11.** The objectives in the Draft Local Area Plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be 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 new local area plan.

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

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

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

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

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

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

Department of the Environment, Heritage and Local Government,  
Department of Education and Skills,  
Department of Communications, Energy and Natural Resources,  
Department of Transport,  
Office of Public Works (Issues addressed in Para 2.2.2 to 2.2.8 above),  
Environmental Protection Agency,  
National Roads Authority,  
Bus Éireann.

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

#### **Department of the Environment, Heritage and Local Government**

**2.3.3.** The Department commended the County Council on several aspects of the plan including the approach taken to flood risk management, the general approach to development in villages and on the new provisions affecting the inhabited islands off the county's coast.

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

**2.3.5.** Some location-specific issues raised by the department have been addressed in the Natural Impact report and appropriate provisions are included in the Manager's recommendations.

**2.3.6.** The submission also makes a number of points regarding the archaeological heritage of the area.

### Department of Education and Skills

**2.3.7.** In its submission the Department of Education and Skills outlined the requirement for future educational facilities in the main towns in the Skibbereen Electoral Area. The submission highlighted a requirement for additional primary schools in both Clonakilty and Skibbereen, based on population projection. It is considered that the preferred option for locating primary schools within both main towns should be within the Town Council area. The submission also highlights a requirement for an additional post-primary school in Dunmanway, based on population projections.

**Managers Recommendation: Skibbereen Local Area Plan to be amended to identify additional school site in Dunmanway – see proposed amendment SN 03.02.01, Appendix B.**

### Department Of Transport

**2.3.8.** The Department of Transport submission highlighted the importance of transport in the economic and social development of the country. It stressed the need to intergate the Governments Smarter Travel Policy into the aims and objectives of the Local Area Plan, which seeks to facilitate a modal shift in transportation patterns. The submission highlighted the need to emphasise greater investment in pedestrian and cycling facilities across the electoral area.

**2.3.9.** The Skbbereen Local Area Plan has in many instances made provision for identification and provision of additional walking/cycling routes in many of the settlements.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

### Environmental Protection Agency

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

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

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

**Manager's Recommendation: The EPA's submission raised a large number of issues in relation to the Skibbereen LAP. It is considered that some of these issues have already been addressed in the County Development Plan 2009 and in the Skibbereen Local Area Plan itself. However, there are a number of issues which require an amendment to the Local Area Plan. Some of these amendments are considered non material and do not require to be included as a Proposed Amendment to the Draft LAP but will form part of the final LAP. In the case where amendments are material they are listed below for consideration as part of the Proposed Amendment to the Draft Plan for public consultation. It should also be noted that a number of recommendations of the EPA will be addressed as part of the Appropriate Assessment of the Skibbereen LAP. Changes to the Skibbereen**

EA LAP include proposed amendments (SN 03.01.05, SN 03.05.07, SN 03.06.02, SN 03.08.02, SN 03.09.03, SN 03.10.01, SN 03.20.01, SN 03.21.01, SN 03.24.01, SN 03.29.01, SN 03.42.01, SN 03.45.01, SN 03.49.01).

### **National Roads Authority**

**2.3.13.** The NRA submission highlighted a number of concerns that the Authority had with the provisions contained within the Skibbereen Electoral Area Local Area Plan. Generally they queried the assumptions the Local Area Plan makes in relation to its population targets. In addition they expressed a concern that there were no reference to the importance of protecting the N71. In relation to specific zoning objectives within the Skibbereen EA, the NRA raised concerns over access to the National route network in Clonakilty Environs, Skibbereen Environs, Leap, Roscarberry, Ballynascorthy, Lissavard and Coononagh.

**Managers Recommendation: Skibbereen Local Area Plan to be amended to revise the text of specific zoning objectives in Clonakilty Environs and Skibbereen Environs and delete B-01 specific zoning objective in Leap – See amendments SN 03.01.03, SN 03.01.04, SN 03.03.04, SN 03.03.05, SN 03.03.06, SN 03.08.01 (Appendix B).**

## **2.4 Other issues raised in General Submissions**

**2.4.1.** In addition to submissions received from Government Departments, a number of submissions were received from both private and public bodies, which raised general issues relating to development in Cork and in the Skibbereen Electoral Area.

### **Construction Industry Federation**

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

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

**2.4.4.** The approach to flood risk management is based on the best available data and is in line with Ministerial Guidelines. The flood risk assessment does not preclude development, rather informs the process.

**2.4.5.** The approach to zoning in smaller settlements is in line with Ministerial Guidelines.

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

**2.4.7.** This plan does not affect the validity of existing permissions and additional clarification of this will be included.

**2.4.8.** With regard to the use of flexible population targets, lack of clarity would potentially undermine the strategic approach adopted in the County Development Plan 2009.

**2.4.9.** Taxation is not a matter for consideration under the remit of the Local Area Plan process. Crèche requirements are provided for in the DOEHLG Childcare Guidelines and are a matter for consideration during the planning application process.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

### Irish Farmers Association

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

**2.4.11.** The approach undertaken in the Local Area Plans will ensure that resources are effectively targetted in a strategic manner to maximise such infrastrucre provision and supports.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

## 2.5 Settlement Specific Issues

**2.5.1.** The following paragraphs list the significant issues raised in the submissions in relation to settlements:

### MAIN SETTLEMENTS:

**Clonakilty:** A Total of 8 submissions were received for Clonakilty town - the main issues are as follows:

Zoning of land for Business Development :

**2.5.2.** A number of submissions was received requesting that lands be zoned for business / industrial development. There are adequate lands available for future employment uses in both Clonakilty Town and Environs. Should any future requirement arise, the preferred location for additional business/industrial lands should be within the Town Council area.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

Population growth targets for Clonakilty :

**2.5.3.** A submission received questions whether the growth targets for Clonakilty included in the local area plan are sustainable. The population target for Clonakilty is based on population targets for the Irish Regions issued by the DoEHLG in Feb 2007 and the revised targets which were included in the RPG for the South-West Region in July 2010.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

Additional GB 1-2 zoning objectives in the Clonakilty Greenbelt for residential development:

**2.4.5.** A number of submissions were received requesting additional land be zoned GB 1-2 in the Clonakilty Greenbelt. The subject site is sloping and elevated above the town and is not suitable for residential development. Sufficient land has already been provided within Clonakilty Town and environs and the smaller settlements to accommodate target growth rates and that no additional land are required.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

**Dunmanway:** A Total of 3 submissions were received for Dunmanway town - the main issues are as follows:

Flood Risk Assessment in Dunmanway:

**2.4.6.** A number of submissions raise concerns at the flood extent maps for Dunmanway contained in the Draft local area plan. The approach taken by the LAP process is based upon the best available

data and gives specific guidance, but does not prejudice, the development management process. Having considered the issues identified in the submissions received, it is proposed that the zoning objectives relating to the business land in Dumanway be amended.

**Managers Recommendation: Amendments to the Skibbereen Local Area Plan proposed relating to Dunmanway - see proposed amendments SN 03.02.02 and SN 03.02.03 in Appendix B.**

**Skibbereen:** A Total of 4 submissions were received for Skibbbereen town - the main issues are as follows:

Future development of Liss Ard House: (1 submission):

**2.4.7.** A submission was received requesting that revised text be included to support the development of Liss Ard House for tourism purposes. In light of this submission additional text is proposed to support the development of a sustainable integrated tourism product which respects the unique characteristics of the Liss Ard Estate.

**Managers Recommendation: Amendments to the Skibbereen Local Area Plan proposed relating to Liss Ard House - see proposed amendments SN 03.03.03 in Appendix B.**

Business Development in Skibbereen Environs:

**2.4.8.** A submissions was received requesting that the text of the B-01 zoning objective in Skibbereen Environs be amended to ensure greater flexibility for future development. A submission was also received from the NRA requesting that access arrangements to the B-01 and I-01 sites be clarified. In light of these submissions, revised text to the B-01 and I-01 zoning objectives is proposed to address these issues.

**Managers Recommendation: Amendments to the Skibbereen Local Area Plan proposed relating to B-01 - see proposed amendments SN 03.03.05, and I-01 - see proposed amendments SN 03.03.06 in Appendix B.**

#### KEY VILLAGES:

**Baltimore:** A Total of 9 submissions were received for Baltimore - the main issues are as follows:

Flood Risk Assessment in Baltimore:

**2.4.9.** A number of submissions raise concerns at the flood extent maps for Baltimore contained in the Draft local area plan. The approach taken by the LAP process is based upon the best available data and gives specific guidance, but does not prejudice, the development management process.

**Managers Recommendation: Amendment to the Skibbereen Local Area Plan proposed – See proposed amendments SN 03.05.09 in Appendix B.**

Residential development in Baltimore: (2 submissions):

**2.4.10.** A submission requests that land be included within the development boundary of Baltimore. The growth targets set out an appropriate level of development that reflects the established grain of development in the village. Sufficient land has been provided within the development boundary of Baltimore to accommodate the proposed target and additional land is not required.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

Special Policy Area Zoning Objectives in Baltimore: (2 submissions):

**2.4.11.** A number of submissions request that the text of the special policy objectives (X-01, X-02 & X-03) be amended. In light of these submission and having regard to the lack of development that has taken place on these sites, revised text is proposed to make provision for a wider range of marine and community related uses.

**Managers Recommendation: Amendments to the Skibbereen Local Area Plan proposed relating to Baltimore - see proposed amendments SN 03.05.04, 03.05.05 and 03.05.06 Appendix B.**

**Leap:** A Total of 1 submission was received for Leap - the main issue is as follows:

Business Land in Leap: (1 submissions):

**2.4.12.** A submission was received objecting to the zoning of land for business development in Leap. Having considered the issues identified in the submission received, it is proposed to omit this zoning and to include new text in the local area plan relating to business development within the settlement.

**Managers Recommendation: Amendments to the Skibbereen Local Area Plan proposed relating to Leap - see proposed amendments SN 03.08.01, Appendix B.**

**Roscarberry:** A Total of 2 submissions were received for Roscarberry - the main issue is as follows:

Residential development in Roscarberry: (2 submissions):

**2.4.13.** A submission requests that existing land designated as open space be rezoned for residential development. A further submission requests that the text of the local area plan be amended to support a proposal for residential development within the development boundary of Roscarberry. The growth targets set out an appropriate level of development that reflects the established grain of development in the village. Sufficient land has been provided within the development boundary of Roscarberry to accommodate the proposed target and additional land is not required.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

## VILLAGES, VILLAGE NUCLEI AND OTHER LOCATIONS

Scale of growth in the Villages and Village nuclei:

**2.4.14.** The overarching issues in the villages, village nuclei and other locations of the Skibbereen electoral area revolved around the inclusion of additional lands within development boundaries and the restrictive nature of the proposed growth targets. The growth targets set out an appropriate level of development that reflects the established grain of development in the village. Sufficient land has been provided within these development boundaries to accommodate the proposed target and additional land is not required. In the case of Lisbealad which does not have a specific growth target and is suitable for small-scale growth in the form of individual dwellings only, it is proposed to extend the boundary of the settlement back to its original extent, given the large area of land identified within the boundary as being currently at risk from flooding.

**Managers Recommendation: Amendments to the Skibbereen Local Area Plan proposed relating to Lisbealad - see proposed amendments SN 03.46.01, Appendix B.**

Development of Ownahinchy :

**2.4.15.** The development of Ownahinchy including the existing zoning arrangements and the over-provision of policy objectives for tourism accommodation were identified as significant issues in a number of submissions received. In order to address the lack of development which has taken place

to date, this local area plan proposes a more open and flexible approach to make provision for other types of development, including permanent residential at selected sites. Therefore, changes to the text and zoning objectives for Ownahinchy are proposed.

**Managers Recommendation: Amendments to the Skibbereen Local Area Plan proposed relating to Ownahinchy - see proposed amendments SN 03.47.01 to SN 03.47.08, Appendix B.**

Employment Land in Shanonvale: (1 submissions):

**2.4.16.** A submission was received requesting that lands across the N71 from the Technology Park be zoned for business / Enterprise development. There are adequate lands available for employment uses in both Clonakilty Environs and Shannonvale. In addition, there are currently a number of vacant units within Shannonvale Enterprise Park. Should any requirement for additional Enterprise lands arise in the future, the most appropriate location would be to the west of the Enterprise Park towards Shannonvale.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

## **2.5 Issues Relating to the County Development Plan**

- Changes to the Settlement Hierarchy

**2.5.1.** A submission asked for amendments to the settlement hierarchy within the Skibbereen Electoral Area, with Drinagh reclassified as a key village (currently a village).

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**

- Addition to Scenic Landscape Designation.

**2.5.2.** A submission requested that lands at Ardgehane / Ballinglanna be included within the Scenic Landscape designation.

**Managers Recommendation: No amendment to the Skibbereen Local Area Plan proposed.**



## 2.6 Issues Raised in relation to the Environmental Report

There were two submissions (Office of Public Works & Dunmanway Community Council) which were made in error to the environmental report. The issues raised in these submissions have been addressed in Appendix A.

## 2.7 Issues Raised in the Appropriate Assessment

**2.7.1.** The following general issues arose following Appropriate Assessment of the Environmental Report and Draft Plan. It is considered that waste water treatment facilities across the Electoral Area must be fully capable and provided and operational prior to commencement of any discharges from all development. In relation to individual settlements general issues to be addressed included the need for capable treatment infrastructure, need to protect and enhance the biodiversity of Natura 2000 sites. In the case of specific sites ecological impact assessment reports will be required depending again on proximity to Natura 2000 sites. In addition, the development boundaries of two settlements (Ring and Tragumna) have been amended to exclude the areas of land within the Special Area of Conservation. The following table illustrates the specific amendments that apply to individual settlements.

<b>Table 1 : Schedule of Recommended Appropriate Assessment Amendments.</b>	
<b>Location</b>	
Electoral area wide	SN 01.01.01, SN 02.02.02, SN 02.02.03, SN 02.02.04, SN 02.02.05
Clonakilty	SN 03.01.06, SN 03.01.07, SN 03.01.08
Dunmanway	SN 03.02.06, SN 03.02.07, SN 03.02.08, SN 03.02.09, SN 03.02.10
Baltimore	SN 03.05.04, SN 03.05.05, SN 03.05.06, SN 03.05.07, SN 03.05.08
Courtmacsherry	SN 03.06.01, SN 03.06.02
Timoleague	SN 03.10.01, SN 03.10.02, SN 03.10.03
Oileán Chléire	SN 03.12.01, SN 03.12.02, SN 03.12.03, SN 03.12.01
Sherkin Island	SN 03.13.01, SN 03.13.02, SN 03.13.013 SN 03.13.04, SN 03.13.05, SN 03.13.06, SN 03.13.07
Rathbarry	SN 03.27.01
Ring	SN 03.29.01, SN 03.29.02, SN 03.29.03
Shannonvale	SN 03.31.01
Togher	SN 03.40.01
Darrara	SN 03.44.01
Inchydoney	SN 03.45.03, SN 03.45.04, SN 03.45.05, SN 03.45.06, SN 03.45.07
Tragumna	SN 03.49.03

## Appendix A

### List of Submissions

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
N/A	SNDL AP10/395	Brigid O Brien	This submission relates to an objection to a planning application for an individual dwelling.	This submission is not relevant and relates to an objection to an individual planning application.  <b>No action necessary</b>
General	SNDL AP11/647	National Sustainable Travel Office, Department of Transport	Highlights the crucial role of transport in the economic and social development of the country. LAP's should take account of the Governments Smarter Travel Policy. It sets targets for modal shift, a reduction in transport emissions and easing of congestion. Address the need for an alignment of spatial planning and transport. Also encourages more sustainable forms of transport. Needs to be a radical shift in emphasis in how cycling and walking is provided in the future including the need to promote more compact urban forms, provision of safe cycling routes to schools and identification of inter urban cycling networks. The relevance in the LAP of the vision of the National Cycle Policy Framework (NCPF) to create a cycling culture in Ireland is highlighted. Would welcome greater emphasis in the LAP on the Smarter Travel Policy and its implications.	The issues raised in this submission are noted. The Draft LAP recognises the importance of cycling in accordance with Fáilte Ireland's new cycling strategy.  <b>No amendment to the Skibbereen Local Area Plan proposed.</b>
General	SNDL AP11/1027	Dept of Education.	1. Submission details the information used to calculate educational requirements. 2. Based on population projections the submission outlines a requirement to reserve sites for a primary school in Clonakilty, a post-primary school in Dunmanway and a primary school in Skibbereen. 3. With regard to villages / settlement projections the Dept expects that existing schools should be capable of catering for the increase in pupil numbers (extension to existing schools subject to site suitability). 4. With regard to projected post-	The issues raised in this submission are noted. The preferred option for locating primary schools within both Clonakilty and Skibbereen should be within the Town Council boundaries. It is noted there is a requirement for an additional post-primary school within Dunmanway.  It is recommended that the Skibbereen Local Area Plan to be amended to identify an option for an additional post-primary school site in Dunmanway (see Section 2.2 above).

