

Report to Members

Under S.20(3)(k) of the Planning and Development Acts

Skibbereen Electoral Area Local Area Plan

Manager's Opinion and Recommendations on the Issues Raised in Submissions to the Proposed Amendments

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		This report sets out the Managers Opinion on the issues raised in Submissions to the Material Amendments to the Draft Skibbereen EA LAP				
			Prepared by	Drawn by	Checked by	Approved by
		<i>Name</i>				
1.0			MR	AF	PM	AH

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

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

Section 1 Introduction

1.1 Where we are in the process

1.2.1. The preparation of this report on the submissions received in relation to the proposed amendments to the plan marks the commencement of the final stage in the process of making the new local area plan for this Electoral Area. The Planning & Development Acts require the Council to make its final resolutions in relation to the amendments of the plan by 26th July 2011. The Plan will become effective four weeks after the date on which it is made.

1.2.2. The Skibbereen Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22nd of November 2010 and was made available to the public until the 12th of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report and the report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available in DVD format and for download from the County Council's 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.

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

1.2 Submissions

1.2.1. There were a total of 8 submissions received during the public consultation period on the proposed amendments to the Draft Skibbereen Electoral Area Local Area Plan and these are now the subject of this report. It is important to note that only the proposed amendments to the draft plan can be considered by the County Council at this stage in the plan making process. Issues in relation to the content of the draft plan that is NOT part of the proposed amendment cannot now be considered.

1.2.2. A number of submissions raised issues in relation to various matters that are not part of the proposed amendment to the plan and this material has been excluded from the summary of the issues raised and is excluded from consideration at this stage in the process. Where this has occurred a note has been included in Appendix A.

1.3 Appropriate Assessment

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

1.4 How to use this report

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

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

1.4.3. Appendix B and B(1) sets out the detailed list of proposed material amendments to the Draft Local Area Plan where the County Manager is recommending in favour of the amendment. In some cases further minor modifications have been made to the amendments perhaps reflecting issues raised in submissions or the arising from the SEA and AA process. This list is set out by settlement and including any minor amendments is recommended by the County Manager for inclusion in the plan in its totality.

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

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

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

- Changes to the plan reflecting or consequent upon a material change.

1.5 Next Steps

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

- The Local Area Plan shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan;
- The Elected Members of the County Council shall consider the proposed material amendments to the plan and this report after which the plan shall be made or amended, by resolution, with all, some or none of the material alterations;
- A further modification to the material amendment may only be made where it is minor in nature, not likely to have significant effects on the environment or adversely affect the integrity of a European site and does not refer to an increase in the area of land zoned for any purpose.
- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council;
- The last day on which the Council can make resolutions with regard to the Draft Plan is Tuesday 26th July 2011.

1.5.2. A Special Council Meeting will take place on Tuesday the 19th of July, to facilitate discussion on the issues raised in this report.

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

Section 2 Managers Recommendations

2.1 Introduction

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

2.1.2. Appendices B and B(1) set out the amendments that the Manager is recommending be made to the Draft Plan and makes a reference to any minor modification to the amendment made as a result of a submission or as a result from the SEA or AA process. Appendix B (1) sets out supplementary amendments of a minor nature which arose from Appropriate Assessment.

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

Additional GB 1-2 zoning objective in the Clonakilty Greenbelt for residential development at Ballinaffrin Crossroads - Amendment Reference No. SN 01.01.10.

2.1.4. This amendment relates to the proposal to designate an additional GB 1-2 in the Clonakilty Greenbelt which is illustrated on a proposed changes map in Section 3 of Proposed Amendments to the Draft Plan Document (April, 2011) page 58.

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

"It is considered that sufficient land has already been provided within Clonakilty Town and environs and the smaller settlements to accommodate target growth rates and that no additional lands are required".

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

2.1.7. Taking the above into account it is considered that the plan be made **EXCLUDING** this amendment for the following reasons;

- Sufficient land has already been provided within Clonakilty Town and environs and the smaller settlements to accommodate target growth rates and that no additional lands are required.
- Amendment will result in proliferation of one off housing and individual wastewater treatment systems with consequential impacts on water quality
- Amendment will result in further sporadic housing development around Clonakilty.
- These lands are located adjoining the development boundary and any proposed development on should be dealt with through the Development Management process.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE AMENDMENT SN 01.01.10 including proposed map change.

Additional GB 1-2 zoning objective in the Clonakilty Greenbelt for residential development at Carhoo - Amendment Reference No. SN 01.01.11

2.1.8. This amendment relates to the proposal to designate an additional GB 1-2 in the Clonakilty Greenbelt which is illustrated on a proposed changes map in Section 3 of Proposed Amendments to the Draft Plan Document (April, 2011) page 59.

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

“It is considered that sufficient land has already been provided within Clonakilty Town and environs and the smaller settlements to accommodate target growth rates and that no additional lands are required” and “The lands at the Carhoo site are elevated, visually prominent and not suitable for residential development”.

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

Taking the above into account it is considered that the plan be made **EXCLUDING** this amendment for the following reasons;

- The lands at the Carhoo site are elevated, steep sloping, visually prominent and 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 lands are required.
- Amendment will result in proliferation of one off housing and individual wastewater treatment systems with consequential impacts on water quality.
- Amendment will result in further sporadic housing development around Clonakilty.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE AMENDMENT including proposed map changes.

Proposed Eco Park at the Island Strand Intake, Clonakilty - Amendment Reference No. SN 03.01.10

2.1.11. This amendment relates to the proposal to include additional text in the LAP to support the development of an Eco-Park at Island Strand Intake, Clonakilty.

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

“The subject lands are not considered suitable as they are not contiguous to the development boundary, the site adjoins Natura 2000 sites to the east and west, road access to the site is poor and the site is shown as been at risk of flooding”.

However, it was resolved by the Council at the Special Council Meeting on 31st March that additional text would be included specifically relating to an Eco-Park at Island Strand Intake.

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

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

- Amendment (SN 02.02.06) was proposed which supported initiatives dealing with research and development/ production and green energy technology development without identifying a specific location within the electoral area. This was considered the most appropriate way to provide broad support such initiatives.
- Sufficient land has already been provided within the Electoral Area for business and industrial uses.
- The sites location in close proximity to Natura 2000 sites.
- The lack of clarity as to what an Eco Park entails and without such clarity the plan should not be giving a site specific commitment.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE AMENDMENT SN 03.01.10

Rosscarberry - Amendment Reference No. SN 03.09.06

2.1.15. This amendments relates to the proposal to include additional land within the development boundary of the village which is illustrated on a proposed changes map in Section 3 of Proposed Amendments to the Draft Plan Document (April, 2011) page 61.

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

“The lands in question are very elevated, steep sloping and visually prominent and should be retained open in character to protect the visual setting of the village. The lands have been the subject of a number of previous refusals for residential development. It is considered that there is adequate land within the existing development boundary of the village to cater for future growth targets”.

2.1.17. It is considered that the plan be made EXCLUDING this amendment for the following reasons;

- Steep sloping and visually prominent site,
- History of refusals of planning permissions on this site relating to topography and infrastructural issues,
- Sufficient land has already been provided within the settlements to meet future needs.

Managers Recommendation: EXCLUDE AMENDMENT SN 03.09.06, including proposed map change

Rathmore - Amendment Reference No. SN 03.39.03

2.1.18. This amendment relates to the proposal to expand the development boundary of the village to incorporate this site which is illustrated on a proposed changes map in Section 3 of the Proposed Amendments to the Draft Plan Document (April, 2011) page 60.

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

“Any development proposals for this site should be dealt with through development management and that there was nothing in principle stopping the construction of a single house”.

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

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

- Concerns over wastewater facilities to deal with additional discharges arising from any future development.
- Possible negative impacts on water quality resulting from additional wastewater discharges.
- The EPA and the SEA screening statement recommend the exclusion of this amendment.

Managers Recommendation: EXCLUDE AMENDMENT SN 03.39.03, including proposed map change.

Appendix A List of Submissions

Change Number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			Skibbereen	
SN 03.02.01 and SN 03.01.01	SNEALAP 11/1371	Department of Education and Skills	The submission refers to the previous submission by the Department in January 2011 where there was an error. Instead of an additional post primary school being required for Dunmanway, this should be Clonakilty. In this regard the likely required size of the school would be in the region of 400 pupils based on the projected household figures.	Noted. In order to take account of this change it is now recommend that Amendment SN 03.02.01 relating to the need for a new post primary school in Dunmanway be modified and that additional text identifying the need for an additional post primary school in Clonakilty be added to Amendment SN 03.01.01. See Appendix B. Minor Modification
SN 01.01.09, SN 01.01.10, SN.01.01.11, SN.01.01.12, SN.03.01.10, SN 03.02.05, SN.03.09.04, SN 03.39.03 and SN.03.46.01	SNEALAP 11/1376	EPA	The submission states that there are a number of the proposed amendments within the Skibbereen EALAP that have been identified as having potential to conflict with the status of the Environmental Protection Objectives and should be omitted.	Noted. Each issue raised by the EPA is dealt with on an individual basis. See Appendix B and C
	SNEALAP 11/1349	Department of Arts, Heritage and the Gaeltacht	This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report. The submission does make a specific reference to a proposed amendment in Baltimore which is addressed below.	Noted. No change proposed.
SN.03.01.03 SN 03.01.04 SN.03.03.04 SN.03.03.05 SN.03.03.06 and SN.03.03.09	SNEALAP 11/1380	NRA	This submission makes a number of points that are not directly relevant to a proposed amendment and are therefore outside the scope of this report. In relation to the specific settlement plans	See comments under individual headings below and in Appendix B and C.

Change Number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			Skibbereen	
			contained within the Skibbereen Electoral Area local Plan, the Authority makes a number of comments which are dealt with under the Individual settlement headings below.	
SN 01.01.02 to SN 01.01.08 and SN 03.01.09, SN 03.03.11 and SN 03.03.08	SN SEALAP 11/1338, 11/1317 and 11/1318	OPW	<p>With respect to the consideration of flood risk in the proposed amendments to the Draft LAP's, the OPW notes that areas which, based on the best-available information are indicated as being prone to flood risk, are being proposed (under the amendments) for zoning for development. The OPW does not consider this desirable, noting that it is the intent of the Guidelines on the Planning System and Flood Risk Management (November 2009) to address flood risk within the planning system at the forward planning stage, rather than at the development management stage, and the precautionary approach advocated within the Guidelines would suggest that such sites should not be zoned for development.</p> <p>The OPW does however recognise that there may be localised inaccuracies within the flood maps currently available, and welcome the clear requirement for a flood risk assessment to be undertaken for all sites where the flood maps indicate that the site may be prone to flooding. The OPW strongly urges the council to apply this requirement rigorously, and to ensure that flood risk assessments submitted are carefully audited to ensure that all relevant and available information has been captured, collated and considered, and that the assessment has been undertaken accurately using best-practice methodologies and techniques.</p>	<p>Noted.</p> <p>See Appendix B for minor modifications.</p>
			Clonakilty	
SN.03.01.03 and SN 03.01.04	SNEALAP 11/1380	NRA	The Authority notes the requirement to agree an access strategy for lands subject to B-01 and I-01 adjacent to the N71.	No change proposed

Change Number	Sub. No.	Interested Party	Summary of Submission	Managers Opinion
			Skibbereen	
			Skibbereen	
SN.03.03.04 SN.03.03.05 SN.03.03.06 and SN.03.03.09	SNEALAP 11/1380	NRA	<p>Proposed Amendments to Objectives R-03, B-01 and I-01 are noted. (SN.03.03.04 SN.03.03.05 SN.03.03.06).</p> <p>In relation to Objective I-02 (SN 03.03.09) the NRA request that additional text requiring a Traffic and Transportation Assessment and Road Safety Audit be attached.</p>	<p>Noted. Additional text to be added to Proposed Amendment SN.03.03.09.</p> <p>See Appendix B for minor modification</p>
			Baltimore	
SN.03.05.02	SNEALAP 11/1349	Department of Arts, Heritage and the Gaeltacht	<p>The Dept raise a concern about the proposed amendment which omits Objective DB-01(k)</p> <p>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.</p>	<p>Noted. It is proposed to omit this objective because Objective DB-01 (c) is very similar and gives sufficient guidance on this issue.</p> <p>No change proposed.</p>
			Union Hall	
SN 01.01.02 to SN 01.01.08 and SN 03.01.09, SN 03.03.11 and SN 03.03.08	SNEALAP 11/1374	Eileen O Donnell	<p>In the LAP it is stated that the submitter's house is in the flood plain. According to the submitter this part of Union Hall has never flooded. The houses lower down the street have had flooding but they are at a lower level than my house. The submitter lives at the bottom of the lane next door to the post office, the lane rises very steeply from the village.</p> <p>Requests that flood map is amended to exclude dwelling.</p>	<p>Noted. The Indicative Flood Extent Maps show areas at risk of flooding and not areas that have actually flooded. Additional guidance has been provided to deal with any anomalies that may arise. Therefore it is not proposed to change the flood maps.</p> <p>No change proposed</p>
			Rosscarberry	
SN 03.09.04	SNEALAP 11/1376	EPA	The EPA have concerns about the loss of open space and recommend that this	Noted. It is considered that the lands involved

			proposed change be omitted.	are relatively small and do not play a significant role in protecting the setting of Rosscarberry. It is considered that there is adequate open space remaining to protect the visual setting of Rosscarberry. No change proposed
			Lisbealad	
SN 03.46.01	SNEALAP 11/1376	EPA	The EPA have concerns about the expansion of the development boundary and recommend that this change to be omitted.	Noted. The development boundary has only been reinstated to its previous 2005 position. No change proposed

Appendix B List of Amendments Recommended by the Manager

Change Ref No.	Title	Draft plan page	Submission received	Comment
	Section One: Introduction			
SN 01.01.01	<p>Additional text to GB 1-1 (b) -</p> <p>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. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</p> <p><u>This change effects the text only</u></p>	12		No change proposed
SN 01.01.02	<p>Insert new paragraphs after Paragraph 1.6.4 –</p> <p>Transitional Issues Affecting Development</p> <p>In some villages, the scale of future development now envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the draft plan.</p> <p>The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.</p> <p>A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the</p>	7		No change proposed

Change Ref No.	Title	Draft plan page	Submission received	Comment
	<p>implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.</p> <p>However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan.</p> <p><u>This change effects the text only</u></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><u>This change effects the text only</u></p>	7		No change proposed
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><u>This change effects the text only</u></p>	9		No change proposed
SN 01.01.05	<p>Delete paragraph 1.7.10 and replace with the following text –</p>	9		No change

Change Ref No.	Title	Draft plan page	Submission received	Comment
	<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 study, built development can avoid the areas at risk.</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 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><u>This change effects the text only</u></p>			proposed
SN 01.01.06	<p>Delete paragraph 1.7.12 and replace with the following text –</p> <p>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</p>	9	OPW SNEALAP11/1338, 11/1317 and 11/1318.	Minor Modifications

Change Ref No.	Title	Draft plan page	Submission received	Comment
	<p>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:</p> <ul style="list-style-type: none"> • Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics; • Surveys of site levels and cross-sections relating relevant development levels to sources of flooding and likely flood water levels; • Assessments of: <ul style="list-style-type: none"> – All potential sources of flooding; – Flood alleviation measures already in place; – The potential impact of flooding on the site and any cumulative effects elsewhere; – How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress; – Proposals for surface water management according to sustainable drainage principles; – The effectiveness and impacts of any necessary mitigation measures; – The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and – A summary sheet which describes how the flood risks have been managed for occupants of the site and its infrastructure. <p>In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the 'Indicative Flood Extent Maps' shown in the plan.</p> <p>In these areas, all applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.</p> <p>In order to reflect the possibility that the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, <u>where applicable</u> 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</p>			

Change Ref No.	Title	Draft plan page	Submission received	Comment
	<p>information and, finally, a recommendation on the appropriate course of future action.</p> <p>It is recommended that intending applicants for planning permission who may be affected by the flood risks indicated on the maps in this plan or who may be subject to any other flood risks should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</p> <p>Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</p> <p>The first stage in the assessment process will include:</p> <ul style="list-style-type: none"> ○ An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps. ○ A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/<u>local knowledge of flooding in the area</u>). ○ An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources. ○ Site cross sections or spot levels, including the river and surrounding lands. ○ Description of the site and surrounding area, including ground conditions, levels and land use. ○ Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area. 			

Change Ref No.	Title	Draft plan page	Submission received	Comment
	<ul style="list-style-type: none"> ○ Proposal as to the appropriate course of action which could be either: <ul style="list-style-type: none"> ○ Further study; ○ Revision of proposals to avoid area shown at risk of flooding; or ○ Continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B <u>and has been shown to be not at flood risk</u>). <p><u>This change effects the text only</u></p>			
SN 01.01.07	<p>Include the following additional text to paragraph 1.7.13 -</p> <p>Where it can be satisfactorily shown in the detailed 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><u>This change effects the text only</u></p>	9/10		No change proposed
SN 01.01.08	<p>Delete text of Objective FD 1-4 and replace with the following text –</p> <p>FD 1-4 Development in Flood Risk Areas</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In order to achieve this proposals for development in areas identified as being at risk from flooding will need to be supported by a site specific flood risk assessment which should include:</p> <ul style="list-style-type: none"> • Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics; • Surveys of site levels and cross-sections relating relevant development levels to sources of flooding and likely flood water levels; • Assessments of: <ul style="list-style-type: none"> – All potential sources of flooding; – Flood alleviation measures already in place; – The potential impact of flooding on the site and any cumulative effects elsewhere; 	10		No change proposed

Change Ref No.	Title	Draft plan page	Submission received	Comment
	<p>How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress;</p> <p>Proposals for surface water management according to sustainable drainage principles;</p> <p>The effectiveness and impacts of any necessary mitigation measures;</p> <p>The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and</p> <p>A summary sheet which describes how the flood risks have been managed for occupants of the site and its infrastructure.</p> <p>“Development in Flood Risk Areas”</p> <p>It is an objective of this plan to ensure that all proposals for development falling within flood zones ‘A’ or ‘B’ are consistent with the Ministerial Guidelines – ‘The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.7.12 of this plan.</p> <p><u>This change effects the text only</u></p>			
SN 01.01.12	<p>Insert the following additional text after Para 1.10.34 as follows -</p> <p>The Council will consider the upgrading of the existing public roads between Skibbereen Town and the two GB 1-2 designations to the south-west of the town near Poundlick.</p> <p><u>This change effects the text only</u></p>	14	SEA/EPA SNEALAP 11/376	<p>The EPA submission and SEA screening process recommend that amendment be omitted.</p> <p>However given that the GB 1-2’s are already designated it is considered reasonable to consider upgrading the road network in the area</p>