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			primary increase it should be possible to cater for this by way of expansion of existing schools. If this is not possible then a new school may be required. 5. Department requests site reservations be made close to community facilities and is open to the concept of multi-campus school arrangements. 6. Makes reference to various Dept guidelines. 7. Lands adjacent to existing schools should be protected for future educational use to allow future expansion.	<b>See amendment SN 03.02.01 (Appendix B).</b>
General	SN DL AP11/1079	National Roads Authority	The NRA are concerned that the Electoral Area LAP's have not taken into consideration the following points: 1. The Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities. 2. More explanation and transparency in respect of how the population and household se figures were derived. 3. No details of the current national road schemes. 4. The distinction between strategic traffic on national roads and local traffic on non national roads. 5. Additional traffic at major national road junctions' from new business zoning. In relation to Skibbereen EA, the LAP makes no reference to the importance of protecting the N71. Clonakilty Environ - Review the I-01 & B-01 zoning objective to establish an agreed access strategy. The council to ensure that the junction of the local road/N71 has sufficient capacity to facilitate development of R-03 to R-06. The NRA states that N71 Clonakilty bypass is not a priority and requests consultation. Skibbereen -Need to facilitate access to I-01 and B-01 lands via local road and access to R-03 needs to be resolved. Traffic generated from U-02 needs to be addressed. Leap - B-01 address access to the site and safeguard N71. Roscarberry-LAP needs to restrict access outside speed limits. Ballinascarthy, Lissavard,	Having considered the issues raised in the submission, the following revisions are recommended - It is the intention to prepare revised text (non-material change) to paragraph 2.2.44 of the Draft LAP to highlight the importance of protecting the N71. In relation to the I-01 and B-01 zoning objectives in Clonakilty, it is the intention to prepare revised text to clarify access arrangements. It is considered that the issues relating to the junctions capacity within Clonakilty should be addressed in the Clonakilty Transportation Plan which is currently being prepared. The issues raised in relation to the I-01, B-01 and R-03 lands in Skibbereen are noted and revised text is recommended to address access arrangements. It is the intention to delete the B-01 zoning objective in Leap and replace it with revised text.  <b>See amendments SN 03.01.03, SN 03.01.04, SN 03.03.04, SN 03.03.05, SN 03.03.06, SN 03.08.01 (Appendix B).</b>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			Connonagh - clarify that access and intensification of existing access outside 50kph is restricted in accordance with policy.	
General	SNDL AP11/1080	OPW	<p>Section 1.7.7 – broaden the list of information to include, where applicable, reports or flood maps from localised flood studies.</p> <p>Section 1.7.9 -references to the Draft Indicative Flood Extent Maps should include reference to “three areas of flood risk”, including Zone C (low probability of flooding) and that text describing Flood Zone B should reference, where applicable, the implementation of the Justification Test, similar to the text on Zone A. Objective FD1-4 - amend to include reference to the planning principles and the sequential approach and to the avoidance of flood-prone areas when designing the layout of development. Zoning Objectives - amend plans to ensure the planning principles, sequential approach and the justification test is included with each objective. Strengthen wording so that development proposals shall / should be accompanied by an FRA. All settlements - Plan should note than “possible local flood issues should be considered with respect to all sites, with a detailed site-specific flood risk assessment undertaken as appropriate. Submission continues to highlight the need for a consistent approach to the use of the Sequential Approach and the Justification Test (in some areas lands are zoned even through they are almost entirely within both Flood Zones A and B). Justification Test be fully applied to confirm the suitability of such zoned sites. In relation to Skibbereen EA-review Darrara X-01 zoning and extend flood maps in Skibbereen objectives I-01 / B-01.</p>	<p>The issues raised in this submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.</p> <p><b>See Section 2.2.2 to 2.2.8 in relation to Flood Risk Management.</b></p>
General	SNDL AP11/	DoEHLG	Complements the LA on its	The issues raised in this

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
	1081		<p>approach to setting housing targets in villages, revised zoning categories and definitions, introduction of clear policy guidance on flooding, incorporating clear guidance on appropriate scale of new residential development and inclusion of the islands into the settlement network. Emphasises the importance of adopting the Core Strategy into CDP by September 2011 and ensuring that LAP policies (in particular Phasing of development, towns/village growth balance, and growth in CASP Ring) are aligned with it.</p> <p>Appropriate Assessment should be undertaken at the draft LAP stage. Need further clarification of how housing and population targets were arrived at. If there is an excessive amount of residentially zoned land then a clear phasing regime / de-zoning is required.</p> <p>Need to indicate clearly how the significant turnaround in the growth balance between rural areas and main towns is to be achieved. Guidance is given on what constitutes Archaeological heritage and it is suggested that Recorded and National Monuments should be shown on settlement maps including lines of medieval town walls (Rosscarberry). Specific policies and objectives on archaeological heritage should be included in Lap's. Specific comments are made about Architectural Heritage in some LAP's expressing the need for greater clarity.</p> <p>Changes/additions relating to objectives relating to nature Conservation in some LAP's are proposed. Skibbereen, Clonakilty &amp; Rosscarberry are historic towns.</p>	<p>submission are noted.</p> <p><b>It is proposed that clarifications be inserted as required, no material amendment proposed (see Section 2.3.3 to 2.3.6).</b></p>
General	SNDL AP11/1082	Dept of Communications, Energy & Natural	No comments / observations.	<p>The issues raised in this submission are noted.</p> <p><b>No amendment to the</b></p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
		Resources		<b>Skibbereen Local Area Plan proposed.</b>
General	SNDL AP11/1083	Bus Éireann	<p>Historically and recently, land use policies have promoted modal shift to public transport. It is important to enhance the public transport trip experience to via infrastructural improvements to assist this shift. Provision of reliable journey times, provision of a wide range of destinations, appropriate frequency/headway, convenience of use (information, ticketing, etc). To achieve the above, adequate bus priority measures and infrastructure are required to be provided.</p> <p>Important in the provision of high quality public transport are: Well designed bus stops, Disabled accessible bus stops, including wheelchair accessibility, Easy of access for buses to urban bus stops, safety, in terms of design and location, is of paramount importance at school settings, Use of parking restrictions and one-way systems in urban areas to assist free-flow for buses, consideration of use of road hard shoulders when exiting &amp; entering urban areas. Public transport needs must be integrated into the planning process when considering new development proposals, within both greenfield and existing development areas, as follows: Bus lanes in urban areas, well positioned and accessible bus stops, bus lanes on motorways, bus priority at traffic signals, linking traffic signals with bus based AVL, control of parking, traffic calming, pedestrian zones. Provision for the overnight parking of buses for early morning departures in outlying towns should be made.</p>	<p>The issues raised in this submission are noted.</p> <p><b>Clarifications to be inserted as required, no material amendment proposed.</b></p>
General	SNDL AP11/1094	Construction Industry Federation	<p>1. Zoning (a) Minimise use of Masterplans, Integrated Area Plans (b) Infrastructure deficits (c) Significant development constraints in key areas (d)</p>	<p>The issues raised in this submission are noted.</p> <p><b>No amendment to the Skibbereen Local Area Plan (see</b></p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>Infrastructure investment (e) LAP review within 6 yrs (f) Flexibility required in smaller settlements (g) Underperformance of Cork City should be accommodated within Metropolitan Cork. 2. Flooding-Extreme, based on imprecise data, Inequitable to de-zone lands or identify existing build up areas as being at flood risk. 3. No deletion of zoning in smaller settlements, Zoning be retained where the developer has permission or has progressed an application, Inflexible approach taken, Amend specific target population growth to approx target. 4. Guidelines allow for greater growth than envisaged in LAP, Limiting growth will limit the provision of services. 5. No demand for higher densities outside of urban location &amp; special sites, Review density targets, Future funding of infrastructure cannot be largely borne by private sector. 6. Windfall tax legislation impacts on amended zonings 7. Greater flexibility required in the provision of crèches. 8. Review of development contributions is required. Preparation of a more comprehensive list of infrastructural projects to be considered would provide greater certainty to developers and investors. 9. Policies will stifle economic recovery and requires review. 10. Confusion arises where the Draft Indicative Flood Extent Maps overlie zoned land use objectives, Requirement for improved linkage between LAPs and CDP.</p>	<p><b>Section 2.4.2 to 2.4.9) is proposed.</b></p>
General	SNDL AP11/1143	Irish Farmers Association	<p>The submission raises a number of issues relating to the agriculture industry; namely:-</p> <ol style="list-style-type: none"> <li>1. The LAP's need to emphasize the role to be played by a vibrant agriculture and food industry in the resurrection of the economy in the future.</li> <li>2. There needs to be a solid commitment in the plans to improve rural infrastructure such</li> </ol>	<p>The issues raised in this submission are noted. The issues relating to the key role of agricultural in the rural economy have been addressed at a strategic level in the County Development Plan.</p> <p><b>No amendment to the Skibbereen Local Area Plan (see Section 2.4.10-2.4.11) is proposed.</b></p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			as access roads and high speed broadband services.	
General	SNDL AP11/1149	O Flynn Construction	<p>The submission raises a number of general issues in relation to the review of the local area plans:</p> <ol style="list-style-type: none"> <li>1. The changes to the zoning regime has introduced too many special policy areas (X-01) and have removed the established zoning category so that it is impossible to tell what mix of uses might be acceptable and this results in a dilution of the planning policy framework.</li> <li>2. Council should take regard of market needs (lower densities) in terms of house type and location when considering the nature and spatial distribution of zoned residential land.</li> <li>3. Consideration should be given to the preparation of more comprehensive list of infrastructure projects to be considered under the General Contribution Scheme and adopt an approach of reinvesting the development contributions in the area where they were collected.</li> <li>4. Local Area Plans should establish clear objectives to ensure the enhancement of residential amenity through the possibility of monetary contributions in lieu of the Recreation and Amenity Strategy; a more centralised location of recreation facilities and a Parks Department to maintain high quality spaces in the county.</li> <li>5. Cork County Council should call for a national review of policy on planning gain and should review its own policies on planning gain in regard to the provision of Part V, recreation and amenity strategy and monetary contributions.</li> </ol>	<p>The issues raised in this submission are noted.</p> <p><b>No amendment to the Skibbereen Local Area Plan proposed.</b></p>
General	SNDL AP11/1195	Environmental Protection Agency	<p>The EPA's submission relates to four areas as follows :</p> <p>The EPA's submission relates to four areas as follows:</p> <ol style="list-style-type: none"> <li>a) Integration of environmental</li> </ol>	<p>The issues raised in this submission are noted.</p> <p>It is recommended that the Skibbereen Local Area Plan be</p>



Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>considerations in the land-use plans, b) General comments on the EA LAP Environmental Reports c) General comments on the EA LAPS and d) Specific comments on the EALAPs.</p> <p>The EPA include a number of key recommendations to be included in the plan in the form of policy/objectives. These relate to water quality, drinking water, waste water, fisheries, flooding, biodiversity, groundwater, landscape and master plans.</p> <p>The overall comment relates to the lack of integration of the environmental considerations and recommendations that have been set out in each of the EA LAP Environmental Reports and the need to better address and incorporate in the Draft EA LAP the implications of infrastructural deficiencies and further development, and associated potential implications of cumulative development on environmental sensitivities and vulnerabilities identified.</p>	<p>amended (see Section 2.3.10 to 2.3.12 above).</p> <p><b>See amendments (SN 03.01.05, SN 03.05.07, SN 03.06.02, SN 03.08.02, SN 03.09.03, SN 03.10.01, SN 03.20.01, SN 03.21.01, SN 03.24.01, SN 03.29.01, SN 03.42.01, SN 03.45.01, SN 03.49.01 (Appendix B).</b></p>
General	SNDL AP11/1274	BamGable Developments	<p>This submission objects to the crude mapping of areas identified as at risk of flooding generated from highly suspect and out of date data, with particular reference to Carrigtwohill in the Midleton Electoral Area. It is requested that as the areas of probable flooding risk are inaccurate and worthless then they should be removed from the documents. The submission also objects to the requirement for the carrying out of repeat flood risk assessments where the probability of flooding has been removed by infrastructural works or where conditions have been complied with obviating flood risk.</p>	<p>The issues raised in this submission are noted. The issue of flooding has been addressed in accordance with the Ministerial Flood Guidelines.</p> <p><b>See Section 2.2.2 to 2.2.8 above in relation to Flood Risk Management.</b></p>
Ballinglanna	SNDL AP11/892	Tony Walsh, Secretary, Cecil McCarthy, Chairperson	<p>1) Request inclusion of area around Ardgehane / Ballinglanna and along S72 within Scenic Landscape designation. 2) Maintain open countryside</p>	<p>The issues raised in this submission are noted. It is considered these are primarily issues for the County Development Plan review and the Development Management</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			between settlements and not extend development boundaries. 3) Provide better access to planning staff. 4) Concerned about the number second homes been built in the area. 5) Construction of agricultural buildings in scenic areas needs to be carefully considered and should be for agricultural purposes. 6) Impact of small scale forestry needs to be carefully considered. 7) Request de-zoning of lands on north-eastern side of Inchydoney. 8) Concerned about size and scale of dwellings been permitted in rural areas.	process. <b>No change to the LAP is proposed.</b>
Baltimore	SNDL AP11/446	David Turner	Submission requests that the Council adhere to there own stated objectives and retain the village boundary as currently designated and not extend it to assist further speculative development to the South and West of the village boundary. The submission also includes a previous submission made by a number of parties to the Draft Skibbereen Electoral Area LAP 2005, which objects to the extension of the village boundary at that time.	The issues raised in this submission are noted. There is adequate land within the existing village boundary to accommodate future residential growth. There are no proposals to extend the development boundary further. It is recommended that the text of the plan is amended. <b>See amendment SN 03.05.01 (Appendix B).</b>
Baltimore	SNDL AP11/466	James Naylor	This submission objects to the construction of an additional road in Baltimore designated as U-01 which would adversely affect the submitters property and is regarded as being unnecessary as two roads serve the subject site.	The issues raised in this submission are noted. It is recommended to revise the route of the U-01 objective to the east, to reflect the roadway which was recently permitted as part of a planning application for a residential development. <b>See amendment SN 03.05.03 (Appendix B).</b>
Baltimore	SNDL AP11/473	Baltimore, Rath and the Islands Community Council	Baltimore, Rath and the Islands Community Council – 1. Submission agrees that there are inadequate community facilities, social services and sports facilities in the Village. There should be specific mention in the X-03 Special Policy Area objective for	The issues raised in this submission are noted. There is no procedure under the Local Area Plan review process to record or amend the Record of Protected Structures (RPS). It is recommended that the text of the X-03 objective be revised to provide for the option of

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>the need for some land to be set aside for community purposes. Submission states that a sports field and associated facilities would enhance the zoning objective. 2. Submission expresses concern that the sewerage treatment facilities remain unchanged from the last Local Area Plan which had outlined that a new treatment works was to be constructed between 2005-2007. In addition the water supply storage capacity is insufficient. The submission states that without these services Baltimore cannot grow. 3. Submission requests a number of further buildings be entered in the Record of Protected Structures in Baltimore. 4. Supports the following Specific Zoning Objectives: Opening of Promenade walk U-02 &amp; Opening of Relief Road U-05. 5. Strongly supports the removal of the steel frame structure referred to in Paragraph 5.3.10 of the Draft LAP.</p>	<p>recreational uses.</p> <p><b>See amendment SN 03.05.06 (Appendix B).</b></p>
Baltimore	SNDL AP11/767	Murphy, Peter	<p>Submission states that the islands surrounding Baltimore known as 'Carbery's Hundred Islands' form an integral part of the amenity infrastructure of the area. The islands have a natural habitat for wild life which should also be protected. In recent times, a number of Island's have been purchased and privatised thereby denying access to visitors. Request's that the Council consider a zoning objective which will protect the Islands, island landscapes and wildlife and ensure responsible public access.</p>	<p>The issues raised in this submission are noted. The West Cork Islands Integrated Development Strategy finalised in 2010, addressed some of these issues. Although, these issues are primarily addressed in the review of the County Development Plan, the text in para 2.2.101 of the Draft LAP does refer to access to islands.</p> <p><b>No change to the LAP is proposed.</b></p>
Baltimore	SNDL AP11/776	Johnson, Rory and Sheila	<p>Submission requests that the O-03 zoning objective be extended to include the subject lands located at The Cove, Baltimore, which were subject of a refusal for planning permission by An Bord Pleanala.</p>	<p>The issues raised in this submission are noted. There are no proposals to extend the existing O-03 zoning objective.</p> <p><b>No change to the LAP is proposed.</b></p>
Baltimore	SNDL AP11/797	Brian Marten	<p>1. Submission states that habitable stone built houses within the EA have been demolished and replaced with new dwellings,</p>	<p>The issues raised in this submission have been noted. The issue of flooding has been addressed in accordance with</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>which is regrettable. 2. New policy is required to reduce excavation of large amounts of material to construct new dwellings with need for houses to be built where they fit more naturally into the landscape. 3. Need for use of local stone in construction of boundary walls. 4. There are a number of errors in the LAP flood Maps for 'Zone A' and 'Zone B' and detailed photographic, geological and anecdotal evidence has been submitted to illustrate this in particular, 'The Cove' area &amp; 'Baltimore Harbour' area (Modifications have been suggested). 5. The area extending from the north pier to the road to the lifeboat station should be rezoned to 'X-01', the same as the main harbour area and should not be sterilised from future marine use by inappropriate residential development. 6. The area to the NE of the village (O-02 and X-03) has the potential to become a focus of tourism centred around the Maritime Heritage Centre proposal (Sketch included) and nearby attractions. 7. An area of land to the east of Tramadrour Beach at 'The Cove' should be included in the O-03. 8. Includes detailed Flood History of 'The Cove' and the area from the harbour to Traganarin strand.</p>	<p>the Ministerial Flood Guidelines. Some text revisions to the X-03 special zoning objective are recommended on foot of this submission. There are no proposals to increase the area of the O-03 zoning objective.</p> <p><b>See amendment SN 03.05.05 (Appendix B).</b></p>
Baltimore	SNDL AP11/827	Dermot and Diane Kennedy	<p>1. Submission states that the development of extra piers and shelters for fishing and pleasure craft will have a major impact on the traffic and usage of the village. 2. Submission includes suggestion / plan for the re-development of the X-02 site. 3. Need to preserve the view of the harbour as seen from the village. 4. There have been suggestions for a marina to be developed off the west pier. Any further development in this area with a breakwater for a marina will add to the congestion and exacerbate the problem. 5. It would benefit the area if some of the commercial users and yachts</p>	<p>The issues raised in this submission are noted. Revised text in relation to the X-02 zoning objective is recommended.</p> <p><b>See amendment SN 03.05.05 (Appendix B).</b></p>

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			were diverted to east of the North Pier area where there is easier access to and from the village for set down and more room for parking. 6. Baltimore has a perfect sheltered harbour for dinghy sail training and competition. To develop a marina off the west pier would compromise the sailing area and also cause more congestion when dinghies are sailing in and out from the pier.	
Baltimore	SNDL AP11/ 970	Roger Whelan	1. Submission relates to a plot of land adjoining the O-03 at Tramadroum, Baltimore. 2. Submission states that the site is outside the flood risk zone and there should be no requirement for flood risk assessment. 3. Submission welcomes the decision to provide a buffer area between the housing cluster and the beach. 4. Submission states that the zoning confirms that development on this site is acceptable in principle and clarifies the council's proposals in relation to CDP RCI 16-6.	The issues raised in this submission are noted. There are no proposals to extend the existing O-03 zoning objective.  <b>No change to the LAP is proposed.</b>
Baltimore	SNDL AP11/ 1016	David Cronin & Pat O' Flynn	1. Submission requests that the subject lands be included within the development boundary to allow for low density housing subject to a requirement that any residential development should include provision for the upgrade of the reservoir. 2. States that the housing target in Baltimore of 85 dwellings required over the next 10 years, reserved for permanent occupation is an unduly restrictive approach. 3. States that the current 2005 LAP takes a more balanced approach whereby land is zoned for a mix of permanent and holiday housing. 4. Challenges the claim in paragraph 5.4.1 that the development needs of the village can be met within the existing development boundary. 5. The council should plan for the development of Baltimore as both a tourist resort and a settlement with a growing resident population and adopt a more balanced approach. 6.	The issues raised in this submission are noted. There is adequate land within the development boundary of Baltimore to accommodate future residential growth targets. The approach in this Draft Plan is to ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of village which is consistent with the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.  <b>No change to the LAP is proposed.</b>

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			Consideration be given to a limited expansion of the development boundary particularly in areas where the additional housing can be provided in conjunction with improvements in local services.	
Castletown kenneigh	SNDL AP11/ 573	Brooks Family	1. Para 20.2.3 - public water supply will be available at an early date. 2. Requests that the amount of development envisaged for the village be doubled to 10 dwellings and not confined to individual dwellings.	The issues raised in this submission are noted. There is adequate unzoned land within the village boundary of Castletownkenneigh to accommodate future residential growth. The approach in this Draft Plan is to ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of village which is consistent with the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.  <b>No change to the LAP is proposed.</b>
Clonakilty	SNDL AP11/ 470	Sustainable Clonakilty	The Local Area Plan should promote, as a priority, community resilience and competitiveness through energy neutrality. Consideration should be given to creating specific 'Green Industry Zoning' to facilitate Renewable Energy initiatives. The LAP should facilitate Clonakilty to develop as an outstanding example of sustainable travel, demonstrating to other towns what is possible in this respect.	The issues raised in this submission are noted. There is adequate employment land within both the town council and environs area to facilitate the development of renewable energy initiatives.  <b>No change to the LAP is proposed.</b>
Clonakilty	SNDL AP11/ 775	Hill, Don	Submission agrees with the proposed changes to the B-01 / I-01 zoning objective in Clonakilty Environs.	The issues raised in this submission are noted.  <b>No change to the LAP is proposed.</b>
Clonakilty	SNDL AP11/ 799	Harry Bennett	Requests that the subject lands located with the Clonakilty Greenbelt be rezoned for commercial / light industrial development. States that he does not wish to develop other zoned residential lands within his ownership.	The issues raised in this submission are noted. The Draft LAP has identified additional business lands in Clonakilty Environs and the preferred location for additional business/industrial land should be within the Town Council