Change Ref No.	Title	Draft plan page	Submission received	Comment
				which would be of benefit to existing residents as well. No change proposed
	Section Two: Local Area Strategy			
SN 02.02.01	<p>Modify overall scale of development figure for three specific settlements in Table 2.5 -</p> <p>Village Nuclei</p> <p>Connonagh & 3</p> <p>Johnstown & 5</p> <p>Rathmore & 5</p> <p><u>This change effects the text only</u></p>	21		No change proposed
SN 02.02.02	<p>Delete text in objective LAS 2-1 and include additional text:</p> <p>Water & 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, 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 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.</p> <p>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>	21		No change proposed
SN 02.02.03	<p>Delete text of LAS 2-2 and replace with revised text -</p> <p>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Appropriate Assessment (Habitats Directive and</p>	24		No change proposed

Change Ref No.	Title	Draft plan page	Submission received	Comment
	<p>Birds Directive) and Environmental Impact Assessment.</p> <p>Environment Objective</p> <p>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.</p> <p><u>This change effects the text only</u></p>			
SN 02.02.04	<p>Include new objective LAS 2-3 -</p> <p>Environment Objective</p> <p>It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with ENV 1-5, 1-6, 1-7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</p> <p><u>This change effects the text only</u></p>	24		No change proposed
SN 02.02.05	<p>Include new objective LAS 2-4 -</p> <p>Environment Objective</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>	24		No change proposed
SN 02.02.06	<p>Include the following text after paragraph 2.2.61 -</p> <p>In line with the provisions of National Policy Guidance, it is noted that initiatives supporting research and development / production and green energy technology development in general are supported where they are in accordance with the proper planning and sustainable development of the area. There may be opportunities in the Skibbereen Electoral Area to introduce a 'Green Quarter' including developments set up to specifically attract indigenous and international investment in bio-energy, green technology and related services with the aim of providing support and development for the diversification of the rural economy. These projects</p>	23		No change proposed

Change Ref No.	Title	Draft plan page	Submission received	Comment
	would be assessed on an individual basis and should be in accordance with the policies and objectives of the County Development Plan 2009. <u>This change effects the text only</u>			

	Section Three: Settlements and Other Locations			
Change ref number	Title	Draft Plan page	Submission received	Comment
	Clonakilty			
SN 03.01.01	<p>Delete part of text of 1.1.21 and replace with new text - <u>Education</u></p> <p>There is a strong representation of primary, secondary and further educational facilities within the town at present. 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. 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 Primary School <u>and an additional Post Primary School</u> in Clonakilty. The preferred location for a new Primary <u>and Post Primary Schools</u> should be within the Town Council Area, if this requirement arises in the future. 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	Department of Education and Skills SNEALAP11/1371	Noted, See Appendix A. Minor Modification
SN 03.01.02	<p>Include additional text to 1.2.34 -</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. Clonakilty is designated as a historic town in the Record of Monument and Places (RMP) of County Cork.</p> <p><u>This change effects the text only</u></p>	30		No change proposed

SN 03.01.03	<p>Include additional text to I-01 -</p> <p>Light Industry development subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries. 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).</p> <p><u>This change effects the text only</u></p>	32		No change proposed
SN 03.01.04	<p>Delete last sentence of B-01 and replace with revised text -</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. 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. 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.</p> <p><u>This change effects the text only</u></p>	32		No change proposed
SN 03.01.05	<p>Include new DB-05 specific zoning objective -</p> <p>It is an objective to protect and enhance the attractive coastal setting and landscape character of the town.</p> <p><u>This change effects the text only</u></p>	31		No change proposed
SN 03.01.06	<p>Delete text of DB-03 and replace with revised text -</p> <p>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.</p> <p>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</p>	31		No change proposed

	<p>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 03.01.07	<p>Include new DB-06 specific zoning objective -</p> <p>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.</p> <p><u>This change effects the text only</u></p>	31		No change proposed
SN 03.01.08	<p>Additional text to U-02 specific zoning objective -</p> <p>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.</p> <p><u>This change effects the text only</u></p>	32		No change proposed
SN 03.01.09	<p>Include additional text after paragraph 1.2.17</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><u>This change effects the text only</u></p>	29		No change proposed
	Dunmanway			
SN 03.02.01	<p>Include last sentence of 2.2.15 and omit proposed additional text. Remove last sentence of proposed additional text to the 2nd Paragraph of Objective X-01 -</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. The town is therefore</p>	35/40	<p>Department of Education and Skills</p> <p>SNEALAP11/1371</p>	<p>Noted, see Appendix A</p> <p>Minor Modification</p>

	<p>well catered for in terms of education provision and presently does not require further school sites. 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.</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 access and traffic safety considerations 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.</p> <p><u>This change effects the text only</u></p>			
<p>SN 03.02.04</p>	<p>Modify part of the route of U-03 zoning objective in the Zoning Map for Dunmanway.</p> <p><u>This change effects the zoning map only</u></p>	<p>41</p>		<p>No change proposed</p>
<p>SN 03.02.06</p>	<p>Delete text of DB-03 and replace with revised text -</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>37</p>		<p>No change proposed</p>

	<p>It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Dunmanway.</p> <p><u>This change effects the text only</u></p>			
SN 03.02.07	<p>Include new DB-08 specific zoning objective -</p> <p>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.</p> <p><u>This change effects the text only</u></p>	37		No change proposed
SN 03.02.08	<p>Include additional text to R-01 -</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. 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>	38		No change proposed
SN 03.02.09	<p>Include additional text to R-02 -</p> <p>Medium density residential development to include a mix of houses types 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. 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>	38		No change proposed
SN 03.02.10	<p>Include additional text to R-06 -</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. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</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</p>	38		No change proposed

	of this plan. <u>This change effects the text only</u>			
SN 03.02.11	<p>Include additional text after paragraph 2.2.12</p> <p>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.</p> <p><u>This change effects the text only</u></p>	35		No change proposed
	Skibbereen			
SN 03.03.01	<p>Delete 3.2.18 and replace with revised text -</p> <p><i>Education</i></p> <p>There is a strong representation of primary, secondary and further educational facilities within Skibbereen town at present. 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. 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.</p> <p><u>This change effects the text only</u></p>	43		No change proposed
SN 03.03.02	<p>Include additional text to 3.2.32 -</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. The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance. Skibbereen is designated as a historic town in the RMP of County Cork.</p> <p><u>This change effects the text only</u></p>	44		No change proposed

<p>SN 03.03.03</p>	<p>Delete 3.3.4 and 3.3.5 and replace with revised text -</p> <p>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"</p> <p>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.</p> <p>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.</p> <p><u>Liss Ard Estate</u></p> <p>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</p>	<p>44/45</p>		<p>No change proposed</p>
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	<p>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.</p> <p>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 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</p>			
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	<p>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>			
SN 03.03.04	<p>Modify text of specific zoning objective R-03 -</p> <p>Medium density residential development. 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).</p> <p><u>This change effects the text only</u></p>	45	NRA SNEALAP11/1380	No change proposed
SN 03.03.05	<p>Modify text of specific zoning objective B-01 -</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 from the R637 and phasing arrangements and satisfactory disposal of surface water and effluent. Development to be carefully phased shall be carried out in accordance with a detailed overall scheme layout and provision for a safe off-road pedestrian access to the town centre.</p> <p>Parts of this site are at risk of occasional surface water ponding. 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.</p> <p><u>This change effects the text only</u></p>	46	NRA SNEALAP11/1380	No change proposed
SN 03.03.06	<p>Include additional text to specific zoning objective I-01 -</p> <p>Industrial estate type development for small and medium light industrial units with a single access from the R637.</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>	46	NRA SNEALAP11/1380	No change proposed
SN 03.03.07	<p>Include additional text to specific zoning objective DB-03 -</p> <p>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 help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where</p>	45		No change proposed

	applicable protect the integrity of Natura 2000 sites.			
SN 03.03.08	<p>Include additional text after paragraph 3.2.15 -</p> <p>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.</p> <p><u>This change effects the text only</u></p>	43		No change proposed
SN 03.03.09	<p>Include new I-02 zoning objective -</p> <p>Industrial estate type development, suitable for small to medium industrial units, warehousing and distribution and civic amenity / waste transfer facilities site, subject to the provision of comprehensive landscaping proposals including mounding on the southern, northern and eastern site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. <u>Any proposed development on this site should be accompanied by a Traffic and Transportation Assessment and Road Safety Audit.</u></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p><u>This change effects the text and zoning map</u></p>	46	NRA SNEALAP11/1380	The NRA require additional text indicating that a traffic and transportation assessment and road safety audit shall be required. See Appendix A Minor Modification
	Baltimore			
SN 03.05.01	<p>Delete 5.3.5 and replace with revised text and include additional text to DB-01(b) -</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 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.</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. Any new development in this area will have to have regard to this highly scenic and</p>	54		No change proposed

	<p>prominent nature of the landscape, with restricted road access and inadequate infrastructure services.</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. 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.</p> <p><u>This change effects the text only</u></p>			
SN 03.05.02	<p>Delete text of specific zoning objective DB-01 (k) -</p> <p>(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.</p> <p><u>This change effects the text only</u></p>	55	SNEALAP11/1349	No change proposed
SN 03.05.03	<p>Modify the Route of U-01 zoning objective in the Zoning Map for Baltimore</p> <p><u>This change effects the map only</u></p>	58		No change proposed
SN 03.05.04	<p>Delete text of X-01 and replace with revised text -</p> <p>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.</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>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.</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>	57		No change proposed

	<u>This change effects the text only</u>			
SN 03.05.05	<p>Delete text of X-02 and replace with revised text -</p> <p>Action plan for mixed-use primarily tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk.</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>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.</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>	57		No change proposed
SN 03.05.06	<p>Delete text of X-03 and replace with revised text -</p> <p>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:-</p> <p>a) A marina and its associated land based facilities</p> <p>b) A comprehensive high quality tourism related development which has regard to the visual sensitivities of the location.</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>Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the employment,</p>	57		No change proposed

	<p>economic and community base of the village through:-</p> <p>a) A marina and its associated land based facilities</p> <p>b) A comprehensive high quality tourism related development which has regard to the scenic and visual sensitivities of the location</p> <p>c) Provision of appropriate recreational facilities.</p> <p>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.</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 03.05.07	<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		No change proposed
SN 03.05.08	<p>Delete text of DB-01 and replace with revised text -</p> <p>(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.</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</p>	55		No change proposed

	<p>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>			
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		No change proposed
	Courtmacsherry			
SN 03.06.01	<p>Include the following additional text to DB-01 specific zoning objective -</p> <p>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.</p> <p>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>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.</p> <p><u>This change effects the text only</u></p>	61		No change proposed
SN 03.06.02	<p>Include additional text to U-01 -</p> <p>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</p>	62		No change proposed

	<p>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.</p> <p><u>This change effects the text only</u></p>			
SN 03.06.03	<p>Delete text of DB-01(a) and replace with revised text -</p> <p>(a) 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 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>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.</p> <p><u>This change effects the text only</u></p>	61		No change proposed
	Leap			
SN 03.08.01	<p>Delete 8.4.10 and 8.4.11 and specific zoning objective B-01 and replace with the following text -</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</p>	71		No change proposed

	<p>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-01 – Small / Medium scale business development.</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>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.</p> <p><u>This change effects the text and map</u></p>			
SN 03.08.02	<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><u>This change effects the text only</u></p>	70		No change proposed
	Rosscarberry			
SN 03.09.01	<p>Include additional text to 9.2.17 -</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. Rosscarberry is designated as a historic town in the RMP of County Cork and is also a walled town with upstanding portions of the town’s defences still surviving. 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> <p><u>This change effects the text only</u></p>	74		No change proposed
SN 03.09.02	<p>Delete last sentence of 9.3.3 -</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</p>	74		No change proposed

	and coastal amenities are maintained, enhanced and not compromised. The primary location for development is the area north of the existing village core where the most recent residential development has occurred. <u>This change effects the text only</u>			
SN 03.09.03	Include the following additional text to DB-01 - It is an objective to protect and enhance the attractive coastal setting and landscape character of the village. <u>This change effects the text only</u>	75		No change proposed
SN 03.09.04	Revised the boundary of the O-01 zoning objective. <u>This change effects the map only</u>	77	SEA/EPA SNEALAP11/1376	The SEA screening and the EPA recommend that this proposed change be omitted. See Appendix A No change proposed
SN 03.09.05	Insert additional text at end of Paragraph 9.4.3 as follows; The lands within the development boundary to the south, north and east are visually sensitive and any development on these lands should be of a scale in keeping with such a prominent and sensitive location. During the lifetime of this Plan, development will focus mainly on lands to the south-west of the village core, lands to the north-east adjacent to the complex of community activities and on lands to the south east. <u>This change effects the text only</u>	74		No change proposed
	Timoleague			
SN 03.10.01	Include the following additional text to DB-01 - It is an objective to protect and enhance the attractive coastal setting and landscape character of the village. 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. <u>This change effects the text only</u>	80		No change proposed
SN 03.10.02	Delete DB-01 (a) and replace with revised text - (a) 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	79		No change proposed

	<p>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.</p> <p>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.</p> <p><u>This change effects the text only</u></p>			
<p>SN 03.10.03</p>	<p>Delete text of B-01 specific zoning objective and replace with revised text-</p> <p>Small / Medium scale business development</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>Small / Medium scale business development. This zone is adjacent to Courtmacsherry 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.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be</p>	<p>80</p>		<p>No change proposed</p>

	<p>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 03.10.04	<p>Include the following additional text to U-01 -</p> <p>Walkway through Timoleague with a connection to the Seven Heads walk. 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. 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.</p> <p><u>This change effects the text only</u></p>	80		No change proposed
	Oileán Chléire			
SN 03.12.01	<p>Delete text of DB-01 (f) to (k) and replace with the following text.</p> <p>(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.</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</p>	90		No change proposed

	<p>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>(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.</p> <p>(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.</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. 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.</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, 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</p>			
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	<p>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 can 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><u>This change effects the text only</u></p>			
SN 03.12.02	<p>Include the following additional text to specific zoning objective B-01</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. 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.</p> <p><u>This change effects the text only</u></p>	90		No change proposed
SN 03.12.03	<p>Include the following additional text to specific zoning objective B-02</p> <p>Encourage the provision of additional facilities required to develop in an appropriate manner the islands cultural and ornithological assets. 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.</p> <p><u>This change effects the text only</u></p>	90		No change proposed
SN 03.12.04	<p>Include the following additional text to specific zoning objective B-03</p> <p>Promote the development of land and water based leisure activities. Projects initiated through this</p>	90		No change proposed

	<p>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.</p> <p><u>This change effects the text only</u></p>			
	Sherkin Island			
SN 03.13.01	<p>Delete text of DB-01 (d) to (m) and replace with the following text.</p> <p>(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.</p> <p>(e) Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.</p> <p>(f) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.</p> <p>(g) Improve services, facilities and attractions for residents and visitors and expand and develop enterprise and employment on the Island.</p> <p>(h) Support and promote sustainable economic development on Sherkin Island.</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) 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.</p> <p>(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.</p> <p>(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</p>	94/95		No change proposed

	<p>Island.</p> <p>(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.</p> <p>(d) Development of clustered housing or employment uses should normally be located in or within a short walking distance of the Harbour.</p> <p>(e) Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.</p> <p>(f) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.</p> <p>(g) Improve services, facilities and attractions for residents and visitors and expand and develop enterprise and employment on the Island.</p> <p>(h) Support and promote sustainable economic development on Sherkin Island.</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) 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.</p> <p>(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.</p>			
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	<p>(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.</p> <p>(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.</p> <p>(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 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><u>This change effects the text only</u></p>			
SN 03.13.02	<p>Include the following additional text to specific zoning objective B-01</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. 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.</p> <p><u>This change effects the text only</u></p>	95		No change proposed
SN 03.13.03	<p>Include the following additional text to specific zoning objective B-02</p> <p>Further develop the marine leisure sector, particularly</p>	95		No change proposed

	<p>sailing, boat tours, diving and kayaking. 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.</p> <p><u>This change effects the text only</u></p>			
SN 03.13.04	<p>Include the following additional text to specific zoning objective B-03</p> <p>Promote the development of land and water based leisure activities. 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.</p> <p><u>This change effects the text only</u></p>	95		No change proposed
SN 03.13.05	<p>Include the following additional text to specific zoning objective B-05</p> <p>Improve marine infrastructure on the island as appropriate to reduce costs for those involved in fishing aquaculture. 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.</p> <p><u>This change effects the text only</u></p>	95		No change proposed
SN 03.13.06	<p>Include the following additional text to specific zoning objective U-04</p> <p>Implement looped walking routes on the island. 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.</p> <p><u>This change effects the text only</u></p>	95		No change proposed
SN 03.13.07	<p>Include the following additional text to specific zoning objective U-07</p> <p>Provide public amenities near the beaches. 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</p>	95		No change proposed

	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. <u>This change effects the text only</u>			
	Union Hall			
SN 03.11.01	Include the following additional text to DB-01 - (g) It is an objective to protect the setting of the village, the coastline and its immediate surrounds , 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. It is an objective to protect and enhance the attractive coastal setting and landscape character of the village. <u>This change effects the text only</u>	84		No change proposed
	Castletownkenneigh			
SN 03.20.01	Delete the following text in DB-01 (c) - Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options. <u>This change effects the text only</u>	118		No change proposed
	Castletownshend			
SN 03.21.01	Include the following additional text to DB-01 - It is an objective to protect and enhance the attractive coastal setting and landscape character of the village. <u>This change effects the text only</u>	122		No change proposed
	Glandore			
SN 03.24.01	Include the following additional text to DB-01 - It is an objective to protect and enhance the attractive coastal setting and landscape character of the village. <u>This change effects the text only</u>	132		No change proposed
	Rathbarry			
SN 03.27.01	Include the following additional text to DB-01 (c) and to new paragraph DB-01(f) - 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	141		No change proposed