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
				area.  <b>No change to the LAP is proposed.</b>
Clonakilty	SNDL AP11/802	John Duggan	Submission states that the proposed increase in the population of the town to over 7000 people by 2020 is not practical / unsustainable and should be spread over a longer timeframe. There is a need for sustainable growth so that the town maintains its unique identity and learns from the problems which have left other areas with inadequate social infrastructure. Existing social networks of clubs, infrastructure and facilities should be assisted with funding to prepare for this growth.	The issues raised in this submission are noted. The population growth envisaged for Clonakilty reflects the town designation as an 'Integrated Employment Centre'. The population target for Clonakilty is based on population targets for the Irish Regions issued by the DoEHLG in Feb 2007 and the revised targets which were included in the RPG for the South-West Region in July 2010.  <b>No change to the LAP is proposed.</b>
Clonakilty	SNDL AP11/804	Tesco Ireland Ltd,	Submission proposes additional text to paragraph 1.4.10 of the Draft LAP for Clonakilty Environs relating to the western relief road. The submission also proposed additional text to paragraph 1.3.4 to ensure that the County Council will accommodate uses in the Environs that cannot be readily accommodated in the town centre due to flood risk. The County Council should take all possible steps to encourage development, promote necessary roads infrastructure and address constraints in Flood Risk Areas.	The preferable location for retail development in Clonakilty is within the Town Council area in accordance with the provisions of the Retail Planning Guidelines.  <b>No change to the LAP is proposed.</b>
Clonakilty	SNDL AP11/988	Bob and Maria Hilliard	1. Requests that the subject site is zoned as GB 1-2 to cater for lower density development. 2. The figures contained in the Draft LAP do not appear to accommodate any 'headroom'. 3. The existing GB 1-2 comprising of 32ha at Connors Cross has not fulfilled its objective and the submission states that the landowner has confirmed that this land will not come forward during the lifetime of the plan. 4. The new GB 1-2 designation to the north-east of the town will not compensate for the non-availability of other lands. 5. The zoning of lands would help Clonakilty achieve population growth targets.	Submission is noted. There is adequate residentially zoned land within the development boundary of Clonakilty and the smaller settlements to cater for projected growth.  <b>No change to the LAP is proposed.</b>

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Clonakilty	SNDL AP11/999	Droumleigh construction	1. Requests that some of the existing GB 1-2 zoning be transferred south to the subject lands which are available for development and should be zoned as GB 1-2. 2. The figures contained in the Draft LAP do not appear to accommodate any 'headroom'. 3. The existing GB 1-2 comprising of 32ha at Connors Cross has not fulfilled its objective and the submission states that the landowner has confirmed that this land will not come forward during the lifetime of the plan. 4. The new GB 1-2 designation to the north-east of the town will not compensate for the non-availability of other lands. 5. The zoning of lands would help Clonakilty achieve population growth targets.	<p>The issues raised in this submission are noted. The subject site is sloping and elevated above the town and is not suitable for residential development. In addition, there is adequate residentially zoned land within Clonakilty development boundary and smaller settlements to cater for projected growth.</p> <p><b>No change to the LAP is proposed.</b></p>
Clonakilty	SNDL AP11/1019	Bob and Maria Hilliard	1. Submission requests that the planning authority makes provision within the text of the LAP to support the development of an Eco-Park at Island Strand Intake consisting of infrastructure, energy, conservation and amenity uses. 2. The subject lands offer the potential to provide for small renewable energy projects such as wind energy or biomass. 3. The subject lands should be identified as a viable alternative for any future relocation and expansion of the waste water treatment plant as the site of the existing treatment plant is located within Flood Zone A and has a high probability of flooding. 4. Revised text to be included in the Draft LAP is proposed.	<p>The issues raised in this submission are noted. There is adequate business and industrial land within Clonakilty town and environs to cater for future needs. The subject lands are not suitable because they are not contiguous to the development boundary, the site adjoins a Natura 2000 site, road access to the site is also poor and the site is at risk of flooding.</p> <p><b>No change to the LAP is proposed.</b></p>
Courtmacsherry	SNDL AP11/550	Mark and Trish Gannon	1. Submission states that paragraph 6.2.10 for Courtmacsherry alluding to parking problems is not correct. 2. More focus must be put on the designation of the village as a Secondary Hub under the 'Marine Leisure Infrastructure Strategy' - Para - 6.2.14. 3. Consideration should be given to the zoning of	<p>The issues raised in this submission relating to Courtmacsherry have been noted. There is no procedure under the Local Area Plan review process to record or amend the RPS.</p> <p><b>Non-material change – Additional supportive / explanatory text to be included</b></p>



Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			land for small scale fish processing and the provision of permanent storage units for fisherman’s gear at the Pier which could be incorporated into a major tourism project. 4. Carillon Lodge should not be included in the list of protected structures - Para 6.2.19. 5. The LAP needs to encourage incubator type businesses in some area of the village to create employment - Para 6.4.15. 6. The LAP need to encourage buildings that were once used for commercial purposes to return to commercial activity. 7. There is no mention in the LAP of the issue of harbour dredging or coastal protection and this is an on-going concern for the future. 8. The site of Tanners Pier should be specifically zoned for Marina development - Para 6.4.3.	<b>in the final plan.</b>
Courtmacsherry	SNDL AP11/641	O'Farrell Seán	1. Submission states that paragraph 6.2.10 for Courtmacsherry alluding to parking problems is not correct. 2. More focus must be put on the designation of the village as a Secondary Hub under the ‘Marine Leisure Infrastructure Strategy’ - Para - 6.2.14. 3. Carillon Lodge should not be included in the list of protected structures - Para 6.2.19. 4. The site of Tanners Pier should be specifically zoned for Marina development - Para 6.4.3.	The issues raised in this submission relating to Courtmacsherry have been noted. There is no procedure under the Local Area Plan review process to record or amend the RPS.  <b>Non-material change – Additional supportive / explanatory text to be included in the final plan.</b>
Courtmacsherry	SNDL AP11/690	O' Donovan, Vincent and Ann	1. Submission states that paragraph 6.2.10 for Courtmacsherry alluding to parking problems is not correct. 2. More focus must be put on the designation of the village as a Secondary Hub under the ‘Marine Leisure Infrastructure Strategy’ and the Council need to actively promote an area in the village that can be best developed for a commercial marina. 3. Consideration should be given to the provision of permanent storage units for fisherman’s gear at the Pier and could be incorporated into a major tourism	The issues raised in this submission relating to Courtmacsherry have been noted. There is no procedure under the Local Area Plan review process to record or amend the RPS.  <b>Non-material change – Additional supportive / explanatory text to be included in the final plan.</b>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>project. 4. Carillon Lodge should not be included in the list of protected structures. 5. The LAP needs to encourage incubator type businesses in some area of the village to create employment. 6. The LAP need to encourage buildings that were once used for commercial purposes to return to commercial activity. 7. There is no mention in the LAP of the issue of harbour dredging or coastal protection and this is an on-going concern for the future.</p>	
Courtmacsherry	SNDL AP11/813	Orla Sexton	<p>Submission comments on the following paragraphs of the Draft LAP for Courtmacsherry - Para 6.2.5 - Courtmacsherry does not have a soccer pitch and requires a sports pitch and sports hall, Para 6.2.9 – submission interested in learning of Draft LAP solution to flooding, Para 6.2.10 - alluding to parking problems is not correct, Para 6.2.13 – Council should pursue objective for sports field, Para 6.2.14 – More focus / policy needed on Courtmacsherry marine designation as a ‘Secondary Hub’, Para 6.2.18 – Make the entrance and flow through the harbour exempt as an SPA as dredging will be required, Para 6.2.19 Carillon Lodge should not be included in the list of protected structures and other open spaces / structures within the village boundary are of concern, particularly adjoining the Pier, Para 6.4.8 – Need for new wastewater treatment plant for Timoleague / Courtmacsherry is urgent, Para 6.4.11 – Coastal erosion needs to be addressed, Para 6.4.13 – Due to new developments there is a need for a sports field and sports hall, Para 6.4.15 - The LAP needs to encourage incubator type businesses in some area of the village to create employment, storage units for fisherman at the pier are required and should be incorporated as part of a tourism project, the LAP need to encourage buildings that were</p>	<p>The issues raised in this submission relating to Courtmacsherry have been noted. There is no procedure under the Local Area Plan review process to record or amend the RPS.</p> <p><b>Non-material change – Additional supportive / explanatory text to be included in the final plan.</b></p>

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			once used for commercial purposes to return to commercial activity.	
Drinagh	SNDL AP11/577	Jim Hayes	1. Drinagh is at the upper end of the village designation and could possibly be regarded as a 'key village'. 2. Village could benefit from consolidation both physically and socially. 3. Paragraph 23.4.4 and DB-01 (b) should be amended given the availability of a large site in the village for development. 4. Villages of similar / smaller size have larger limits for housing developments and the request is for a larger limit. 5. Discussions regarding the suitability of the site for housing development have taken place. The site could also accommodate the aspirations of DB-01 (f). 6. Requested that the development boundary would be extended south-eastwards. 7. Proposals would support existing services and consolidate the village core. 8. Proposal for development of this site has been submitted.	The issues raised in this submission are noted. The subject site is located within the boundary of Drinagh village. There is adequate land within the village boundary to accommodate future residential growth. The approach in this Draft Plan is to ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of village which is consistent with the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.  <b>No change to the LAP is proposed.</b>
Dunmanway	SNEN V11/585	Dunmanway Community Council	1. The area of land west of the flood barrier from the R586 road to the northern extremity of the flood barrier should be excluded from the flood risk area. 2. In the Brookpark / Park road area, a significant area of land should be excluded. 3. A portion of land along the left hand bank of the Dirty River should be excluded from the flood maps. 4. Areas of land from the tributary to the north to the Dirty River should be excluded (illustrated on Map). 5. The portion of U-03 walkway upstream of the Green Bridge should be shown on the south bank of the river and should extend to Kilbarry Bridge. 6. P16 - reference to Bantry should be replaced with Skibbereen.	The issues raised in this submission are noted. The Flood Risk Assessment of the county has been carried out in accordance with the Ministerial Guidelines. Following consideration of submissions there has been a revised approach to zoning and flood risk management. Any proposal for development on these lands will be subject to a flood risk assessment.  <b>See amendment SN 03.02.05 (Appendix B).</b>
Dunmanway	SNDL AP11/623	Atkins Family	1. The submission objects to the route of the U-03 in Dunmanway which appears to have been mapped incorrectly and should be on the other side of the river. 2.	Submission is noted. It is recommended that the route of the U-03 be revised to the north side of the river bank. The Flood Risk Assessment of the county

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			Submission objects to the flood maps as proposed for Dunmanway which would devalue the submitter's property. 3 There is no recognition of the flood barriers highlighted in this submission. 4. The land between the B-01 and B-02 sites should be suitable for infill development of suitable uses and has never been flooded to the extent shown in the maps. 5. Submission states that the areas suggested as being susceptible to flooding are exaggerated and incorrect, with no history of flooding on these lands.	has been carried out in accordance with the Ministerial Guidelines. Following consideration of submissions there has been a revised approach to zoning and flood risk management. Any proposal for development on these lands will be subject to a flood risk assessment.  <b>See amendment SN 03.02.02, SN 03.02.03, SN 03.02.04, (Appendix B).</b>
Dunmanway	SNDL AP11/994	Clement Deane	1. Submission relates to lands within the development boundary for Dunmanway and states that the extent of flood risk identified in the draft LAP is over-estimated and inaccurate and the flood risk assessment is based on modelling errors and/or incorrect data. 2. The areas shown as flood risk zones A and B on the zoning maps are not accurate and do not reflect the actual risk of flooding on the subject site. 3. There is no contour data in the current LAP. 4. There are major inconsistencies between the flood risk mapping and the levels / contours of the subject site. 5. Requests that the Council remove the 'Flood Risk Mapping' from the zoning maps for the LAP.	The issues raised in this submission are noted. The Flood Risk Assessment of the county has been carried out in accordance with the Ministerial Guidelines.  <b>No change to the LAP is proposed.</b>
Glandore	SNDL AP11/1012	Dermot O' Donoghue	1. Submission requests that the previous development objectives for smaller settlements included in the 2005 Local Area Plans are retained in full, especially where a landowner or developer has progressed a planning application since the LAP's were adopted in 2005. Therefore, it is requested that the subject site should revert to the 2005 zoning status of medium density residential development. 2. Suggests that the text in DB-01(b) which states that 'development on steeply sloping and elevated sites should be avoided' is not realistic in such a settlement as Glandore and	The issues raised in this submission are noted. The subject site is located within the boundary of Glandore village. There is adequate unzoned land within the village boundary to accommodate future residential growth. The approach in this Draft Plan is to ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of village which is consistent with the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.

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			should be amended (revised text proposed). The proposed site has also a connection to the public sewer.	<b>No change to the LAP is proposed.</b>
Inchydoney	SNDL AP11/780	Baker Tilly - Ryan Glennon Accountants	Submission requests that the western boundary of the X-03 in Inchydoney be extended to the proposed relief road which is partially completed. The submission suggests that an alternative to this would be the inclusion of supporting text in the X-03 objective. The submission also requests that the text of the U-01 zoning objective be include in the O-03 zoning objective.	The issues raised in this submission are noted. No change is proposed to the boundary of the X-03 zoning objective. It is the intention to prepare revised text for the O-03 zoning objective to reflect the proposed U-01 relief road.  <b>See amendments SN 03.46.01 (Appendix B).</b>
Inchydoney	SNDL AP11/784	Michael McCarthy	Submission requests that the GEN-01 Zoning objective for Inchydoney contained in the existing 2005 Local Area Plan be removed.	The issues raised in this submission are noted. The Draft LAP for Skibbereen proposes to remove the GEN-01 zoning objective.  <b>No change to the LAP is proposed.</b>
Inchydoney	SNDL AP11/785	Michael & Susan McCarthy	Submission requests that the GEN-01 Zoning objective for Inchydoney contained in the existing 2005 Local Area Plan be removed.	The issues raised in this submission are noted. The Draft LAP for Skibbereen proposes to remove the GEN-01 zoning objective.  <b>No change to the LAP is proposed.</b>
Leap	SNDL AP11/773	Jeremiah O' Donovan	Submission from the landowner requests that the B-01 zoning designation for business development in Leap be removed.	The issues raised in this submission are noted. It is the intention to remove this zoning objective from the Draft LAP and include revised text relating to employment uses within Leap village.  <b>See amendment SN 03.08.01 (Appendix B).</b>
Lisbealad	SNDL AP11/863	Evelyn Keane	Submission objects to the reduction of the development boundary for Lisbealad. Submission also includes details of an earlier submission to the LAP review process to extend the development boundary of Lisbealad to accommodate a dwelling house.	The issues raised in this submission are noted. It is recommended that the development boundary revert back to the previous 2005 development boundary zoning for Lisbealad.  <b>See amendment SN 03.46.01</b>

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				<b>(Appendix B).</b>
Ownahinch y	SNDL AP11/575	John Fitzpatrick and Denis Hayes	1. Ownahinchy is a day tripper destination and the drive towards mass accommodation and entertainment geared at the tourism market is unrealistic. 2. Absence of community facilities in the settlement. 3. Existing zonings are too focused on the provision of tourist accommodation. 4. There is no market for a second hotel site in the settlement and existing zoning regime is unrealistic. 5. Need for clarity regarding the wording of the X-02 site, revised text to ensure that any use is sympathetic to tourism / integrate into the scenic landscape is proposed. 6. Submission requests that land to the south-east adjoining the subject X-02 site be incorporated into the development boundary.	Consideration will be given to the issues raised. It is the intention to prepare revised text for objective X-02. No extension to the X-02 zoning objective is proposed.  <b>See amendment SN 03.47.04 (Appendix B).</b>
Ownahinch y	SNDL AP11/578	John Fitzpatrick and Denis Hayes	1. Ownahinchy is a day tripper destination and the drive towards mass accommodation and entertainment geared at the tourism market is unrealistic. 2. Absence of community facilities in the settlement. 3. Existing zonings are too focused on the provision of tourist accommodation. 4. There is no market for a second hotel site in the settlement and existing zoning regime is unrealistic. 5. Need for clarity regarding the wording of the X-02 site, revised text to ensure that any use is sympathetic to tourism / integrate into the scenic landscape is proposed. 6. Submission requests that land to the south-east adjoining the subject X-02 site be incorporated into the development boundary.	<b>Duplicate of SNDLAP 11/575</b>
Ownahinch y	SNDL AP11/648	Niall Ó Donnabháin	Settlement suffers from poor image. Agrees with vision but questions how LAP objectives will achieve this. Supports general tourism function-flexible approach needed to allow other types of development (permanent	The issues raised have been noted and amendments to the local area plan are recommended.  <b>See amendments SN 03.47.01,</b>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			<p>residential X-04 / X-01 suitable). Scope for different type of tourism product-a destination for activity based tourism. Wording of DB-01 may lead to ambiguity as regards new design. Suggests amended wording with ref to scenic landscape area. Development should be assessed against its impact on scenic amenities. Max building height of 3 stories (12-13m)-new commercial or apartment dev and single residential units should not exceed 2 stories. New buildings should be of excellent design quality / sympathetic to the character and carrying capacity. Specific objective to require preparation of master-plans for all X-0 sites. Need to strengthen objective–re chalet units at the eastern end of the settlement on dune landscape. 0-01 should be strengthened to remove the potential for new residential dev provided on seaward side of the road and extended beyond the current zoned lands. Car-parking-more detail needs to be provided re section 47.2.6 and the U-01 strengthened. Part of X-03 lands may be suitable and footpaths need to be provided/improved and public toilets/amenity facilities provided. Tourist related dev allow for public access to facilities. Coastal strip needs improvement in appearance &amp; layout of open recreational space. Dedicated walkway should be provided to protect dune system from erosion.</p>	<p><b>SN 03.47.02, SN 03.47.03, SN 03.47.04, SN 03.47.05, SN 03.47.06, SN 03.47.07, SN 03.47.08 and SN 03.47.09 (Appendix B).</b></p>
Ownahinchy	SNDL AP11/770	Irish and European Properties Ltd.	<p>Submission requests that that the settlement boundary and the X-03 ‘Special Policy Area’ Zoning objective be extended to include the subject lands. It is also requested that the wording of the ‘Special Policy Area’ X-03 be slightly amended.</p>	<p>The issues raised in this submission are noted. It is recommended that revised text for the X-03 zoning objective be included. No change is proposed to the X-03 boundary. The area to the north of the site has been identified as being at risk of flooding.</p>