	<p>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 Kilkeran Lake.</p> <p>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.</p> <p><u>This change effects the text only</u></p>			
	Ring			
SN 03.29.01	<p>Include the following additional text to DB-01 (e) and new paragraphs DB-01(i) and DB-01 (j) -</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 and on Clonakilty Bay Special Area of Conservation.</p> <p>It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>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.</p> <p><u>This change effects the text only</u></p>	147		No change proposed
SN 03.29.02	<p>Delete text of DB-01(b) and replace with revised text -</p> <p>(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.</p> <p>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</p>	147		No change proposed

	attenuation will be required for developments within this area. <u>This change effects the text only</u>			
SN 03.29.03	<p>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 -</p> <p>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.</p> <p>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.</p> <p><u>This change effects the text and map</u></p>	147/148		No change proposed
	Shannonvale			
SN 03.31.01	<p>Include the following additional text to E-01 -</p> <p>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><u>This change effects the text only</u></p>	154		No change proposed
	Teerelton			
SN 03.32.01	<p>Include additional text after paragraph 32.2.6</p> <p>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</p>	156		No change proposed

	<p>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>			
	Connonagh			
SN 03.34.01	<p>Revised text to 34.4.3 and DB-01 (a) -</p> <p>This plan envisages development of up to 5 3 additional dwellings in the village up to 2020, taking the housing stock to approximately 16 14 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 5 3 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><u>This change effects the text only</u></p>	164		No change proposed
	Johnstown			
SN 03.36.01	<p>Revised text to 36.4.3 and DB-01 (a) -</p> <p>This plan envisages development of up to 8 5 additional dwellings in the village nucleus up to 2020, taking the housing stock to approximately 23 20 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 8 5 houses in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre.</p> <p><u>This change effects the text only</u></p>	170		No change proposed
	Rathmore			
SN 03.39.01	<p>Revised text to 39.4.3 and DB-01 (a) –</p> <p>This plan envisages development of up to 8 5 additional dwellings in the village up to 2020, taking the housing stock to approximately 20 17 units by 2020. Given the scale and development pattern of the village it is considered that the development potential of Rathmore</p>	179		No change proposed

	<p>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 8 5 houses in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre.</p> <p><u>This change effects the text only</u></p>			
SN 03.39.02	<p>Include the following additional text to DB-01(c) -</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. Development on steeply sloping and elevated sites should be avoided.</p> <p><u>This change effects the text only</u></p>	179		No change proposed
	Togher			
SN 03.40.01	<p>Include the following additional text to DB-01(c) -</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 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.</p> <p><u>This change effects the text only</u></p>	182		No change proposed
	Ballinglanna			
SN 03.42.01	<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 settlement.</p> <p><u>This change effects the text only</u></p>	186		No change proposed
	Darrara Rural Model Village			
SN 03.44.01	<p>Delete text of X-01(c) and replace with revised text -</p> <p>(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</p>	191		No change proposed

	<p>Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>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.</p> <p><u>This change effects the text only</u></p>			
	Inchydoney			
SN 03.45.01	<p>Include the following additional text to O-03 specific zoning objective –</p> <p>Open space associated with the holiday homes complex to the west of site / agricultural use to include provision for the U-01 proposed access road serving lands to the north in a sustainable manner</p> <p><u>This change effects the text only</u></p>	196	SEA	<p>SEA screening has recommended that additional text be added to mitigate possible impacts on the environment. Of this objective.</p> <p>Minor Modification</p>
SN 03.45.02	<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 settlement.</p> <p><u>This change effects the text only</u></p>	195		No change proposed
SN 03.45.03	<p>Delete DB-01 (b) and replace with revised text -</p> <p>(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.</p> <p>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</p>	195		No change proposed

	<p>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 03.45.04	<p>Include the following additional text to specific policy objective U-02 -</p> <p>Completion of Access Road from X-02 to X-03. The 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.</p> <p><u>This change effects the text only</u></p>	196		No change proposed
SN 03.45.05	<p>Include the following text to specific policy objective O-01 -</p> <p>Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity and the natural wetland characteristics of Beamish’s Lagoon. This zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development.</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>			No change proposed
SN 03.45.06	<p>Include the following text to specific policy objective O-02 -</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. 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.</p> <p>Parts of this site are at risk of flooding. Any development</p>	196		No change proposed

	<p>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 03.45.07	<p>Include the following text to special policy objective X-03 -</p> <p>Low density residential development. Road access should be off the proposed access road and not the road along the seafront. 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.</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>	196		No change proposed
	Lisbealad			
SN 03.46.01	<p>Delete text in 46.3.3 and revise the development boundary –</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><u>This change effects the text and map</u></p>	198/200	SEA/EPA SNEALAP 11/1376	SEA Screening and the EPA require this change to be omitted. See Appendix A No change proposed
	Ownahinchy			
SN 03.47.01	<p>Delete 47.3.1, 47.3.2, 47.3.3, 47.3.4 and 47.3.5 and replace with the following text -</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</p>	201		No change proposed

	<p>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>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.</p> <p>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.</p> <p>The option for the sensitive re-development of both former hotel 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</p>			
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	<p>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><u>This change effects the text only</u></p>			
<p>SN 03.47.02</p>	<p>Delete DB-01 (a) and replace with revised text and include additional text to DB-01 -</p> <p>(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</p>	<p>202</p>		<p>No change proposed</p>

	<p>area and all new development should take this into consideration.</p> <p>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 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>			
<p>SN 03.47.03</p>	<p>Delete text of X-01 special zoning objective and replace with revised text</p> <p>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.</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>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.</p> <p>Parts of this site are at risk of flooding. Any</p>	<p>202</p>		<p>No change proposed</p>

	<p>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 03.47.04	<p>Delete text of X-02 special zoning objective and replace with revised text-</p> <p>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.</p> <p>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 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 Castleflecke 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><u>This change effects the text only</u></p>	202		No change proposed
SN 03.47.05	<p>Delete text of X-03 special zoning objective and replace with revised text-</p> <p>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.</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>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.</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</p>	203		No change proposed

	<p>of this plan.</p> <p><u>This change effects the text only</u></p>			
SN 03.47.06	<p>Delete text of X-04 special zoning objective and replace with revised text-</p> <p>Extension to Caravan Park to include comprehensive landscaping proposals</p> <p>Extension to Caravan Park and / or provision for managed holiday home accommodation and other tourist facilities to include comprehensive landscaping proposals.</p> <p><u>This change effects the text only</u></p>	203		No change proposed
SN 03.47.07	<p>Delete text of O-01 special zoning objective and replace with revised text-</p> <p>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.</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>Open space reservation for the existing beach and dune system including coastal erosion management, protection of the beach front and dunes 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>	203		No change proposed
SN 03.47.08	<p>Delete text of U-01 special zoning objective and replace with revised text</p> <p>Provide adequate car parking spaces for peak day trippers and upgrade the walkways for public safety and access.</p> <p>Provision of adequate car parking and public toilets for peak day trippers to the western end of the settlement.</p> <p><u>This change effects the text only</u></p>	203		No change proposed
SN 03.47.09	<p>Include new U-02 special zoning objective and route -</p> <p>Upgrade and extend the pedestrian walkway on the R598 and the 'cliff walk' through the settlement to include the provision of public lighting where</p>	203		No change proposed

	appropriate. <u>This change effects the text and map</u>			
	Tragumna			
SN 03.49.01	Include the following text as DB-03 - It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement. <u>This change effects the text only</u>	208		No change proposed
SN 03.49.02	Delete text of DB-01 and replace with revised text - 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. 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 and on Lough Hyne Special Area of Conservation. <u>This change effects the text only</u>	208		No change proposed
SN 03.49.03	Amend the development boundary of Tragumna to exclude an area of land within the Special Area of Conservation <u>This change effects the map only</u>	209		No change proposed
SN 03.49.04	Insert the following text after Paragraph 49.3.3 of the Draft Plan In general, the Council will support the development of tourism facilities in Tragumna. In particular, consideration will be given to the expansion of the existing caravan park. There may be some scope for the appropriate expansion of the caravan park, outside of	209		No change proposed

	<p>the development boundary but contiguous to the existing X-01 site, subject to the submission of a detailed visual impact assessment and normal proper planning and sustainable development considerations.</p> <p><u>This change effects the text only</u></p>			
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Appendix B (1)

Supplementary Changes arising from Natura Impact Assessment

Proposed Amendments to the Draft Skibbereen Electoral Area Local Area Plan recommended by the Manager

Ref.	Proposed Change	Page No. (Draft Plan) / Map ref.	Submission Received	Comment
	Natura Impact II Changes Dunmanway			
SN 03.02.02	<p>Replace B-02 specific zoning objective with I-01 specific zoning objective -</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 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.</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>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.</p> <p><u>These lands are located close to the Bandon River Special Area of Conservation. Development proposals 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</u></p>	38/41	Natura Impact Report (II)	<p>The Natura Impact Report (II) requires additional text to be added to this objective to address any possible impacts on the adjacent Bandon River SAC.</p> <p>Minor Modification</p>