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				<b>See amendment SN 03.47.05 (Appendix B).</b>
Rathmore	SNDL AP11/793	Cllr Adrian Healy	Submission requests that the subject lands are included in the development boundary for Rathmore village nucleus.	The issues raised in this submission are noted. There is adequate land within the village boundary to accommodate future residential growth. The approach in this Draft Plan is to ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of village which is consistent with the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.  <b>No change to the LAP is proposed.</b>
Ring	SNDL AP11/791	John Duggan	Submission requests that the importance of the Ring Rowing Club to Ring village and the Greater Clonakilty area is recognised. Submission also requests that the Local Authority recognises the importance of the floating pontoon which has received permission and supports its eventual construction.	The issues raised in this submission are noted.  <b>Non-material change – Additional supportive / explanatory text to be included in the final plan.</b>
Roscarberr y	SNDL AP11/792	Kevin Santry	Submission requests that the subject lands located in the O-01 zoning objective for Roscarberr y be re-zoned for low density residential development.	Submission is noted. There is adequate unzoned land within this village to accommodate future residential growth. The visually prominent and elevated lands to the south of the village form part of the O-01 zoning objective which have an important function as designated 'Open Space' preserved for Visual Amenity and the setting of the village.  <b>No change to the LAP is proposed.</b>
Roscarberr y	SNDL AP11/1005	Geoff Wycherley	1. Submission requests that section 9.4.3 of the Draft LAP be amended to include provision for development on the subject lands. Revised text to amend Section	The issues raised in this submission are noted. The subject site is located within the boundary of Roscarberr y village. There is adequate land within



Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			9.4.3 has been proposed with the submission. 2. The submission includes details of an earlier submission to the LAP process which included a landscape character assessment and proposed a low density residential zoning objective for the subject site.	the village boundary to accommodate future residential growth. The approach in this Draft Plan is to ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of village which is consistent with the provisions of the Guidelines for Sustainable Residential Development in Urban Areas. Revised text to paragraph 9.3.3 is proposed to address an inaccuracy.  <b>See amendment SN 03.09.02 (Appendix B).</b>
Shannonvale	SNDL AP11/558	Gareth Ryan	Submission seeks to have the subject land included within the development boundary for Shannonvale. The submission details the strategic planning policy context and suggested uses for the subject lands include business / enterprise with a building addressing the tourism objectives of the locality and retaining of agricultural use (Sketch of proposal has been submitted). Submission states that development of these lands would facilitate any proposed junction and implementation of phasing proposals have been included.	Submission is noted. There are adequate lands available for Business, Industrial and Enterprise uses in both Clonakilty Environs and Shannonvale. There are currently a number of vacant units within Shannonvale Enterprise Park. Should any requirement for additional Enterprise lands arise, the most appropriate location would be to the west of the Enterprise park towards Shannonvale.  <b>No change to the LAP is proposed.</b>
Skibbereen	BYDL AP11/652	Stern, Roman	This submission is a duplicate of SNDLAP 11/658.	<b>This submission is a duplicate of SNDLAP 11/658.</b>
Skibbereen	SNDL AP11/658	Stern, Roman	The current text relating to Liss Ard needs to be more supportive of the aim of providing a sustainable high quality tourism product. Considers the existing text to be too restrictive, particularly Para.3.3.4. Further support should be given to the need to diversify the tourism product available in the area. Further development on the estate would include guest accommodation in the form of managed holiday units developed on a cluster basis. The number of these clusters would be	Additional text will be proposed to support the development of a sustainable integrated tourism product which respects the unique characteristics of the Liss Ard Estate.  <b>See amendment SN 03.03.03 (Appendix B).</b>

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			dependent on the success of Liss Ard Estate. Request that a similar policy approach to that taken with regard to Bantry House be also taken with Liss Ard Estate. Additional text to support the above aims is suggested for insertion in the LAP.	
Skibbereen	SNDL AP11/903	Carbery Timber Ltd	1. Submission seeks to remove the Flood Zone A designation from the subject site on the Marsh Road, Skibbereen, Co Cork. 2. Seeks to include an objective for a new neighbourhood centre at this location. This site is located within the Clonakilty Town Council Area.	This site is located within the Clonakilty Town Council Area.  <b>No change to the LAP is proposed.</b>
Skibbereen	SNDL AP11/1008	Daniel J Coleman	1. Submission requests that the text of the B-01 zoning objective for Skibbereen Environs be revised to read 'Business Development' only. The submission states that this would ensure a greater degree of flexibility with detailed requirements landscaping etc to be determined through the development control process. 2. This submission is accompanied by an earlier submission to the LAP process which requested that the enterprise zoning be retained and proposed revised text for the zoning objective.	The issues raised in this submission are noted. It is recommended that revised text be included for this objective.  <b>See amendment SN 03.03.05 (Appendix B).</b>
Skibbereen	SNDL AP11/1270	Declan Waugh	1. The B-01 zoning in Skibbereen Environs is located in an environmentally sensitive area prone to flooding. 2. The I-01 zoning in Skibbereen Environs is located in an area subject to flooding. 3. Submission states that if these lands were infilled they would have consequences for flooding in Skibbereen town. 4. Requests a moratorium on large scale zoning of development lands for Skibbereen until a FRA and detailed appraisal of potentially developing this floodplain is undertaken. 5 Requests changes to O-04 and O-03 zoning objectives (within Town Council boundary). 6. Supports the development of a new secondary school on the C-02 site within the	The issues raised in this submission are noted. Some of the issues raised in this submission relate to lands within the Town Council boundary. The Flood Risk Assessment of the county has been carried out in accordance with the Ministerial Guidelines. The indicative flood extent maps did not include these lands. However, there are watercourse adjoining the site, it is low-lying and wet in places. It would appear given the above, that the site may be prone to flooding. Therefore, it is recommended that revised text be included for the B-01 zoning objective to address the issue of possible flooding.

Settlement	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			town boundary. 7. Identifies land within the town centre which would be more suitable than the R-05, R-06 and R-03 zonings.	<b>See amendment SN 03.03.05, (Appendix B).</b>
Teerelton	SNDL AP11/948	Dairygold Co Operative Ltd	Submission states that there is no record of any flooding on the Dairygold site within Teerelton.	The issues raised in this submission are noted. The Flood Risk Assessment of the county has been carried out in accordance with the Ministerial Guidelines.  <b>See amendment SN 03.32.01 (Appendix B).</b>
Union Hall	SNDL AP11/783	Ann Beare	Submission agrees with the vision and context for Union Hall which outlines the provision of wastewater treatment facilities as a key consideration. 2. Submission requests that the wording of paragraph 11.4.5 be revised to ensure that the improvements to infrastructure must happen. 3. Submission agrees with paragraph 11.4.4 that no future housing development should be larger than 12 dwellings. 4. Submission agrees the need to preserve the scenic area to the west of the village. 5. Submission disagrees with paragraph 11.2.10 re the access between the village and Keelbeg, but access from Union Hall to the main road via Ardagh Hill needs to be upgraded. 6. Express disappointment that the relief road can no longer be considered. 7. Proposes inclusion of a walkway from Union Hall to Glandore.	The issues raised in this submission relating to Union Hall are noted.  <b>Non-material change – Additional supportive / explanatory text to be included in the final plan.</b>

## **Appendix B**

### **Proposed Amendments to the Skibbereen Draft Electoral Area Local Area Plan**

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

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

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

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

## List of Amendments recommended by the Manager

Ref.	Draft Change Title	Page No.
	<b>Section One: Introduction</b>	
SN 01.01.01	<p><b>Additional text to GB 1-1 (b) -</b> Green Belts Around the Ring and County 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. <b>Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</b></p> <p><b><u>This change effects the text only</u></b></p>	12
SN 01.01.02	<p><b>Insert new paragraphs after Paragraph 1.6.4 –</b></p> <p><b>“Transitional Issues Affecting Development</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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 &amp; Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</b></p> <p><b>However, taking account of current housing market uncertainties, it is</b></p>	7

	<p>possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan. “</p> <p><b><u>This change effects the text only</u></b></p>	
SN 01.01.03	<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><b><u>This change effects the text only</u></b></p>	7
SN 01.01.04	<p>Insert the following new paragraph following paragraph 1.7.9 –</p> <p>‘Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise’.</p> <p><b><u>This change effects the text only</u></b></p>	9
SN 01.01.05	<p>Delete paragraph 1.7.10 and replace with the following text –</p> <p>1.7.10. In the course of preparing this plan, all land under active consideration for ‘zoning’ for future development (including ‘zonings’ inherited from previous plans) that now conflict with the level of flood risk have been subjected to the ‘Justification Test for development plans’ set out in section 4 of the ministerial guidelines and, generally, ‘zonings’ that do not satisfy the requirements of the test have been omitted or ‘re-zoned’ to flood compatible uses in this plan. Sometimes, where the flood risk zone affects only a small part of a site, the zoning has been maintained but the objective for the site modified so that, after a detailed site specific</p>	9

	<p><del>study, built development can avoid the areas at risk.</del></p> <p>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, 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><b><u>This change effects the text only</u></b></p>	
<p>SN 01.01.06</p>	<p><b>Delete paragraph 1.7.12 and replace with the following text –</b></p> <p><del>1.7.12.— Many parts of this Electoral Area are not subject to the specific zoning objectives in this plan, perhaps because they are part of the existing built up area (i.e. within the development boundary) of one of the main towns, form part of an 'un-zoned' area within the development boundary of a key village or smaller settlement or are within the rural area beyond the development boundaries that apply to settlements. 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. In particular, a site specific flood risk assessment will be required which should include:</del></p> <ul style="list-style-type: none"> <li><del>•—— Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics;</del></li> <li><del>•—— Surveys of site levels and cross sections relating relevant development levels to sources of flooding and likely flood water levels;</del></li> <li><del>•—— Assessments of:</del> <ul style="list-style-type: none"> <li><del>–All potential sources of flooding;</del></li> <li><del>–Flood alleviation measures already in place;</del></li> <li><del>–The potential impact of flooding on the site and any cumulative effects elsewhere;</del></li> <li><del>–How the layout and form of the development can reduce those impacts,</del></li> </ul> </li> </ul>	<p>9</p>

	<p>including arrangements for safe access and egress;</p> <p><del>–Proposals for surface water management according to sustainable drainage principles;</del></p> <p><del>–The effectiveness and impacts of any necessary mitigation measures;</del></p> <p><del>–The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and</del></p> <p><del>–A summary sheet which describes how the flood risks have been managed for occupants of the site and its infrastructure.</del></p> <p><b>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the ‘Indicative Flood Extent Maps’ shown in the plan.</b></p> <p><b>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.</b></p> <p><b>In order to reflect the possibility that the ‘Indicative Flood Extent Maps’ in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>The first stage in the assessment process will include:</b></p> <ul style="list-style-type: none"> <li>○ <b>An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.</b></li> <li>○ <b>A review of all available flood related information, including the</b></li> </ul>	
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	<p><b>flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search).</b></p> <ul style="list-style-type: none"> <li>○ <b>An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.</b></li> <li>○ <b>Site cross sections or spot levels, including the river and surrounding lands.</b></li> <li>○ <b>Description of the site and surrounding area, including ground conditions, levels and land use.</b></li> <li>○ <b>Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.</b></li> <li>○ <b>Proposal as to the appropriate course of action which could be either:</b> <ul style="list-style-type: none"> <li>○ <b>Further study;</b></li> <li>○ <b>Revision of proposals to avoid area shown at risk of flooding; or</b></li> <li>○ <b>Continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B).</b></li> </ul> </li> </ul> <p><b><u>This change effects the text only</u></b></p>	
<p>SN 01.01.07</p>	<p><b>Include the following additional text to paragraph 1.7.13 -</b></p> <p><b>1.7.13.</b> Where it can be satisfactorily shown in the <b>detailed</b> site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.</p> <p><b><u>This change effects the text only</u></b></p>	<p>9 10</p>
<p>SN 01.01.08</p>	<p><b>Delete text of Objective FD 1-4 and replace with the following text –</b></p> <p><b>FD 1-4 – Development in Flood Risk Areas</b></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 in areas identified as being at risk from flooding will need to be supported by a site specific flood risk</p>	<p>10</p>

	<p>assessment which should include:</p> <ul style="list-style-type: none"> <li>● Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics;</li> <li>● Surveys of site levels and cross-sections relating relevant development levels to sources of flooding and likely flood water levels;</li> <li>● Assessments of:             <ul style="list-style-type: none"> <li>– All potential sources of flooding;</li> <li>– Flood alleviation measures already in place;</li> <li>– The potential impact of flooding on the site and any cumulative effects elsewhere;</li> <li>– How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress;</li> <li>– Proposals for surface water management according to sustainable drainage principles;</li> <li>– The effectiveness and impacts of any necessary mitigation measures;</li> <li>– The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and</li> <li>– A summary sheet which describes how the flood risks have been managed for occupants of the site and its infrastructure.</li> </ul> </li> </ul> <p><b>“Development in Flood Risk Areas”</b></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><b><u>This change effects the text only</u></b></p>	
	<p><b>Section Two: Local Area Strategy</b></p>	
<p>SN 02.02.01</p>	<p><b>Modify overall scale of development figure for three specific settlements in Table 2.5 -</b></p> <p><b>Village Nuclei</b></p> <p>Connonagh 5 <b>3</b></p> <p>Johnstown 8 <b>5</b></p> <p>Rathmore 8 <b>5</b></p>	<p>21</p>

	<b><u>This change effects the text only</u></b>	
SN 02.02.02	<p>Delete text in objective LAS 2-1 and include additional text:</p> <p>Water &amp; Waste Water Infrastructure</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, <del>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 development</del> <b>is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of the Natura 2000 sites. This must be provided and be operational in advance of the commencement of any discharges from the all residential and other development.</b></p> <p><b>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.</b></p> <p><b><u>This change effects the text only</u></b></p>	21
SN 02.02.03	<p><b>Delete text of LAS 2-2 and replace with revised text -</b></p> <p><del>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Appropriate Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment.</del></p> <p><b>Environment Objective</b></p> <p><b>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.</b></p> <p><b><u>This change effects the text only</u></b></p>	24
SN 02.02.04	<p><b>Include new objective LAS 2-3 -</b></p> <p><b>Environment Objective</b></p> <p><b>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.</b></p> <p><b><u>This change effects the text only</u></b></p>	24
SN 02.02.05	<p><b>Include new objective LAS 2-4 -</b></p>	24

	<p><b>Environment Objective</b></p> <p>It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.</p> <p><u>This change effects the text only</u></p>	
	<b>Section Three: Settlements and Other Locations</b>	
	<b>Clonakilty</b>	
SN 03.01.01	<p><b>Delete part of text of 1.1.21 and replace with new text -</b></p> <p><u>Education</u></p> <p>There is a strong representation of primary, secondary and further educational facilities within the town at present. <del>However, the projected population growth envisaged for the town may give rise to new requirements for the future expansion of existing school sites and the possible identification of new greenfield sites where appropriate.</del> <b>Based on future population growth envisaged in this Local Area Plan, the Department of Education has identified the future need for an additional primary school in Clonakilty. The preferred location for a new primary school should be within the Town Council Area, if this requirement arises in the future.</b> Darrara Agricultural College which is located to the east of Clonakilty Town provides a wide range of Teagasc agricultural training programmes.</p> <p><u>This change effects the text only</u></p>	29
SN 03.01.02	<p><b>Include additional text to 1.2.34 -</b></p> <p>The town and environs also contains a significant number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2009. <b>Clonakilty is designated as a historic town in the Record of Monument and Places (RMP) of County Cork.</b></p> <p><u>This change effects the text only</u></p>	30
SN 03.01.03	<p><b>Include additional text to I-01 -</b></p> <p>Light Industry development subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries. <b>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the western relief road (U-01).</b></p> <p><u>This change effects the text only</u></p>	32
SN 03.01.04	<p><b>Delete last sentence of B-01 and replace with revised text -</b></p> <p>Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate access and phasing arrangements and satisfactory disposal of surface water and effluent.</p>	32

	<p>Development to be carefully phased in accordance with a detailed overall scheme to include the provision of the western relief road (U-01) and provision for a safe off-road pedestrian access to the town centre.</p> <p><b>Development to be carefully phased in accordance with a detailed overall scheme which should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the western relief road (U-01) and provision for a safe off-road pedestrian access to the town centre.</b></p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.01.05	<p><b>Include new DB-05 specific zoning objective -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the town.</b></p> <p><b><u>This change effects the text only</u></b></p>	31
SN 03.01.06	<p><b>Delete text of DB-03 and replace with revised text -</b></p> <p><del>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, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</del></p> <p><b>In order to secure the sustainable 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 Clonakilty 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	31
SN 03.01.07	<p><b>Include new DB-06 specific zoning objective -</b></p> <p><b>Clonakilty Town is adjacent to Clonakilty Bay Special Area of Conservation and Clonakilty Bay Special Protection Area. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</b></p> <p><b><u>This change effects the text only</u></b></p>	31
SN 03.01.08	<p><b>Additional text to U-02 specific zoning objective -</b></p> <p><b>Indicative route for Northern Inner Relief Road. This road will cross the estuary upstream from Clonakilty Bay Special Area of Conservation and Special Protection Area. Its design 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.</b></p>	32

	<b><u>This change effects the text only</u></b>	
SN 03.01.09	<p><b>Include additional text after paragraph 1.2.17</b></p> <p>The 'Indicative Flood Extent Map' shown as part of the zoning map for Clonakilty 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, 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><b><u>This change effects the text only</u></b></p>	29
	<b>Dunmanway</b>	
SN 03.02.01	<p><b>Delete last sentence of 2.2.15 and replace with revised text. Include additional text to the 2<sup>nd</sup> Paragraph of X-01 -</b></p> <p>2.2.15. There are 3 Primary schools in Dunmanway, St Mary's National School (Junior and Senior) located on High Street, St Patrick's Boys National School located on Sackville Street and the Model School located on Bantry Road, catering for a combined student population of almost 350 pupils. Maria Immaculata Community College, a modern, privately owned school, provides secondary education in the town. <del>The town is therefore well catered for in terms of education provision and presently does not require further school sites.</del> <b>Based on future population growth envisaged in this Local Area Plan, the Department of Education and Skills has identified the future need for an additional post-primary school in Dunmanway. The projected increase at post-primary level may catered for by expansion of the existing school. However, this plan has also identified the option of the re-use / refurbishment of the existing buildings and /or a greenfield development within the X-01 site in order to meet future post primary school requirements.</b></p> <p>X-01 - The site is suitable for a variety of uses including mixed uses involving the re-use of the existing buildings and preservation of the parkland setting of the site. The south-east corner of the site may have some scope for some retail development subject to <b>access and</b> traffic safety considerations <b>being addressed. There may also be potential for the re-use / refurbishment of existing buildings and / or greenfield development to accommodate future requirements for an additional post-primary school in Dunmanway on the site.</b></p> <p><b><u>This change effects the text only</u></b></p>	35 / 40
SN 03.02.02	<p><b>Replace B-02 specific zoning objective with I-01 specific zoning objective -</b></p> <p><del>Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off road pedestrian access to the town centre.</del></p>	38 41

	<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>Industrial development suitable for a mixture of units including small to medium industrial units, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre.</b></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><u>This change effects the text and zoning map</u></b></p>	
SN 03.02.03	<p><b>Include new B-02 specific zoning objective -</b></p> <p><b>Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre.</b></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><u>This change effects the text and zoning map</u></b></p>	38 41
SN 03.02.04	<p><b>Modify part of the route of U-03 zoning objective in the Zoning Map for Dunmanway.</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	41
SN 03.02.05	<p><b>Replace O-11 specific zoning objective with R-12 specific zoning objective-</b></p> <p>Open space for sports, recreation and amenity purposes and part of river floodplain.</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>Low density residential development with single access to include comprehensive landscaping proposals along the site boundaries.</b></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</p>	40

	<p><b>System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</b></p> <p><b><u>This change effects the text and zoning map</u></b></p>	
SN 03.02.06	<p><b>Delete text of DB-03 and replace with revised text -</b></p> <p><del>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, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</del></p> <p><b>In order to secure the sustainable 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 the Bandon River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</b></p> <p><b>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 and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b></p> <p><b>It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Dunmanway.</b></p> <p><b><u>This change effects the text only</u></b></p>	37
SN 03.02.07	<p><b>Include new DB-08 specific zoning objective -</b></p> <p><b>Dunmanway is situated on the Bandon River which is designated as a Special Area of Conservation. This plan will protect the integrity of this, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</b></p> <p><b><u>This change effects the text only</u></b></p>	37
SN 03.02.08	<p><b>Include additional text to R-01 -</b></p> <p>Medium density residential development to include a mix of houses types and sizes subject to the provision of comprehensive landscaping proposals on the site boundaries and satisfactory disposal of surface water and effluent. Any proposal for development on these lands should include an archaeological impact assessment of the Ring fort adjoining the western boundary which should be incorporated into the scheme. Development to be carefully phased in accordance with a detailed overall scheme to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. <b>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b></p> <p><b><u>This change effects the text only</u></b></p>	38
SN 03.02.09	<p><b>Include additional text to R-02 -</b></p> <p>Medium density residential development to include a mix of houses types</p>	38



	<p>and sizes. Development to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. <b>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b></p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.02.10	<p><b>Include additional text to R-06 -</b></p> <p>Medium density residential development, to include a mix of houses types and sizes and comprehensive landscaping proposals with an amenity walk along northern boundary of site. Provision for a nursing home.</p> <p><b>Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</b></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><u>This change effects the text only</u></b></p>	38
SN 03.02.11	<p><b>Include additional text after paragraph 2.2.12</b></p> <p><b>The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Dunmanway 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, 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	35
	<b>Skibbereen</b>	
SN 03.03.01	<p><b>Delete 3.2.18 and replace with revised text -</b></p> <p><u>Education</u></p> <p>There is a strong representation of primary, secondary and further educational facilities within Skibbereen town at present. <del>The Skibbereen Town Development Plan, 2009, states that following discussions with the Department of Education and Science and based on projected population growth up to 2020, no new sites would be required at primary level, although extensions to existing schools may be required if all zoned residential land in the town was developed.</del> <b>Based on future population growth envisaged in this Local Area Plan, the Department of Education has identified the future need for an additional primary school in Skibbereen. The preferred location for a new primary school should be within the Town Council Area, if this requirement arises in the future.</b></p> <p><b><u>This change effects the text only</u></b></p>	43
SN 03.03.02	<p><b>Include additional text to 3.2.32 -</b></p> <p>The town and environs also contains a significant number of archaeological monuments which reflect the historic significance of the area. These are</p>	44

	<p>awarded protection under national legislation and policies contained in the County Development Plan 2009. The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.</p> <p><b>Skibbereen is designated as a historic town in the RMP of County Cork.</b></p> <p><b><u>This change effects the text only</u></b></p>	
<p>SN 03.03.03</p>	<p><b>Delete 3.3.4 and 3.3.5 and replace with revised text -</b></p> <p><del>The established Liss Ard Estate (including Liss Ard House and Lake Lodge) on the Castlehaven road with its particularly attractive setting also offers scope for development of this kind. In order to allow flexibility for potential investors, a site specific zoning has not been made for a new hotel in this plan. There may be potential for the refurbishment / re-use of existing buildings as an alternative to the construction of new buildings within the estate. All significant development proposals will be assessed in accordance with Cork County Council's "Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their settings"</del></p> <p><del>To add to the range of options, however, the zoning maps do indicate a potential location on the Baltimore Road (zoned business use) at the edge of the new development boundary, which is just about at walking distance from the town centre.</del></p> <p><b>A need has been identified for an additional hotel in Skibbereen that would offer a full range of facilities including a leisure centre, conference facilities and high quality tourism accommodation. While the preferred location would be close to the town centre (within the Town Council area) where the widest commercial, economic and social benefits would be derived, it might not be appropriate to restrict the options of a potential developer to a single location. In order to allow flexibility for potential investors, a site-specific zoning has not been made for a new hotel in this plan. However, to add to the range of options, the zoning maps for Skibbereen Environs indicate a potential location on the Baltimore Road (zoned business use) at the edge of the new development boundary, which is just about at walking distance from the town centre. The established Liss Ard Estate (including Liss Ard House and Lake Lodge) on the Castlehaven road with its particularly attractive setting also offers scope for development of this kind.</b></p> <p><b><u>Liss Ard Estate</u></b></p> <p><b>The Liss Ard Estate is located 1.5km to the south east of Skibbereen within the Town Green Belt. The estate and its country manor house date back to the 19th century to when the O'Donovan's first acquired the estate. The estate is set within 200 acres of woodland and exquisite gardens with its own 70 acre lake, which add to the uniqueness of the estate. The main buildings consist of Liss Ard House with its adjacent Walled Garden House and Liss Ard Lake Lodge. The houses and gardens are currently used to provide guest accommodation on a group rental basis and as a wedding and conference venue. The gardens and walks are open to the public on a seasonal basis.</b></p> <p><b>The estate has an established tourism profile and with its unique setting and proximity to the town of Skibbereen has immense potential to advance the tourism diversification needs of the area, strengthening the local economy by providing an innovative and high quality tourism</b></p>	<p>44</p> <p>45</p>

	<p>product and by providing a recreational destination which will attract national and international tourists. The provision of a high quality, innovative, integrated and sustainable tourism development on this estate is a key element in helping to develop and strengthen tourism provision in the Skibbereen area. The synergistic role of the town and the estate needs to be strengthened to ensure its viability is maintained into the future and this must be done in the most sensitive and appropriate manner possible. Maintaining the future of Liss Ard Estate and enhancing its role is a critical component in the success of the town.</p> <p>The future development of the Estate needs to be carried out in a sensitive and sustainable manner which would allow for future tourism growth, but which would simultaneously not compromise the overall scenic and amenity character of the grounds, lakeside setting or the setting and architectural character of the existing buildings. In this regard, the reuse, refurbishment and extension of the existing premises should form an integral part of a high quality innovative integrated and sustainable tourism development at Liss Ard, which may include a number of managed holiday units for short term letting in clustered arrangements at visually appropriate locations on site. The future expansion of facilities on the estate should also be considered which would help strengthen and support the overall development, and should be of a reasonable and appropriate scale and sensitively sited within the estate grounds. Any significant new development will be assessed in accordance with Cork County Council’s “Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their settings”.</p> <p>This plan recognises the strategic importance of the Liss Ard Estate as a key tourist attraction for West Cork and the Region. Cork County Council are anxious to work with the owners to increase the attractiveness of the estate and its setting, to protect and conserve the existing buildings and work to deliver a high quality, innovative, integrated and sustainable tourism product on this estate. Therefore, the developer should prepare a detailed planning brief for the site to be agreed by the planning authority.</p> <p><u>This change effects the text only</u></p>	
<p>SN 03.03.04</p>	<p><b>Modify text of specific zoning objective R-03 -</b></p> <p>Medium density residential development. <b>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the future distributor road (U-02).</b></p> <p><u>This change effects the text only</u></p>	<p>45</p>
<p>SN 03.03.05</p>	<p><b>Modify text of specific zoning objective B-01 -</b></p> <p>Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access <b>from the R637</b> and phasing arrangements and satisfactory disposal of surface water and effluent. Development <del>to be carefully phased</del> <b>shall be carried out</b> in accordance with a detailed overall scheme layout and provision for a safe off-road pedestrian access to the town centre.</p>	<p>46</p>

	<p><b>Parts of this site are at risk of flooding. Existing watercourses on the site should remain open. 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.03.06	<p><b>Include additional text to specific zoning objective I-01 -</b></p> <p>Industrial estate type development for small and medium light industrial units <b>with a single access from the R637.</b></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><u>This change effects the text only</u></b></p>	46
SN 03.03.07	<p><b>Include additional text to specific zoning objective DB-03 -</b></p> <p>In order to secure the <b>sustainable</b> 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, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p>	45
SN 03.03.08	<p><b>Include additional text after paragraph 3.2.15</b></p> <p><b>The 'Indicative Flood Extent Map' shown as part of the zoning map for Skibbereen 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, 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	43
	<b>Baltimore</b>	
SN 03.05.01	<p><b>Delete 5.3.5 and replace with revised text and include additional text to DB-01(b) -</b></p> <p><del>A certain portion of land to the south of the village and west of Rolf Cottages has been included in the development boundary but it is located in a highly scenic area, with restricted road access and inadequate infrastructure services. Any future development of this area will have to ensure that these inadequacies are overcome before any development takes place.</del></p> <p>A certain portion of land to the south of the village and west of Rolf Cottages has been included in the development boundary. <b>Any new development in this area will have to have regard to this highly scenic</b></p>	54

	<p><b>and prominent nature of the landscape, with restricted road access and inadequate infrastructure services.</b></p> <p>The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 12 units. <b>Development on steeply sloping and elevated sites should be avoided and development should be sensitively designed to have due consideration to the topography and visual and scenic amenities of the area.</b></p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.05.02	<p><b>Delete text of specific zoning objective DB-01 (k) -</b></p> <p><del>(k) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</del></p> <p><b><u>This change effects the text only</u></b></p>	55
SN 03.05.03	<p><b>Modify the Route of U-01 zoning objective in the Zoning Map for Baltimore</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	58
SN 03.05.04	<p><b>Delete text of X-01 and replace with revised text -</b></p> <p><del>Baltimore Harbour Action Plan of selected new piers, mixed commercial, industrial (marine related), community, tourism, and leisure activities, excluding any new residential and car parking.</del></p> <p><del>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</del></p> <p><b>Marine Related Activity including selected new piers, mixed commercial, marine related industry, community, tourism, and leisure activities, excluding any new residential. This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals 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 impacts either alone or in combination with other projects on the SAC.</b></p> <p><b>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.</b></p> <p><b><u>This change effects the text only</u></b></p>	57
SN 03.05.05	<p><b>Delete text of X-02 and replace with revised text -</b></p> <p><del>Action plan for mixed use primarily tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk.</del></p> <p><del>Parts of this site are at risk of flooding. Any development proposals on this</del></p>	57

	<p>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>An Action plan shall be prepared by the landowners and agreed with the Planning Authority making provision for mixed-use primarily tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk. This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals 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.</b></p> <p><b>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.</b></p> <p><b><u>This change effects the text only</u></b></p>	
<p>SN 03.05.06</p>	<p><b>Delete text of X-03 and replace with revised text -</b></p> <p><del>Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the employment and economic base of the village through:-</del></p> <p><del>a) A marina and its associated land based facilities</del></p> <p><del>b) A comprehensive high quality tourism related development which has regard to the visual sensitivities of the location.</del></p> <p><del>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</del></p> <p><b>Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the employment, economic and community base of the village through:-</b></p> <p><b>a) A marina and its associated land based facilities</b></p> <p><b>b) A comprehensive high quality tourism related development which has regard to the scenic and visual sensitivities of the location</b></p> <p><b>c) Provision of appropriate recreational facilities.</b></p> <p><b>This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals must be 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 impacts either alone or in combination with other projects on the SAC.</b></p> <p><b>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</b></p>	<p>57</p>

	<p>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><u>This change effects the text only</u></p>	
SN 03.05.07	<p>Include the following additional text to DB-01 -</p> <p>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>Baltimore is situated on the eastern side of Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the integrity of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p><u>This change effects the text only</u></p>	55
SN 03.05.08	<p>Delete text of DB-01 and replace with revised text -</p> <p><del>(a) Within the development boundary of Baltimore it is an objective to encourage the development of up to 85 houses (including 25 permitted units) for full-time occupancy in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</del></p> <p>Within the development boundary of Baltimore it is an objective to encourage the development of up to 85 houses (including 25 permitted units) for full-time occupancy in the period 2010 – 2020. 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 Roaring Water Bay and Islands 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.</p> <p><u>This change effects the text only</u></p>	55
SN 03.05.09	<p>Include additional text after paragraph 5.2.10</p> <p>The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Baltimore 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, 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><u>This change effects the text only</u></p>	53

	<b>Courtmacsherry</b>	
SN 03.06.01	<p><b>Include the following additional text to DB-01 specific zoning objective -</b></p> <p><b>Any proposal for development within the village core will need to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</b></p> <p><b>Courtmacsherry is situated on Courtmacsherry Estuary adjacent to a Special Area of Conservation and a Special Protection Area. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</b></p> <p><b><u>This change effects the text only</u></b></p>	61
	<p><b>Delete text of DB-01(a) and replace with revised text -</b></p> <p><del>(a) Within the development boundary of Courtmacsherry it is an objective to encourage the development of up to <b>155</b> houses (including 40 permitted units) for full-time occupancy in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</del></p> <p><b>Within the development boundary of Courtmacsherry it is an objective to encourage the development of up to 155 houses (including 40 permitted units) for full-time occupancy in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Courtmacsherry Estuary Special Area of Conservation and 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.06.02	<p><b>Include additional text to U-01 -</b></p> <p><b>Improvements to the Seven Heads Walk. This proposed walk is adjacent to Courtmacsherry Estuary Special Protection Area and within the Seven Heads Special Protection Area. Development of this walk could give rise to disturbance to both winter feeding and summer breeding sites and 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 the walk may only proceed where it can be shown that they will not have significant negative impact on these two Special Protection Areas. Buffer zones are likely to be</b></p>	62



	<p>required to protect breeding areas along the route of the walk.</p> <p><u>This change effects the text only</u></p>	
	<p><b>Leap</b></p>	
SN 03.08.01	<p><b>Delete 8.4.10 and 8.4.11 and specific zoning objective B-01 and replace with the following text -</b></p> <p>There is no existing land zoned for industry in Leap, however the 2005 Local Area Plan recognised the possibility for an employment zone at the eastern end of the village on the south side of the main road. The existing furniture enterprise in the centre of the village is causing serious traffic congestion and needs to be relocated. This plan proposes the designation of a business zoning within the village to address these issues and provide an opportunity for the development of employment uses within Leap village.</p> <p>The specific business zoning objective for Leap is set out in the following table:-</p> <p><b>B-01 – Small / Medium scale business development.</b></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>There is no business land zoned in this local area plan, however, there may be scope for the location of an employment zone within the development boundary at the eastern end of the village on the south side of the main road. The existing furniture enterprise in the centre of the village is causing serious traffic congestion and needs to be relocated.</b></p> <p><u>This change effects the text and zoning map</u></p>	71
SN 03.08.02	<p><b>Include the following additional text to DB-01 -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</b></p> <p><u>This change effects the text only</u></p>	70
	<p><b>Rosscarberry</b></p>	
SN 03.09.01	<p><b>Include additional text to 9.2.17 -</b></p> <p>The village has an attractive streetscape, containing a number of fine individual buildings, which are included in the Architectural Conservation Area (ACA) for Rosscarberry, designated in the 2009 County Development Plan. <b>Rosscarberry is designated as a historic town in the RMP of County Cork and is also a walled town with upstanding portions of the towns defences still surviving.</b> There are five buildings or other structures within the village entered in the Record of Protected Structures including Rosscarberry Church of Ireland Cathedral (RPS no. 00790), Ardagh School (RPS no. 00791), St Fachtna’s Catholic Church (RPS no. 00792), Rosscarberry Convent Buildings (RPS no. 00793) and Millfield House (RPS no. 001265) which is located to the east of the village.</p>	74

	<b><u>This change effects the text only</u></b>	
SN 03.09.02	<p><b>Delete last sentence of 9.3.3 -</b></p> <p>There is scope for development within Rosscarberry; however, it is important that the village's character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised. <del>The primary location for development is the area north of the existing village core where the most recent residential development has occurred.</del></p> <p><b><u>This change effects the text only</u></b></p>	74
SN 03.09.03	<p><b>Include the following additional text to DB-01 -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</b></p> <p><b><u>This change effects the text only</u></b></p>	75
	<b>Timoleague</b>	
SN 03.10.01	<p><b>Include the following additional text to DB-01 -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</b></p> <p><b>Timoleague is situated on Courtmacsherry Estuary adjacent to a Special Area of Conservation and a Special Protection Area. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</b></p> <p><b><u>This change effects the text only</u></b></p>	80
SN 03.10.02	<p><b>Delete DB-01 (a) and replace with revised text -</b></p> <p><del>(a) Within the development boundary of Timoleague it is an objective to encourage the development of up to <b>73</b> houses in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</del></p> <p><b>Within the development boundary of Timoleague it is an objective to encourage the development of up to 73 houses in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Courtmacsherry Estuary 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.</b></p>	79

	<u><b>This change effects the text only</b></u>	
SN 03.10.03	<p><b>Delete text of B-01 specific zoning objective and replace with revised text-</b></p> <p style="text-align: center;"><del>Small / Medium scale business development</del></p> <p><del>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 pla</del></p> <p><b>Small / Medium scale business development. This zone is adjacent to Courtmacherry Estuary Special Area of Conservation and Special Protection Area. Developments in this location could give rise to increased levels of run off into the estuary and/or could cause disturbance to wintering birds. Proposed developments in this zone must provide for sufficient storm water attenuation and are 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 the SAC. A buffer zone may be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</b></p> <p><b>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.</b></p> <p><u><b>This change effects the text only</b></u></p>	80
SN 03.10.04	<p><b>Include the following additional text to U-01 -</b></p> <p>Walkway through Timoleague with a connection to the Seven Heads walk. Improvements to the Seven Heads Walk. <b>This proposed walk is adjacent to Courtmacherry Estuary Special Protection Area and within the Seven Heads Special Protection Area. Upgrading or other work along this walk could give rise to disturbance to both winter feeding and summer breeding sites and 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 the walk may only proceed where it can be shown that they will not have significant negative impact on these two Special Protection Areas. Buffer zones are likely to be required to protect breeding areas along the route of the walk.</b></p> <p><u><b>This change effects the text only</b></u></p>	80
	<b>Oileán Chléire</b>	
SN 03.12.01	<p><b>Delete text of DB-01 (f) to (k) and replace with the following text.</b></p> <p><del>(f) — All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply;</del></p>	90

	<p>unless a public supply is available and adequate provision for storm water storage and disposal. 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.</p> <p>(g) ——— Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(h) ——— To support and promote sustainable economic development on Oileán Chléire.</p> <p>(i) ——— Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged.</p> <p>(j) ——— To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Oileán Chléire.</p> <p>(k) ——— All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p><b>(f) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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 and on Roaring Water Bay and Islands Special Area of Conservation.</b></p> <p><b>(g) In order to secure the population growth and supporting development proposed for Oileán Chléire, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands 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.</b></p> <p><b>(h) To support and promote sustainable economic development on Oileán Chléire.</b></p> <p><b>(i) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged. Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation 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.</b></p> <p><b>(j) To encourage and support where appropriate the</b></p>	
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	<p>implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Oileán Chléire, where these are compatible with the objectives and policies of the Skibbereen Electoral Area Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</p> <p>(k) Much of Oileán Chléire is situated within Roaring Water Bay and Islands 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. Proposals for development of new houses under (a), (b), (c), (d) and (e) above shall not be located on habitats of conservation value within Roaring Water Bay and Islands Special Area of Conservation, will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. Such development only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>(l) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.12.02	<p><b>Include the following additional text to specific zoning objective B-01</b></p> <p>Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site. <b>Development as proposed in this objective should not be located within Special Area of Conservation and is 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 the SAC.</b></p> <p><b><u>This change effects the text only</u></b></p>	90
SN 03.12.03	<p><b>Include the following additional text to specific zoning objective B-02</b></p> <p>Encourage the provision of additional facilities required to develop in an appropriate manner the islands cultural and ornithological assets. <b>Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	90
SN 03.12.04	<p><b>Include the following additional text to specific zoning objective B-03</b></p> <p>Promote the development of land and water based leisure activities. <b>Projects initiated through this objective within or adjacent to the Special Area of Conservation may require the provision of an ecological impact</b></p>	90