Ref.	Proposed Change	Page No. (Draft Plan) / Map ref.	Submission Received	Comment
	<p><u>where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone are likely to require the provision of storm water and surface water attenuation measures. Any proposed Industrial discharges emanating from the site will require appropriate assessment.</u></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p><u>This change effects the text and zoning map</u></p>			
SN 03.02.03	<p>Include new B-02 specific zoning objective -</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 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.</p> <p><u>These lands are adjacent to the Bandon River Special Area of Conservation. Development proposals 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 impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone should have regard to the protection of scrub and woodland on the site and are likely to require the provision of storm water and surface water attenuation measures.</u></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that</p>	38/41	Natura Impact Report (II)	<p>The Natura Impact Report (II) requires additional text to be added to this objective to address any possible impacts on the adjacent Bandon River SAC.</p> <p>Minor Modification</p>

Ref.	Proposed Change	Page No. (Draft Plan) / Map ref.	Submission Received	Comment
	<p>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 and zoning map</u></p>			
SN 03.02.05	<p>Replace O-11 specific zoning objective with R-12 specific zoning objective-</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>Low density residential development with single access to include comprehensive landscaping proposals along the site boundaries.</p> <p><u>These lands are located close to the Bandon River Special Area of Conservation. Development proposals 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 impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone are likely to require the provision of storm water and surface water attenuation measures.</u></p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p><u>This change effects the text and zoning map</u></p>	40	Natura Impact Report (II) EPA/SEA SNEALAP 11/1376	<p>The Natura Impact Report (II) requires additional text to be added to this objective to address any possible impacts on the adjacent Bandon River SAC.</p> <p>The EPA and SEA screening recommend that this amendment be omitted. However, given that this site was previously zoned for residential development it is considered reasonable that we continue with this zoning in the current plan subject to the safeguards provided for in the revised wording of the objective.</p> <p>Minor Modification</p>

Appendix C List of Proposed Amendments NOT Recommended by the Manager

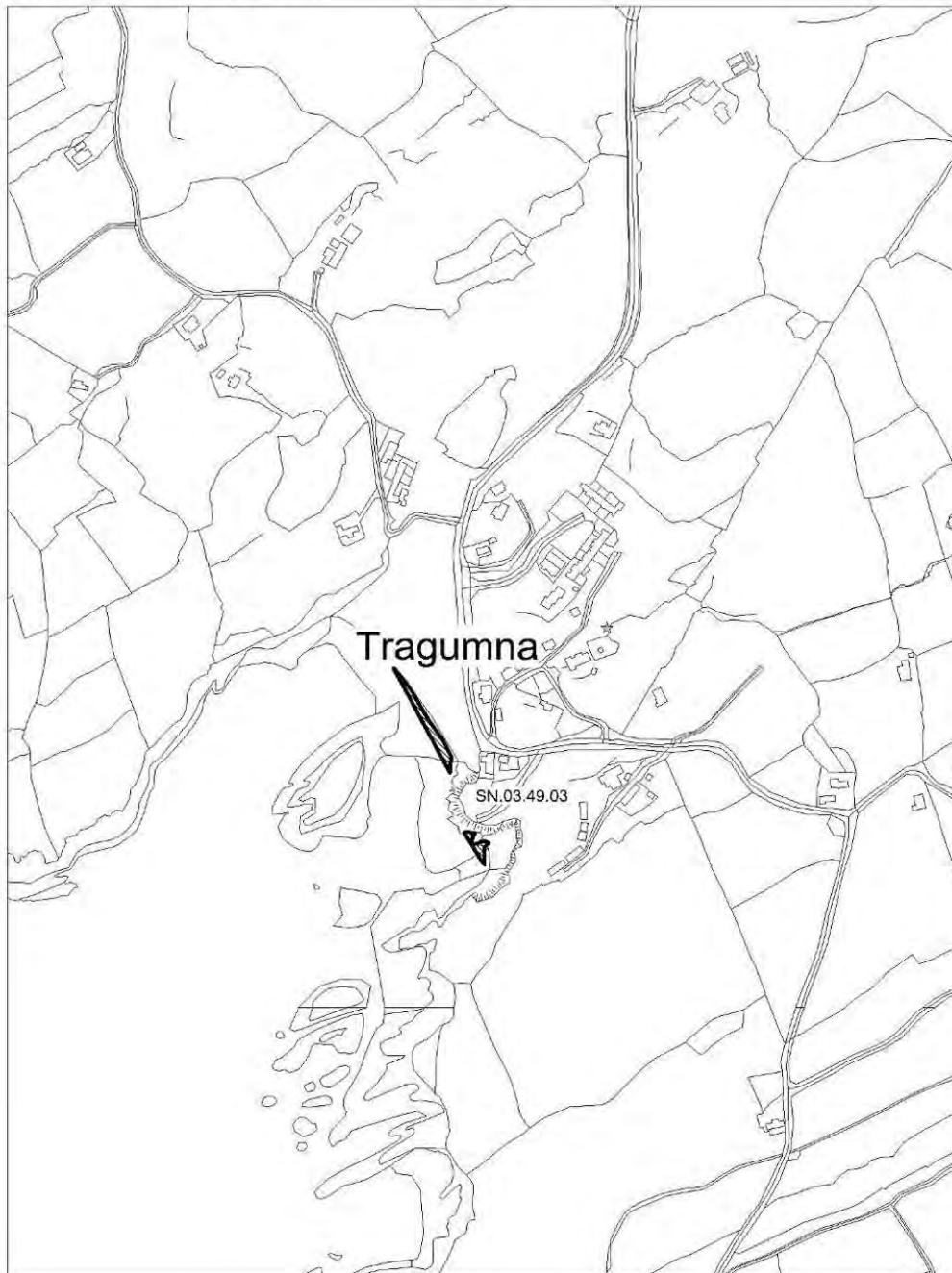
Change ref No.	Title	Draft plan page number	Submission received	Comment
SN 01.01.10	Designate lands within the Clonakilty Greenbelt at Ballinaffrin Cross Roads as GB 1-2 <u>This change effects the Greenbelt map only</u>	15	SEA/EPA SNEALAP 11/1376	Managers Recommendation: To exclude this proposed amendment including proposed map change. See Section 2, Para. 2.1.4 to 2.1.6
SN 01.01.11	Designate lands within the Clonakilty Greenbelt at Carhoo as GB 1-2 <u>This change effects the Greenbelt map only</u>	15	SEA/EPA SNEALAP 11/1376	Managers Recommendation: To exclude this proposed amendment including proposed map change. See Section 2, Para. 2.1.4 to 2.1.6
	Clonakilty			
SN 03.01.10	Include additional text after paragraph 1.3.5 There may be an opportunity in the Clonakilty Area such as the Island Strand Intake for an Eco-Park, however, such a project would need to be in accordance with the policies and objectives of the Cork County Development Plan 2009, the 'Flood Risk Management Guidelines' and be subject to Habitats Directive Assessment.	29	SEA/EPA SNEALAP 11/1376	See Section 2, Para. 2.1.7 to 2.1.10
	Rosscarberry			
SN 03.09.06	Include lands at Curraheen, Rosscarberry within the development boundary	77		Managers Recommendation:

	This change effects the map only			To exclude this proposed amendment including proposed map change. See Section 2, Para. 2.1.11 to 2.1.13
	Rathmore			
SN 03.39.03	<p>Include additional lands in Rathmore within the development boundary</p> <p>This change effects the map only</p>	180	SEA/EPA SNEALAP 11/1376	<p>Managers Recommendation:</p> <p>To exclude this proposed amendment including proposed map change.</p> <p>See Section 2, Para. 2.1.14 to 2.1.17</p>

Appendix D Proposed Map Changes for the Skibbereen Electoral Area

Skibbereen Electoral Area Local Area Plan
Public Consultation Draft

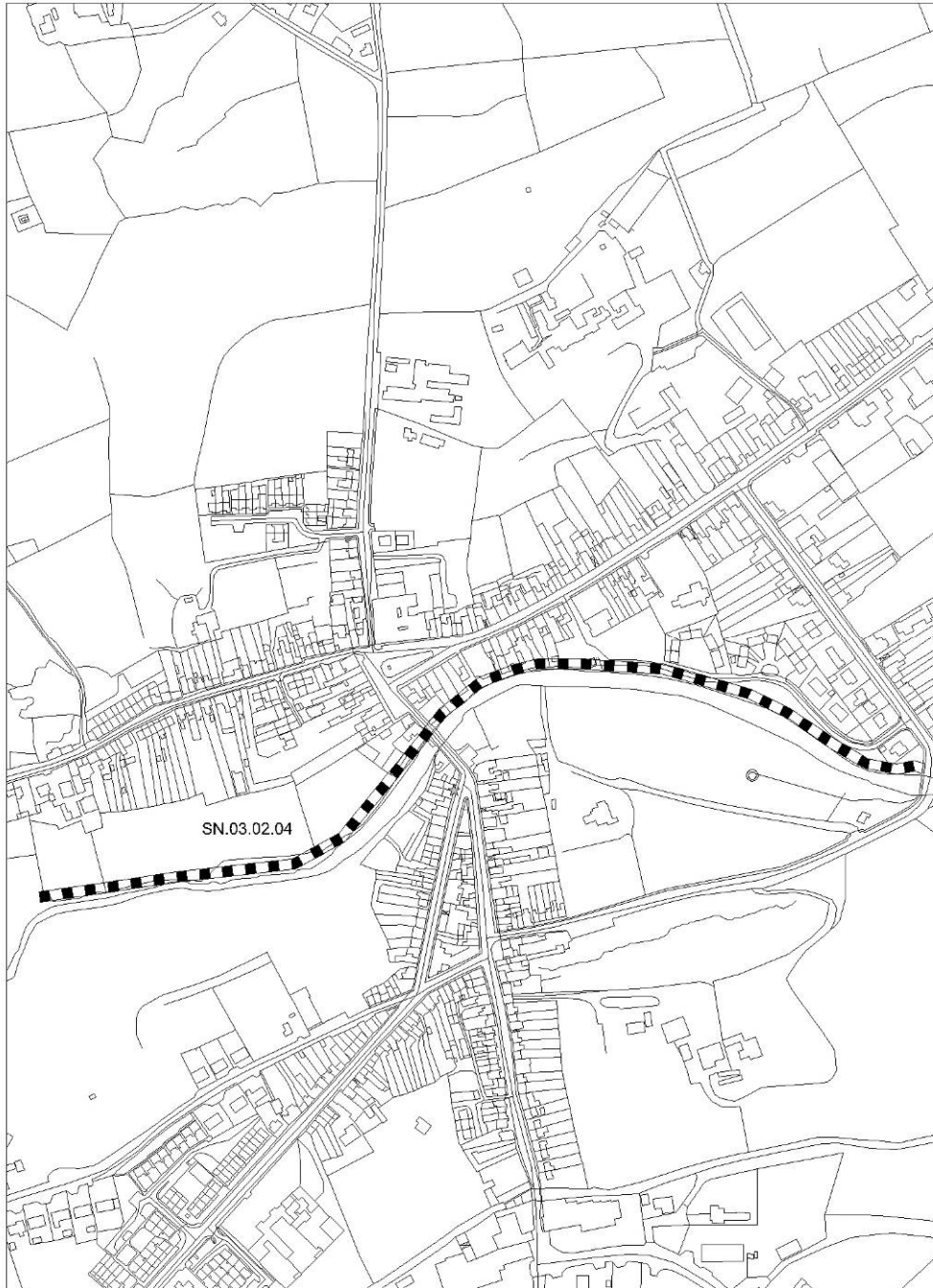
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Managers Recommended Amendment Ref. SN.03.49.03

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

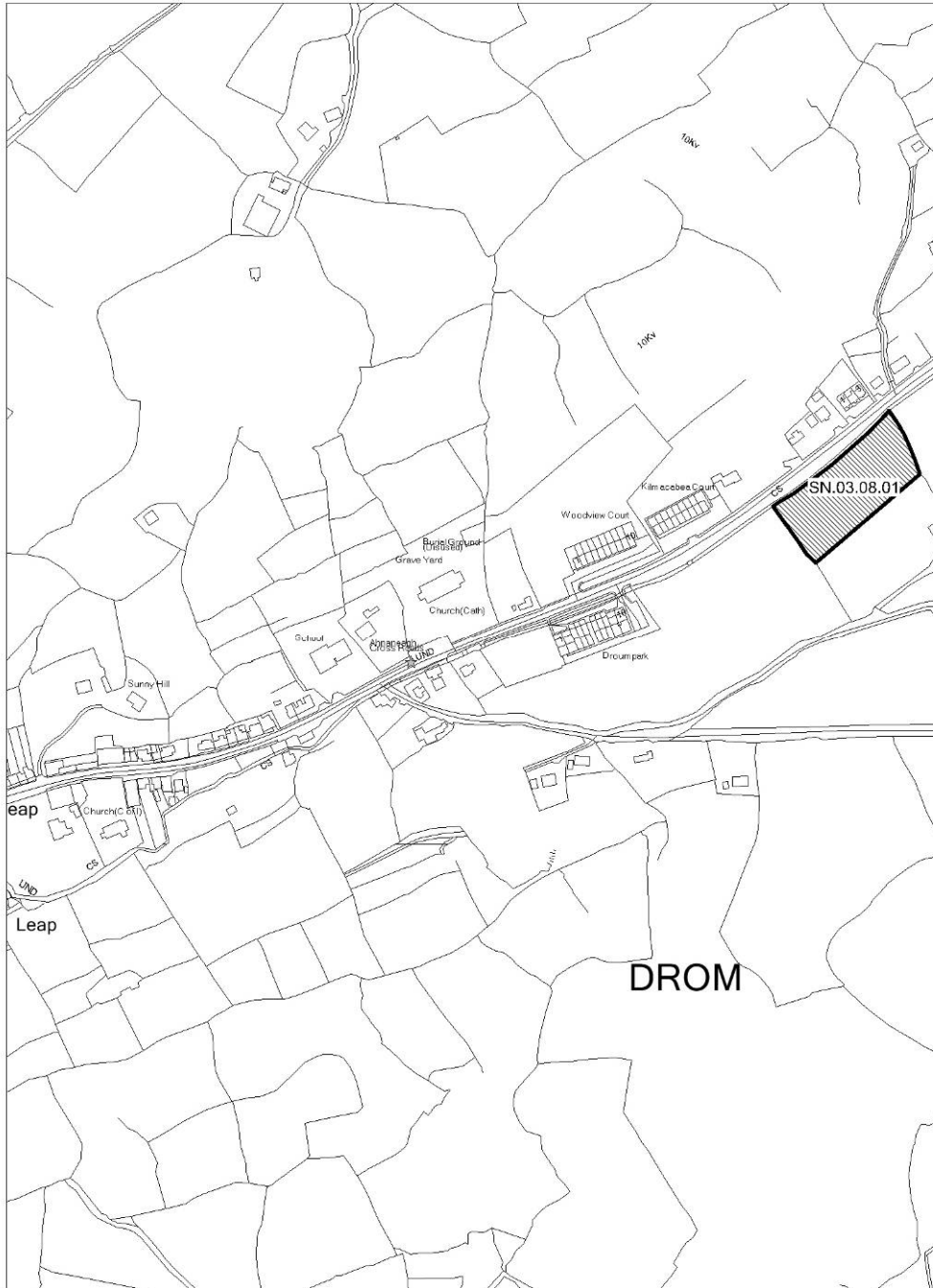
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Amendment Ref.SN.03.02.04

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

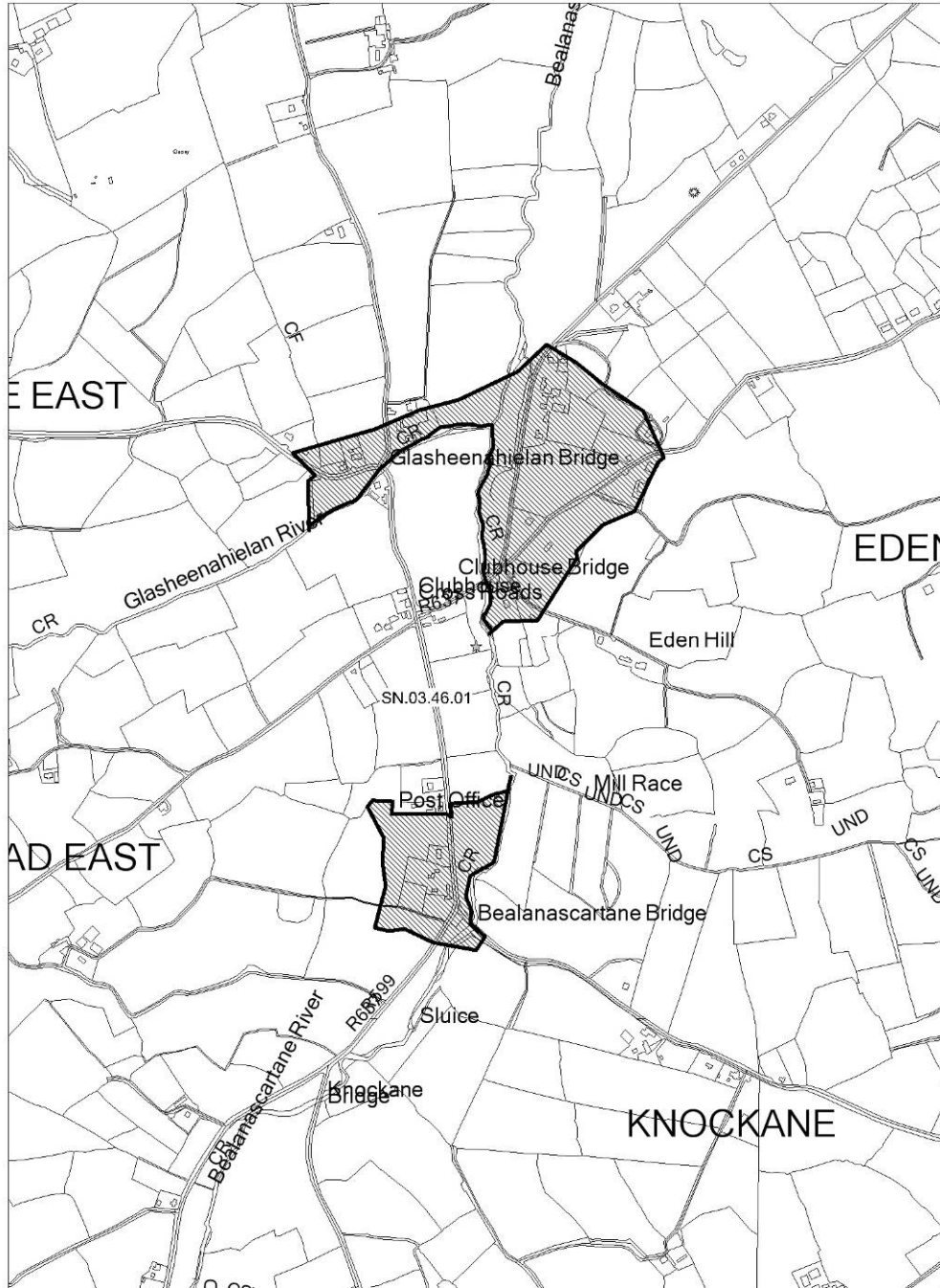
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Amendment Ref. SN.03.08.01