	<p><b>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.</b></p> <p><b><u>This change effects the text only</u></b></p>	
	<b>Sherkin Island</b>	
SN 03.13.01	<p><b>Delete text of DB-01 (d) to (m) and replace with the following text.</b></p> <p><del>(d) Development of clustered housing or employment uses should normally be located in or within a short walking distance of the North and South Harbour.</del></p> <p><del>(e) Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.</del></p> <p><del>(f) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.</del></p> <p><del>(g) Improve services, facilities and attractions for residents and visitors and expand and develop enterprise and employment on the Island.</del></p> <p><del>(h) Support and promote sustainable economic development on Sherkin Island.</del></p> <p><del>(i) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged.</del></p> <p><del>(j) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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.</del></p> <p><del>(k) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</del></p> <p><del>(l) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Sherkin Island.</del></p> <p><del>(m) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</del></p> <p><b>(d) Development of clustered housing or employment uses should normally be located in or within a short walking distance of the</b></p>	94 / 95

	<p><b>Harbour.</b></p> <p><b>(e) Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.</b></p> <p><b>(f) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.</b></p> <p><b>(g) Improve services, facilities and attractions for residents and visitors and expand and develop enterprise and employment on the Island.</b></p> <p><b>(h) Support and promote sustainable economic development on Sherkin Island.</b></p> <p><b>(i) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged.</b></p> <p><b>(j) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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 and on Roaringwater Bay and Island Special Area of Conservation.</b></p> <p><b>(k) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands 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.</b></p> <p><b>(l) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Sherkin Island, where these are compatible with the objectives and policies of the Skibbereen Electoral Area Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</b></p> <p><b>(m) Much of Sherkin Island is situated within Roaring Water Bay and Islands 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.</b></p> <p><b>(n) Proposals for development of new houses under (a), (b), (c), (d) and (e) above should not be located on habitats of conservation value within the Roaring Water Bay and Islands Special Area of Conservation, will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. Such development can only</b></p>	
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	<p>proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>(o) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.13.02	<p><b>Include the following additional text to specific zoning objective B-01</b></p> <p>Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site. <b>Development as proposed in this objective should not be located within Special Area of Conservation and is 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 the SAC.</b></p> <p><b><u>This change effects the text only</u></b></p>	95
SN 03.13.03	<p><b>Include the following additional text to specific zoning objective B-02</b></p> <p>Further develop the marine leisure sector, particularly sailing, boat tours, diving and kayaking. <b>Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	95
SN 03.13.04	<p><b>Include the following additional text to specific zoning objective B-03</b></p> <p>Promote the development of land and water based leisure activities. <b>Projects initiated through this objective within or adjacent to the Special Area of Conservation may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</b></p> <p><b><u>This change effects the text only</u></b></p>	95
SN 03.13.05	<p><b>Include the following additional text to specific zoning objective B-05</b></p> <p>Improve marine infrastructure on the island as appropriate to reduce costs for those involved in fishing aquaculture. <b>Projects initiated through this objective within or adjacent to the Special Area of Conservation may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</b></p> <p><b><u>This change effects the text only</u></b></p>	95



SN 03.13.06	<p><b>Include the following additional text to specific zoning objective U-04</b></p> <p>Implement looped walking routes on the island. <b>Development of walks could result in the removal of habitats and species for which the SAC is designated. Any proposals 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 the walks may only proceed where it can be shown that they will not have significant negative impact on the SAC.</b></p> <p><b><u>This change effects the text only</u></b></p>	95
SN 03.13.07	<p><b>Include the following additional text to specific zoning objective U-07</b></p> <p>Provide public amenities near the beaches. <b>Such development could result in the removal of habitats and species for which the SAC is designated. Any proposals 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 the walks may only proceed where it can be shown that they will not have significant negative impact on the SAC.</b></p> <p><b><u>This change effects the text only</u></b></p>	95
	<b>Union Hall</b>	
SN 03.20.01	<p><b>Include the following additional text to DB-01 -</b></p> <p>(g) It is an objective to protect the setting of the village, <b>the coastline and its immediate surrounds</b>, particularly the lands adjoining the Harbour. Development along the Main Street and within the core of the village shall be designed to a high standard to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.</p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</b></p> <p><b><u>This change effects the text only</u></b></p>	84
	<b>Castletownkenneigh</b>	
SN 03.20.01	<p><b>Delete the following text in DB-01 (c) -</b></p> <p><del>Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</del></p> <p><b><u>This change effects the text only</u></b></p>	118
	<b>Castletownshend</b>	
SN 03.21.01	<p><b>Include the following additional text to DB-01 -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</b></p> <p><b><u>This change effects the text only</u></b></p>	122
	<b>Glandore</b>	

SN 03.24.01	<p><b>Include the following additional text to DB-01 -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</b></p> <p><b><u>This change effects the text only</u></b></p>	132
	<b>Rathbarry</b>	
SN 03.27.01	<p><b>Include the following additional text to DB-01 (c) and to new paragraph DB-01(f) -</b></p> <p>All residential development should consist of single dwellings on individual sites and should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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 and on <b>Kilkeran Lake.</b></p> <p><b>Rathbarry is situated beside Kilkeran Lake and Castlefreke Dunes 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	141
	<b>Ring</b>	
SN 03.29.01	<p><b>Include the following additional text to DB-01 (e) and new paragraphs DB-01(i) and DB-01 (j) -</b></p> <p>All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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 <b>and on Clonakilty Bay Special Area of Conservation.</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</b></p> <p><b>Ring is situated within and adjacent to Clonakilty Bay Special Area of Conservation and Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</b></p> <p><b><u>This change effects the text only</u></b></p>	147
SN 03.29.02	<p><b>Delete text of DB-01(b) and replace with revised text -</b></p> <p><del>(a) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development..</del></p> <p><b>In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water</b></p>	147

	<p>infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty 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.</p> <p><u>This change effects the text only</u></p>	
SN 03.29.03	<p><b>Amend the development boundary of Ring to exclude lands within the Special Area of Conservation and delete text of 29.4.3 and replace with revised text to reflect this change -</b></p> <p><del>Having regard to the village status of Ring, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development, provides adequate land for future growth and some minor changes have been made to include existing properties. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.</del></p> <p><b>Having regard to the village status of Ring, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth over the lifetime of this plan. The development boundary has been revised to exclude areas adjoining the harbour within the Special Area of Conservation. Some changes have also been made to the development boundary to include existing properties.</b></p> <p><u>This change effects the text and zoning map</u></p>	147 / 148
	<b>Shannonvale</b>	
SN 03.31.01	<p><b>Include the following additional text to E-01 -</b></p> <p><b>Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</b></p> <p><u>This change effects the text only</u></p>	154
	<b>Teerelton</b>	
SN 03.32.01	<p><b>Include additional text after paragraph 32.2.6</b></p> <p><b>The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Teerelton 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, 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</b></p>	156

	<b>application for planning permission.</b> <b><u>This change effects the text only</u></b>	
	<b>Connonagh</b>	
SN 03.34.01	<p><b>Revised text to 34.4.3 and DB-01 (a) -</b></p> <p>This plan envisages development of up to <del>5</del> <b>3</b> additional dwellings in the village up to 2020, taking the housing stock to approximately <del>16</del> <b>14</b> units by 2020. Given the scale and development pattern of the village, it is considered that the development potential of Connonagh be limited to individual dwellings supported by individual wastewater treatment systems.</p> <p>(a) Within the development boundary of Connonagh it is an objective to encourage the development of up to <del>5</del> <b>3</b> houses in the period 2010 – 2020. New residential development should be in the form of individual dwelling houses to be located on suitable sites to the north of the main road close to the settlement centre, leaving the southern portion in forestry and other agricultural use.</p> <p><b><u>This change effects the text only</u></b></p>	164
	<b>Johnstown</b>	
SN 03.36.01	<p><b>Revised text to 36.4.3 and DB-01 (a) -</b></p> <p>This plan envisages development of up to <del>8</del> <b>5</b> additional dwellings in the village nucleus up to 2020, taking the housing stock to approximately <del>23</del> <b>20</b> units by 2020. Given the scale and development pattern of the village, it is considered that the development potential of Johnstown be limited to individual dwellings supported by individual wastewater treatment systems.</p> <p>(a) Within the development boundary of Johnstown it is an objective to encourage the development of up to <del>8</del> <b>5</b> houses in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre.</p> <p><b><u>This change effects the text only</u></b></p>	170
	<b>Rathmore</b>	
SN 03.39.01	<p><b>Revised text to 39.4.3 and DB-01 (a) –</b></p> <p>This plan envisages development of up to <del>8</del> <b>5</b> additional dwellings in the village up to 2020, taking the housing stock to approximately <del>20</del> <b>17</b> units by 2020. Given the scale and development pattern of the village it is considered that the development potential of Rathmore be limited to individual dwellings supported by individual wastewater treatment systems.</p> <p>Within the development boundary of Rathmore it is an objective to encourage the development of up to <del>8</del> <b>5</b> houses in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre.</p> <p><b><u>This change effects the text only</u></b></p>	179

SN 03.39.02	<p><b>Include the following additional text to DB-01(c) -</b></p> <p>It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village. In particular, any development should have due consideration to scenic landscape and scenic route designations and the sensitive nature of this coastal landscape. <b>Development on steeply sloping and elevated sites should be avoided.</b></p> <p><u><b>This change effects the text only</b></u></p>	179
	<b>Togher</b>	
SN 03.40.01	<p><b>Include the following additional text to DB-01(c) -</b></p> <p>All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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 <b>and impacts on the Bandon River Special Protection Area. Treatment systems must be of a standard to prevent any increase in Phosphates into the adjoining stream which could have an impact on Freshwater Pearl Mussel in the River Bandon.</b></p> <p><u><b>This change effects the text only</b></u></p>	182
	<b>Ballinglanna</b>	
SN 03.42.01	<p><b>Include the following additional text to DB-01 -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement.</b></p> <p><u><b>This change effects the text only</b></u></p>	186
	<b>Darrara Rural Model Village</b>	
SN 03.44.01	<p><b>Delete text of X-01(c) and replace with revised text -</b></p> <p><del>(c) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</del></p> <p><b>In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty 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.</b></p> <p><u><b>This change effects the text only</b></u></p>	191

	<b>Inchydoney</b>	
SN 03.45.01	<p><b>Include the following additional text to O-03 specific zoning objective –</b></p> <p>Open space associated with the holiday homes complex to the west of site / agricultural use <b>to include provision for the U-01 proposed access road serving lands to the north.</b></p> <p><b><u>This change effects the text only</u></b></p>	196
SN 03.45.02	<p><b>Include the following additional text to DB-01 -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement.</b></p> <p><b><u>This change effects the text only</u></b></p>	195
SN 03.45.03	<p><b>Delete DB-01 (b) and replace with revised text -</b></p> <p><del>(a) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</del></p> <p><b>In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	195
SN 03.45.04	<p><b>Include the following additional text to specific policy objective U-02 -</b></p> <p>Completion of Access Road from X-02 to X-03. <b>Road is proposed to be sited adjacent to Special Area of Conservation and Special Protection Area. Development proposals 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.</b></p> <p><b><u>This change effects the text only</u></b></p>	196
SN 03.45.05	<p><b>Include the following text to specific policy objective O-01 -</b></p> <p>Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity and the natural wetland characteristics of Beamish’s Lagoon. <b>This zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development.</b></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</p>	

	<p>Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.45.06	<p><b>Include the following text to specific policy objective O-02 -</b></p> <p>Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity along the coastline, in particular the dunes and elevated land which defines the scenic and visual quality of the Island. <b>Most of this zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development. Development proposals in other parts of this zone 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 adjacent SAC.</b></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><u>This change effects the text only</u></b></p>	196
SN 03.45.07	<p><b>Include the following text to special policy objective X-03 -</b></p> <p>Low density residential development. Road access should be off the proposed access road and not the road along the seafront. <b>This zone is adjacent to Special Area of Conservation and Special Protection Area. Development proposals 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 are likely to require the maintenance of a buffer zone in order to prevent disturbance to species.</b></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><u>This change effects the text only</u></b></p>	196
	<b>Lisbealad</b>	
SN 03.46.01	<p><b>Delete text in 46.3.3 and revise the development boundary –</b></p> <p>This plan proposes a new development boundary for Lisbealad which defines the extent of the built up area where new development including individual housing may be located and also focuses on the priority of development around the crossroads.</p> <p><b><u>This change effects the text and zoning map</u></b></p>	198 200

	Ownahinchy	
SN 03.47.01	<p><b>Delete 47.3.1, 47.3.2, 47.3.3, 47.3.4 and 47.3.5 and replace with the following text -</b></p> <p>The options for the sensitive re-development of both former hotel's sites (X-02 and X-03) to incorporate high quality building design has been retained. There are a number of areas offering potential for re-development that would help the resort to improve its environmental image and realise its development potential. This local area plan acknowledges the importance of these areas, which have been designated as Special Policy Areas and specific objectives have been tailored to encourage the future development of these sites to a high quality.</p> <p>There is limited capacity to treat wastewater within the settlement, which will need to be addressed in order to accommodate future development within Ownahinchy.</p> <p>It is important that the landscape and environmental setting of the settlement is adequately protected any new development within this settlement will not significantly interfere or detract from this environmentally sensitive coastal areas. The whole coastal strip needs an improvement in appearance and layout of community space (parking, walkways etc).</p> <p>Ownahinchy is a designated bathing area. The beach and settlement area are along the coast road on the flat land between the two peninsulas. Being flat, the land has a periodic drainage problem with high tides and frequent erosion of the sand dunes. A drainage pond has been constructed behind the Caravan Park and hotel. The dunes have been used for housing along the coastal road to the seaward side in the eastern part of the settlement. These residences can cause erosion of the dunes and no new development should be encouraged on these dunes. There is also a need for continual measures to control the drainage problems and encourage improved coastal management.</p> <p>Inland of the holiday resort are a number of clusters of detached dwellings on the foothills of the ridge. These dwellings are for both local permanent residents and summer holiday homes. Although these are located within scenic and coastal area, there is a lot of development pressure for dwellings to be located in surrounding land with views of the sea and close to the holiday resort.</p> <p><b>The settlement, despite the intrinsic natural beauty of the surrounding landscape, suffers from a poor image due to its lack of a functioning core and associated community facilities, a fragmented and elongated strip, a mismatch of development designs and heights and underdeveloped tourist facilities and services.</b></p> <p><b>There is scope in Ownahinchy for the development of a different type of tourism product, one which capitalises on the intrinsic landscape character and natural amenities of the area and is of a small to medium scale allowing it to compliment rather than compete with other tourism locations. In this regard, there is potential for Ownahinchy to become a destination for activity based tourism where a dedicated centre could be developed, which focuses on marketing and developing outdoor activities such as walking, surfing, cycling etc.</b></p> <p><b>The options for the sensitive re-development of both former hotel's sites (X-02 and X-03) to incorporate high quality building design has been</b></p>	201



	<p>retained. There are a number of areas offering potential for re-development that would help the resort to improve its environmental image and realise its development potential. This local area plan acknowledges the importance of these areas, which have been designated as Special Policy Areas and specific objectives have been tailored to encourage the future development of these sites to a high quality.</p> <p>The settlement is located in a particularly scenic landscape and all new development should be assessed regarding their impact on the scenic amenities of the area by reference to its coastal location adjoining a scenic route. It is important that the landscape and environmental setting of the settlement is adequately protected and any new development within this settlement will not significantly interfere or detract from this environmentally sensitive coastal area. The whole coastal strip needs an improvement in appearance and layout of community space (parking, walkways etc).</p> <p>Ownahinchy is also a designated bathing area. The beach and settlement area are along the coast road on the flat land between the two peninsulas. Being flat, the land has a periodic drainage problem with high tides and frequent erosion of the sand dunes. A drainage pond has been constructed to the north of the settlement. The dunes have been used for housing along the coastal road to the seaward side in the eastern part of the settlement. These residences can cause erosion of the dunes and no new development should be permitted on the beach front / dunes. There is also a need for continual measures to control the drainage problems and encourage improved coastal management.</p> <p>Inland of the holiday resort are a number of clusters of detached dwellings on the foothills of the ridge. These dwellings are for both local permanent residents and summer holiday homes. Although these are located within scenic and coastal area, there is a lot of development pressure for dwellings to be located in surrounding land with views of the sea and close to the holiday resort. In order to address the lack of development which has taken place to date, this local area plan proposes a more open and flexible approach to make provision for other types of development, including permanent residential at selected sites.</p> <p>There is limited capacity to treat wastewater within the settlement, which will need to be addressed in order to accommodate future development within Ownahinchy.</p> <p><b><u>This change effects the text only</u></b></p>	
<p>SN 03.47.02</p>	<p><b>Delete DB-01 (a) and replace with revised text and Include additional text to DB-01 -</b></p> <p><del>(a) — Within the development boundary of Ownahinchy, it is an objective to encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a particularly scenic landscape area and all new development should take this into consideration.</del></p> <p><b>Within the development boundary of Ownahinchy, it is an objective to ensure new development is of high quality design, of an appropriate scale and form and sympathetic to the carrying capacity of the settlement. The materials used should be in keeping with the rural coastal locale and colour schemes should compliment the natural beauty</b></p>	<p>202</p>

	<p>of the area. The resort is located in a particularly scenic landscape area and all new development should have specific regard to the visual impact of any proposal.</p> <p>It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement.</p> <p>Any new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development.</p> <p>Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>It is an objective to protect the environmentally sensitive coastal strip of the entire settlement from inappropriate development.</p> <p>It is an objective to identify suitable traffic calming measures for the main road (R598) in Ownahinchy.</p> <p><u>This change effects the text only</u></p>	
SN 03.47.03	<p><b>Delete text of X-01 special zoning objective and replace with revised text</b></p> <p><del>Opportunity site of former caravan park providing seasonal tourist accommodation that could be redeveloped for a range of more permanent built residential and tourist accommodation with necessary community facilities to a high quality design.</del></p> <p><del>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</del></p> <p><b>Opportunity site for the re-development of the former caravan park to provide permanent residential housing of an appropriate scale and form, to a high quality design standard in tandem with the provision of community facilities. The Planning Authority will in consultation with the landowners, prepare a detailed planning design brief for these lands.</b></p> <p><b>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.</b></p> <p><u>This change effects the text only</u></p>	202
SN 03.47.04	<p><b>Delete text of X-02 special zoning objective and replace with revised text-</b></p> <p><del>Opportunity site for the sensitive re-development of former hotel complex with special consideration needed to integrate any development into the scenic landscape environment along the coastline and to a high quality design approach.</del></p> <p><b>Opportunity site for the sensitive re-development of the former hotel complex site (relating to the brownfield portion of the site only) with special consideration needed to ensure that any use proposed is</b></p>	202

	<p>sympathetic to the tourism function of the settlement and that any development will integrate into the visual and scenic landscape environment along the coastline and to a high quality design standard. The remaining lands to the north of the former hotel complex should remain open and free from any development, to allow for protection of the views of Castlefreke which is a protected structure. The Planning Authority will in consultation with the landowners, prepare a detailed planning design brief for these lands.</p> <p><b><u>This change effects the text only</u></b></p>	
SN 03.47.05	<p><b>Delete text of X-03 special zoning objective and replace with revised text-</b></p> <p><del>Opportunity area including former hotel complex and apartments that need renovation and possible extension to a high quality design standard including a mix of tourism accommodation and tourism services.</del></p> <p><del>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</del></p> <p><b>Opportunity area including former hotel complex and apartments to be re-developed to a high quality design standard with an emphasis on the development of an integrated tourism product including the provision of tourism accommodation and services.</b></p> <p><b>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.</b></p> <p><b><u>This change effects the text only</u></b></p>	203
SN 03.47.06	<p><b>Delete text of X-04 special zoning objective and replace with revised text-</b></p> <p><del>Extension to Caravan Park to include comprehensive landscaping proposals</del></p> <p><b>Extension to Caravan Park and / or provision for managed holiday home accommodation and other tourist facilities to include comprehensive landscaping proposals.</b></p> <p><b><u>This change effects the text only</u></b></p>	203
SN 03.47.07	<p><b>Delete text of O-01 special zoning objective and replace with revised text-</b></p> <p><del>Open space reservation for the existing beach and dune system including coastal erosion management, protection of the beach front against any new development and intensification of existing residential development and the control of litter.</del></p> <p><del>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.</del></p> <p><b>Open space reservation for the existing beach and dune system including coastal erosion management, protection of the beach front and dunes</b></p>	203

	<p>against any new development, improve the coastal strip and the control of litter.</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><u>This change effects the text only</u></p>	
SN 03.47.08	<p><b>Delete text of U-01 special zoning objective and replace with revised text</b></p> <p><del>Provide adequate car parking spaces for peak day trippers and upgrade the walkways for public safety and access.</del></p> <p><b>Provision of adequate car parking and public toilets for peak day trippers to the western end of the settlement.</b></p> <p><u>This change effects the text only</u></p>	203
SN 03.47.09	<p><b>Include new U-02 special zoning objective and route -</b></p> <p><b>Upgrade and extend the pedestrian walkway on the R598 and the 'cliff walk' through the settlement to include the provision of public lighting where appropriate.</b></p> <p><u>This change effects the text and zoning map</u></p>	203
	Tragumna	
SN 03.49.01	<p><b>Include the following text as DB-03 -</b></p> <p><b>It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement.</b></p> <p><u>This change effects the text only</u></p>	208
SN 03.49.02	<p><b>Delete text of DB-01 and replace with revised text -</b></p> <p><del>Within the development boundary of Tragumna, it is an objective to encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a particularly scenic landscape area and all new development should take this into consideration. All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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.</del></p> <p><b>Within the development boundary of Tragumna, it is an objective to encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a particularly scenic landscape area and all new development should take this into consideration. All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to</b></p>	208

	<p>any cumulative impacts on water quality and on Lough Hyne Special Area of Conservation.</p> <p><u>This change effects the text only</u></p>	
SN 03.49.03	<p><b>Amend the development boundary of Tragumna to exclude an area of land within the Special Area of Conservation</b></p> <p><u>This change effects the zoning map only</u></p>	209

## Appendix C

Name of Interested Party	Unique Reference Number	Settlement Name
Atkins Family	SNDLAP11/623	Dunmanway
Baker Tilly – Ryan Glennon Accountants	SNDLAP11/780	Inchydoney
Baltimore, Rath and the Islands Community Council	SNDLAP11/473	Baltimore
BamGable Developments	SNDLAP11/1274	
Beare, Ann	SNDLAP11/783	Union Hall
Bennett, Harry	SNDLAP11/799	Clonakilty
Brooks Family	SNDLAP11/573	Castletownkenneigh
Bus Éireann	SNDLAP11/1083	
Carbery Timber Ltd	SNDLAP11/903	Skibbereen Environs
Coleman, Daniel J	SNDLAP11/1008	Skibbereen Environs
Construction Industry Federation	SNDLAP11/1094	
Cronin, David & O' Flynn, Pat	SNDLAP11/1016	Baltimore
Dairygold Co Operative Ltd	SNDLAP11/948	Teerelton
Deane, Clement	SNDLAP11/994	Dunmanway
Dept of Communications, Energy & Natural Resources	SNDLAP11/1082	
Dept of Education.	SNDLAP11/1027	
DoEHLG	SNDLAP11/1081	
Droumleigh Construction	SNDLAP11/999	Clonakilty
Duggan, John	SNDLAP11/791	Ring
Duggan, John	SNDLAP11/802	Clonakilty
Dunmanway Community Council	SNENV11/585	Dunmanway
Environmental Protection Agency	SNDLAP11/1195	
Fitzpatrick, John and Hayes, Denis	SNDLAP11/575	Ownahinchy
Fitzpatrick, John and Hayes, Denis	SNDLAP11/578	Ownahinchy
Gannon, Mark and Trish	SNDLAP11/550	Courtmacsherry
Hayes, Jim	SNDLAP11/577	Drinagh
Healy, Cllr Adrian	SNDLAP11/793	Rathmore
Hill, Don	SNDLAP11/775	Clonakilty
Hilliard, Bob and Maria	SNDLAP11/988	Clonakilty
Hilliard, Bob and Maria	SNDLAP11/1019	Clonakilty
Irish and European Properties Ltd.	SNDLAP11/770	Ownahinchy
Irish Farmers Association	SNDLAP11/1143	
Johnson, Rory and Sheila	SNDLAP11/776	Baltimore
Keane, Evelyn	SNDLAP11/863	Lisbealad
Kennedy, Dermot and Diane	SNDLAP11/827	Baltimore
Marten, Brian	SNDLAP11/797	Baltimore
McCarthy, Michael	SNDLAP11/784	Inchydoney
McCarthy, Michael & Susan	SNDLAP11/785	Inchydoney
Murphy, Peter	SNDLAP11/767	Baltimore
National Roads Authority	SNDLAP11/1079	
National Sustainable Travel Office, Department of Transport	SNDLAP11/647	
Naylor, James	SNDLAP11/466	Baltimore
O'Brien, Brigid	SNDLAP10/395	
Ó Donnabháin, Niall	SNDLAP11/648	Ownahinchy
O' Donoghue, Dermot	SNDLAP11/1012	Glandore
O' Donovan, Jeremiah	SNDLAP11/773	Leap

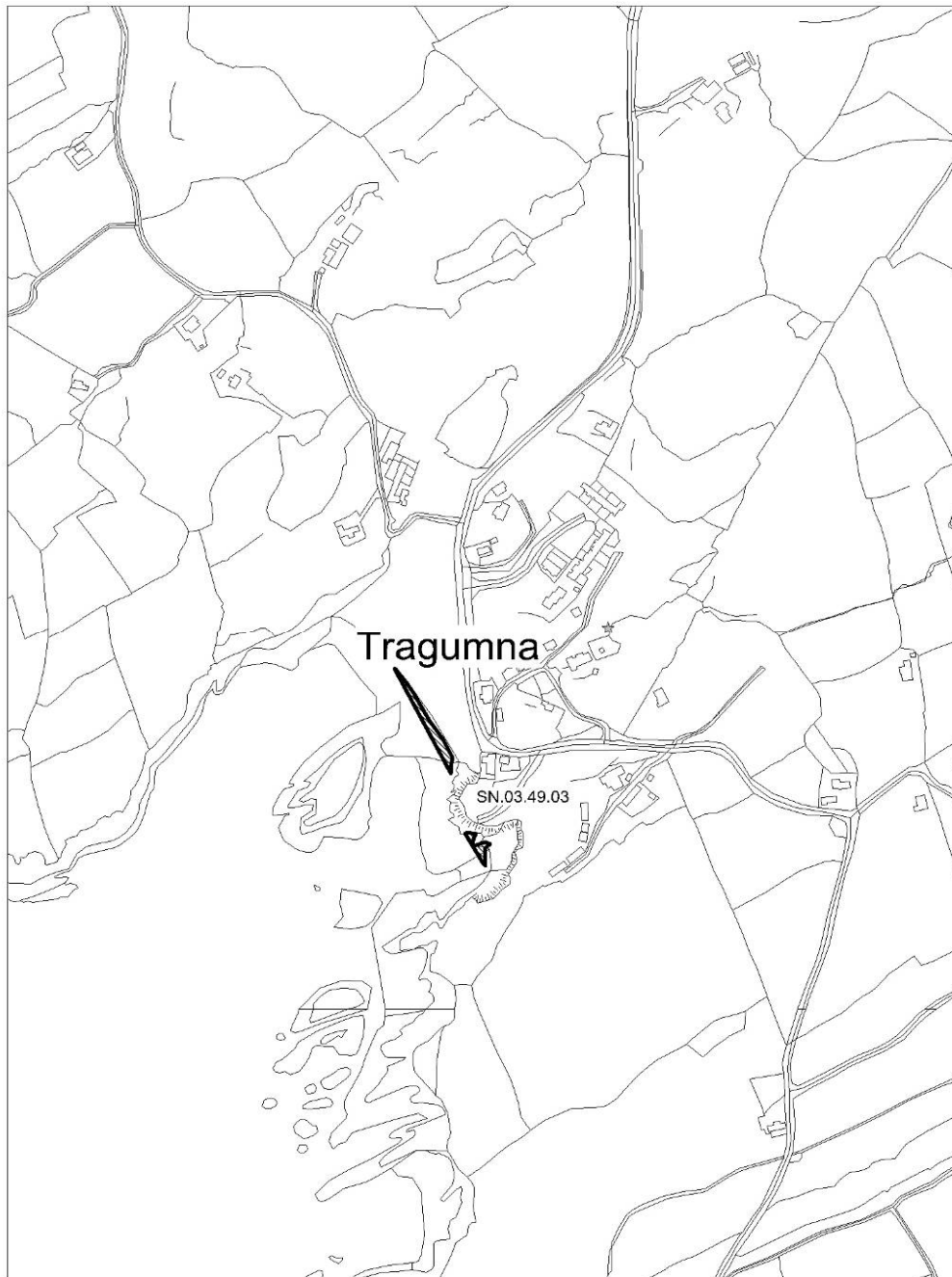
O' Donovan, Vincent and Ann	SNDLAP11/690	Courtmacsherry
O Flynn Construction	SNDLAP11/1149	
O' Farrell Seán	SNDLAP11/641	Courtmacsherry
OPW	SNDLAP11/1080	
Ryan, Gareth	SNDLAP11/558	Shannonvale
Santry, Kevin	SNDLAP11/792	Rosscarbery
Sexton, Orla	SNDLAP11/813	Courtmacsherry
Stern, Roman	BYDLAP11/652	Skibbereen Environs
Stern, Roman	SNDLAP11/658	Skibbereen Environs
Sustainable Clonakilty	SNDLAP11/470	Clonakilty
Tesco Ireland Ltd,	SNDLAP11/804	Clonakilty
Turner, David	SNDLAP11/446	Baltimore
Walsh, Tony (Secretary), McCarthy, Cecil (Chairperson)	SNDLAP11/892	Ballinglanna
Waugh, Declan	SNDLAP11/1270	Skibbereen
Whelan, Roger	SNDLAP11/970	Baltimore
Wycherley, Geoff	SNDLAP11/1005	Rosscarbery

## **Appendix D – Proposed Map Changes**



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

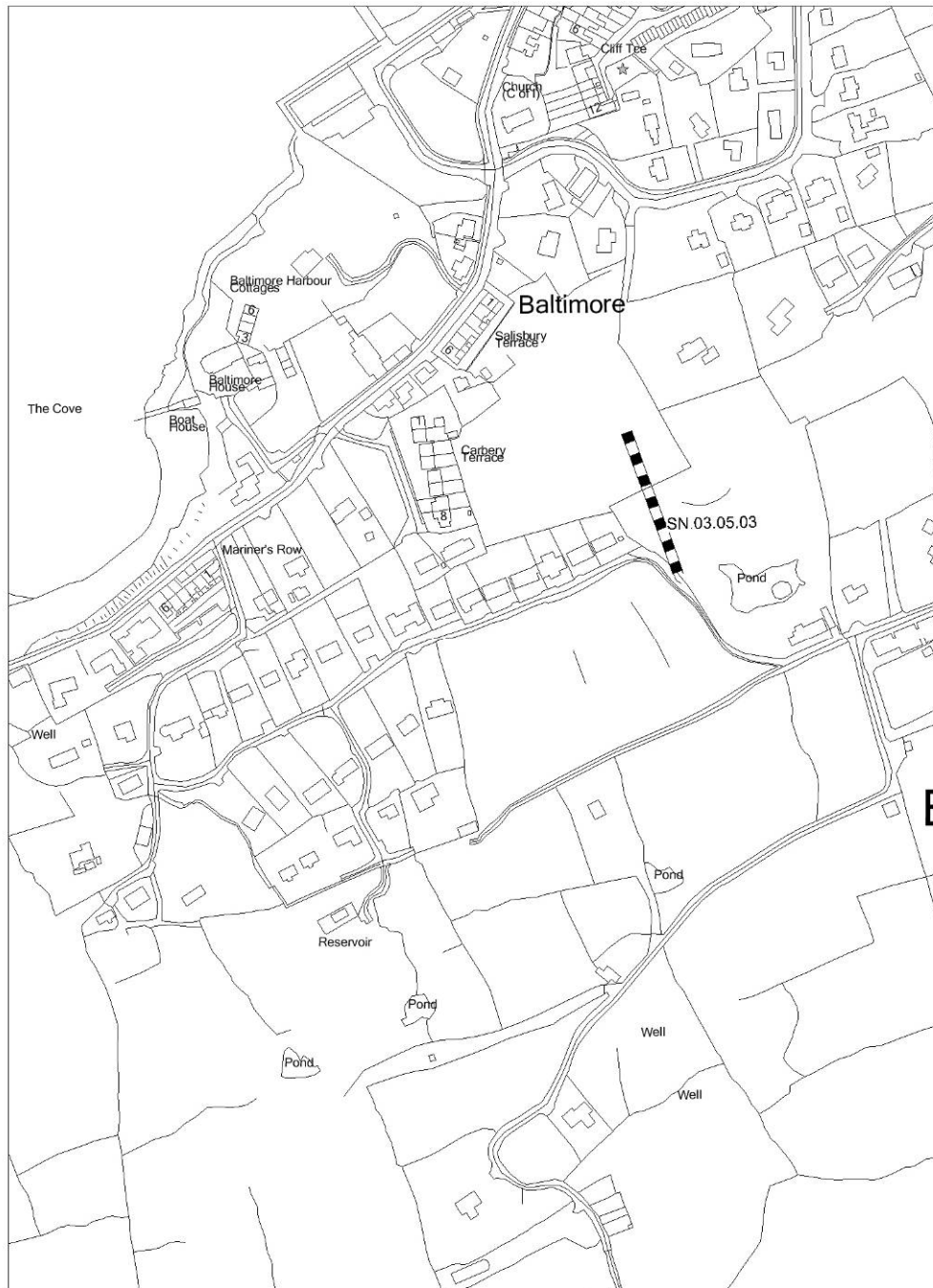
**Tragumna**



**Managers Recommended Amendment Ref. SN.03.49.03**

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

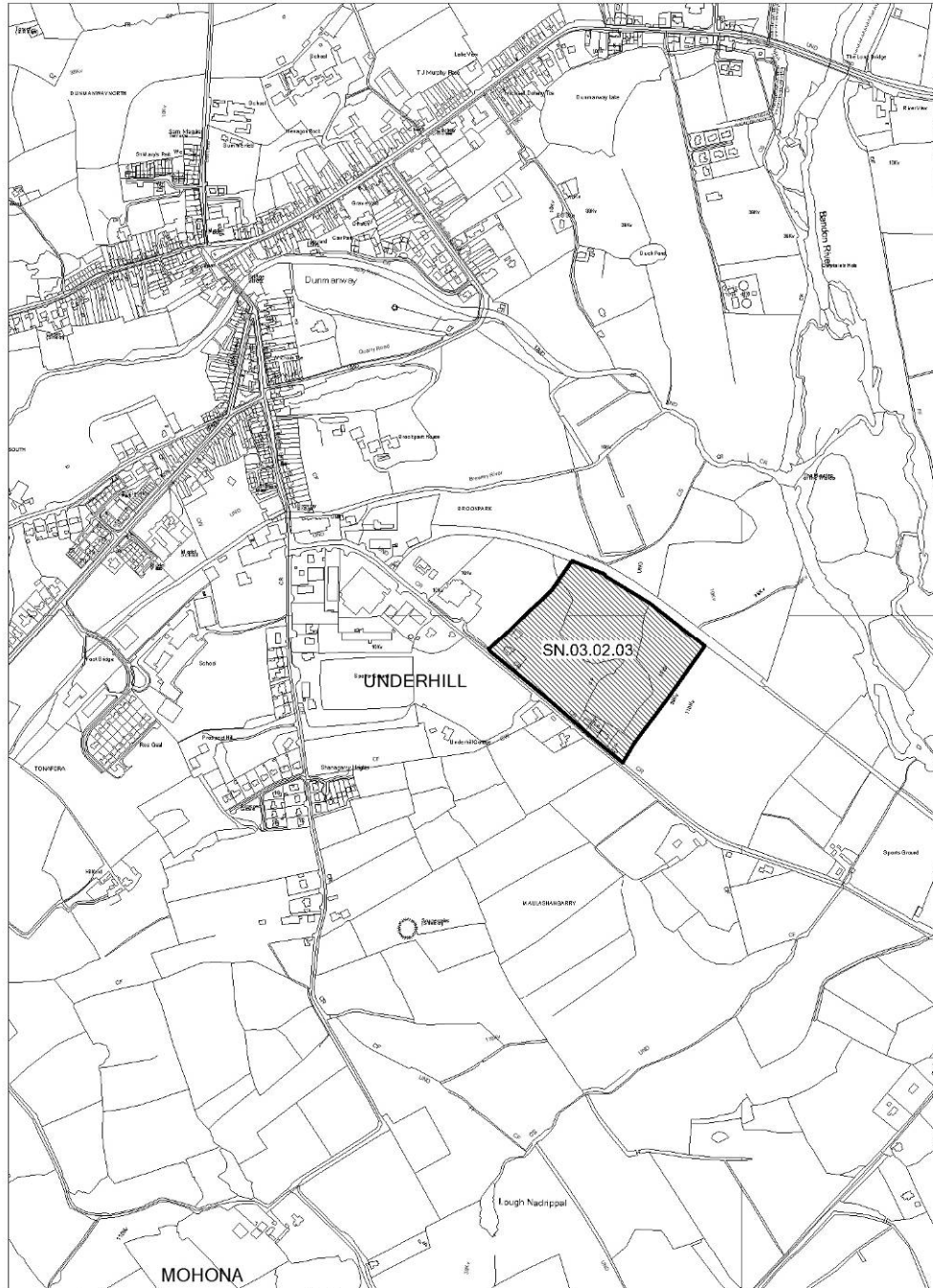
**Baltimore**



**Managers Recommended Amendment Ref. SN.03.05.03**

Skibbereen Electoral Area Local Area Plan  
Public Consultation Draft

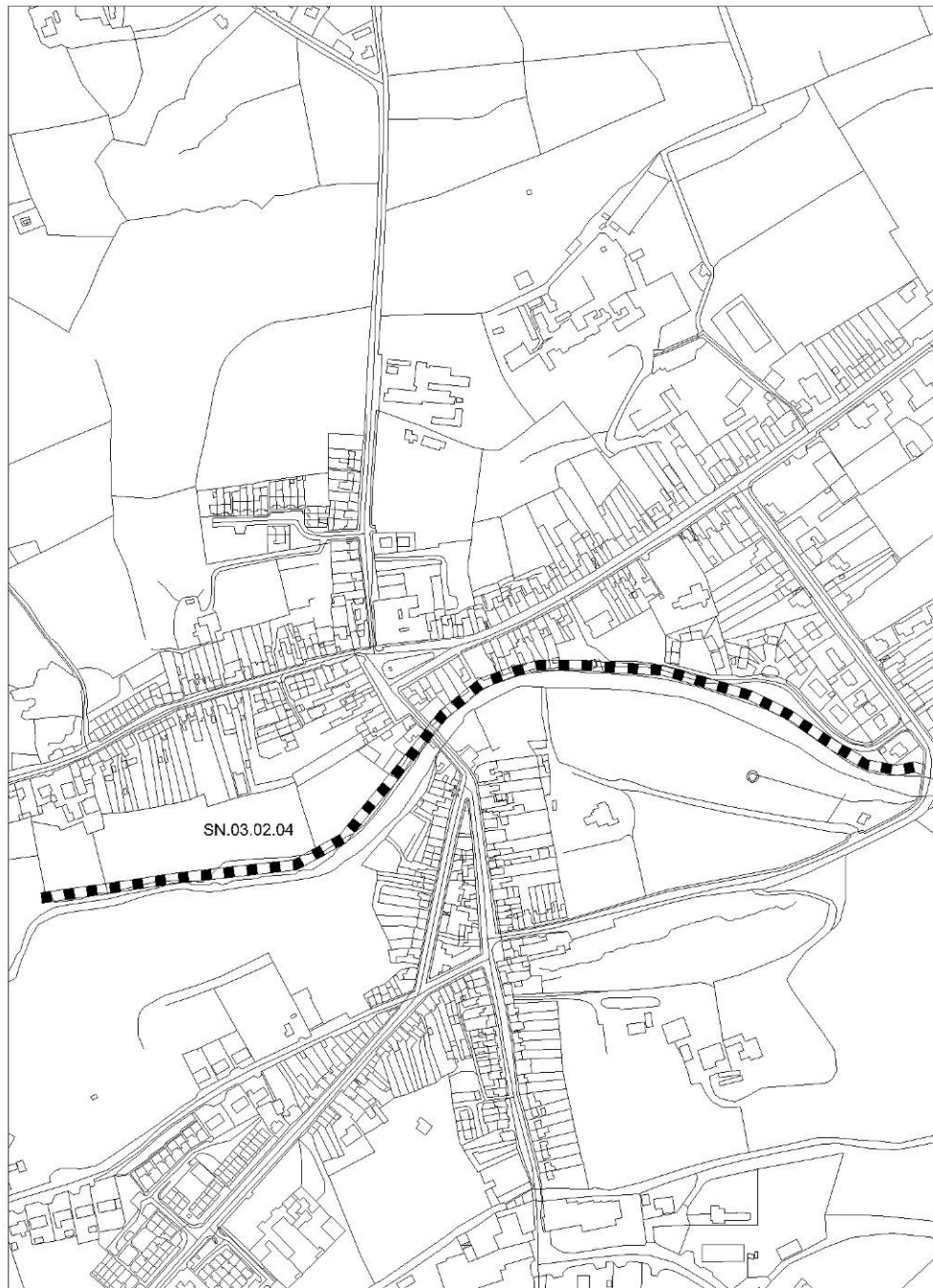
Dunmanway



Managers Recommended Amendment Ref. SN.03.02.03

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

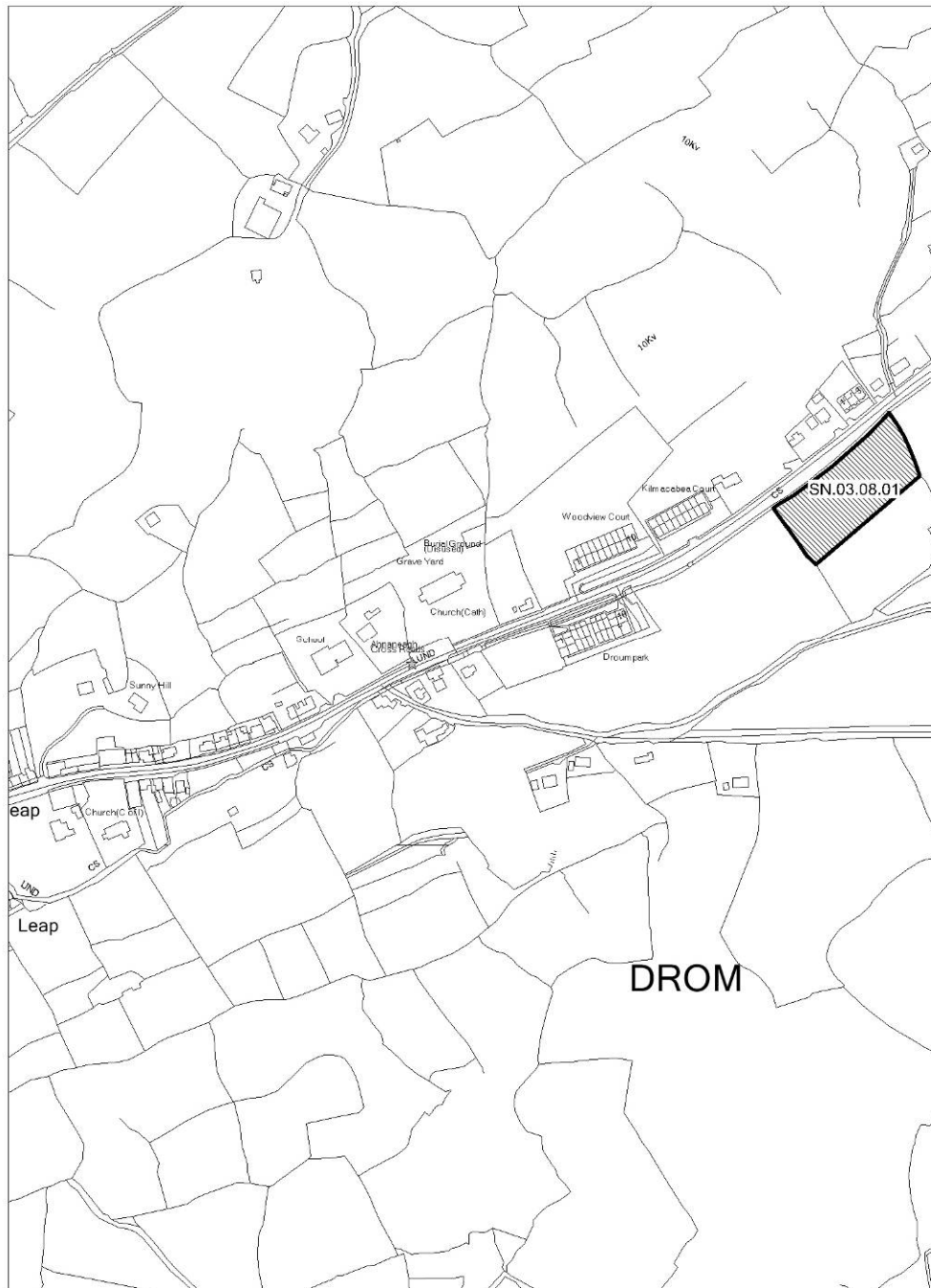
**Dunmanway**



**Managers Recommended Amendment Ref.SN.03.02.04**

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

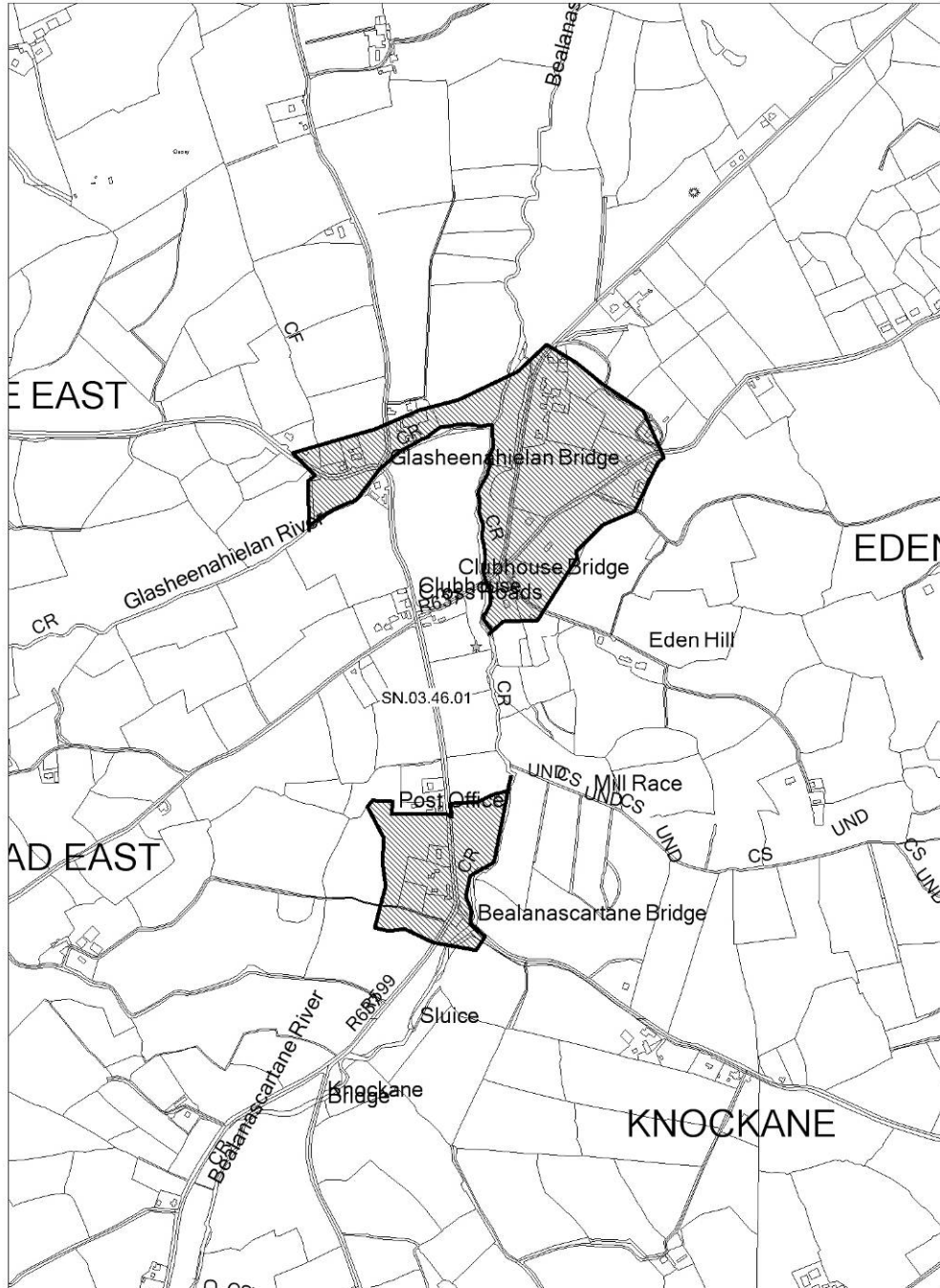
**Leap**



**Managers Recommended Amendment Ref. SN.03.08.01**

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

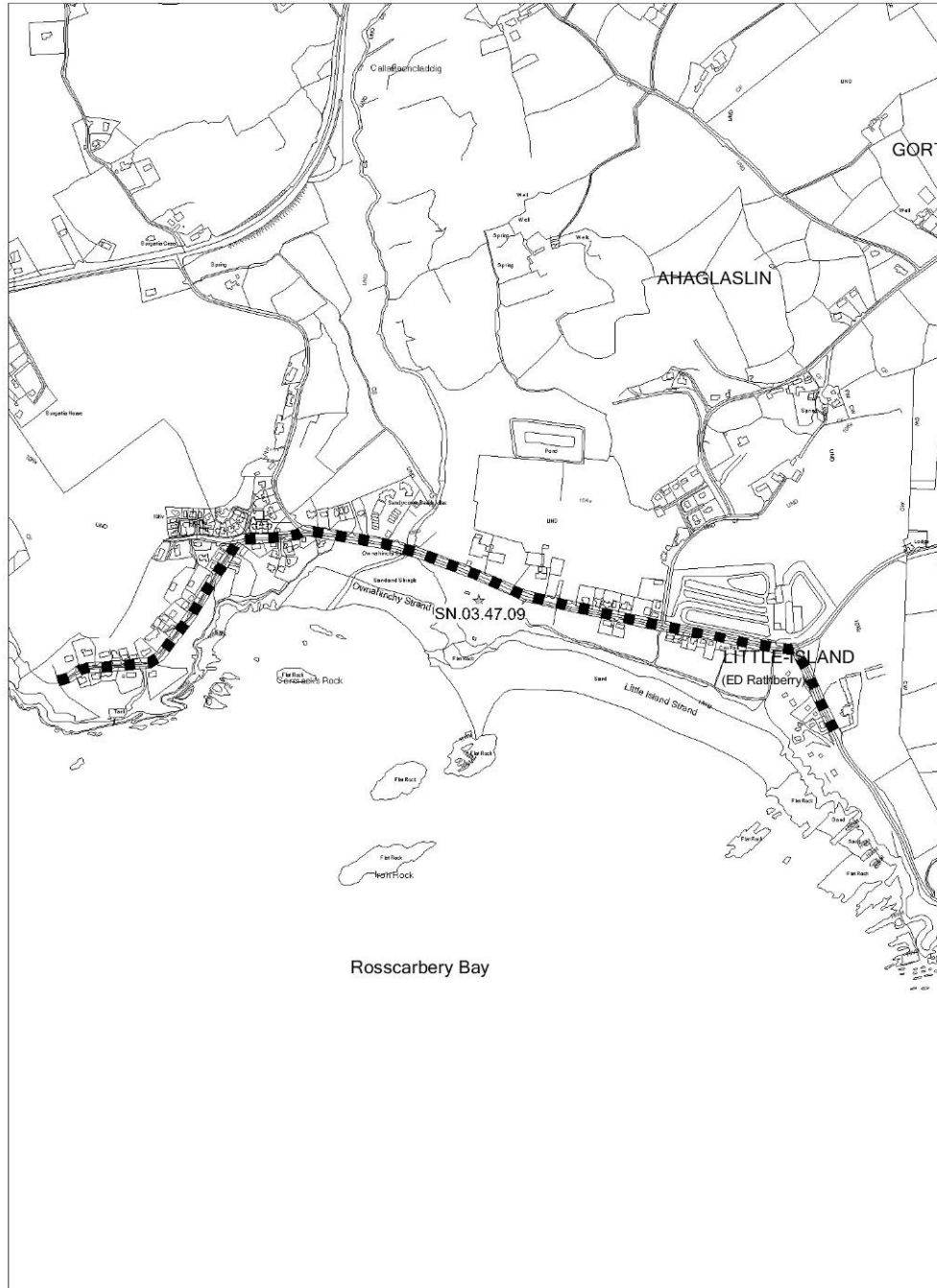
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**Managers Recommended Amendment Ref. SN.03.46.01**

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

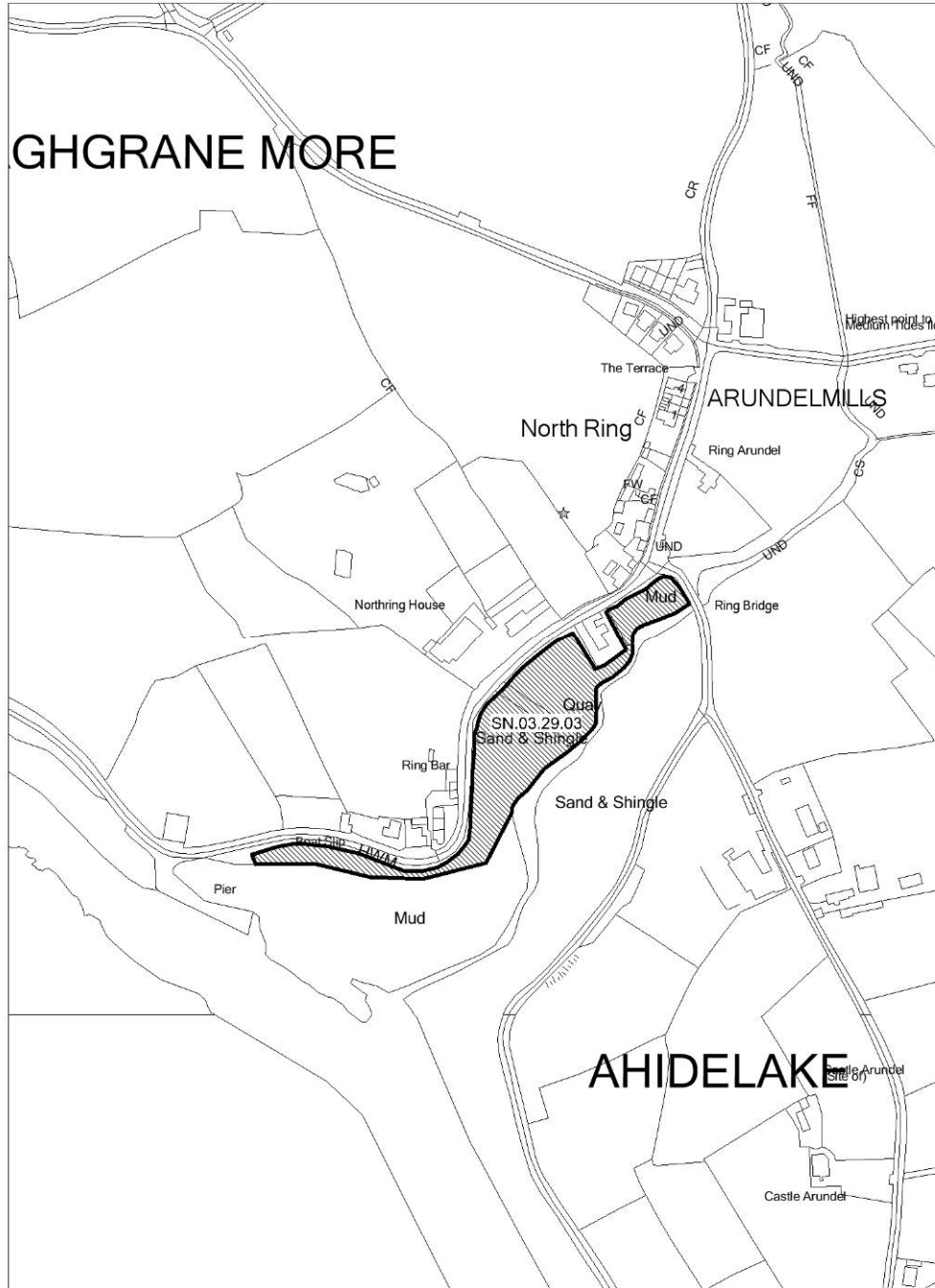
**Owenahinchy**



**Managers Recommended Amendment Ref. SN.03.47.09**

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

**Ring**



**Managers Recommended Amendment Ref.SN.03.29.03**