Skibbereen Electoral Area Local Area Plan
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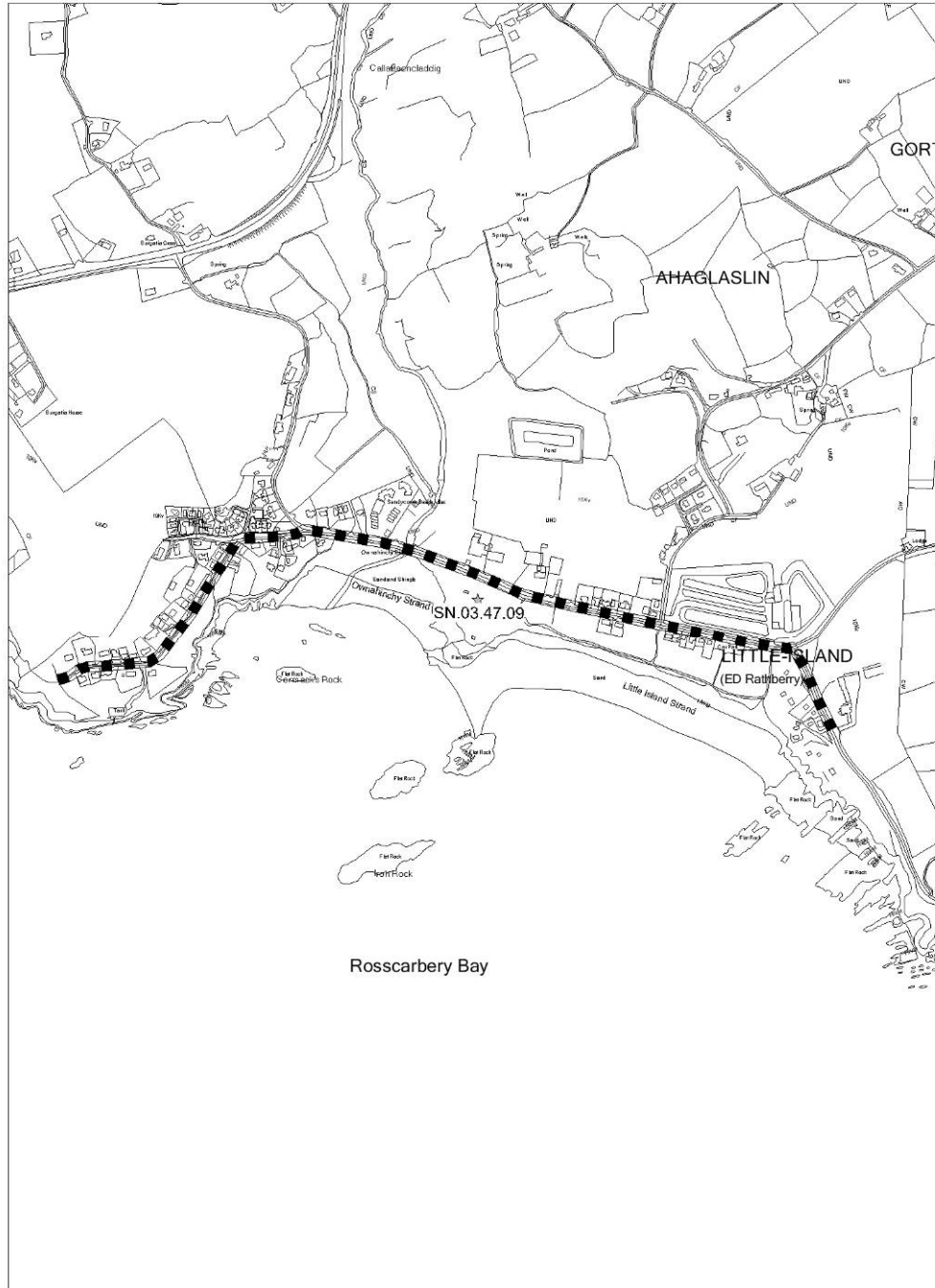
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Amendment Ref. SN.03.46.01

**Skibbereen Electoral Area Local Area Plan
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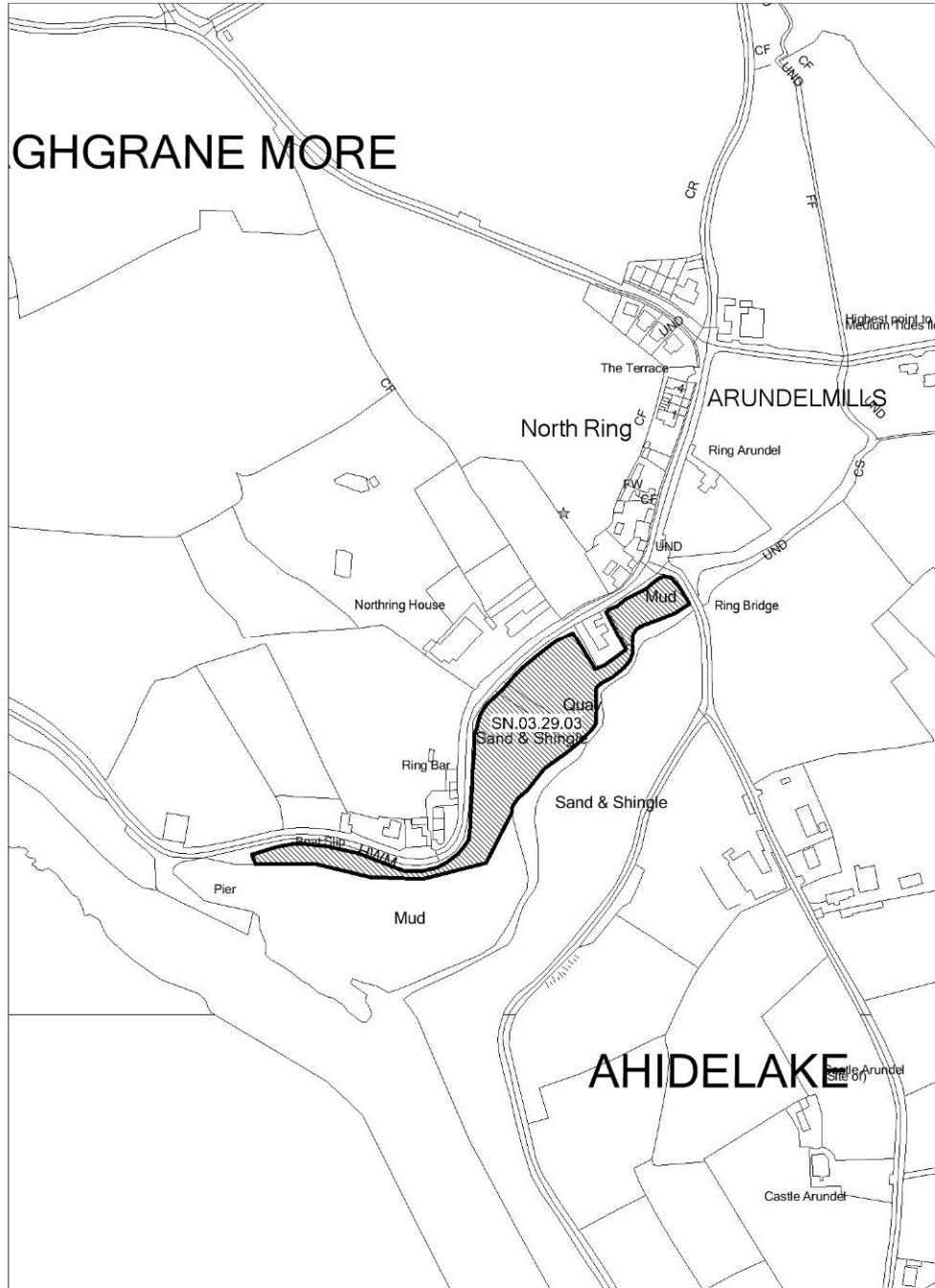
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Amendment Ref. SN.03.47.09

Skibbereen Electoral Area Local Area Plan
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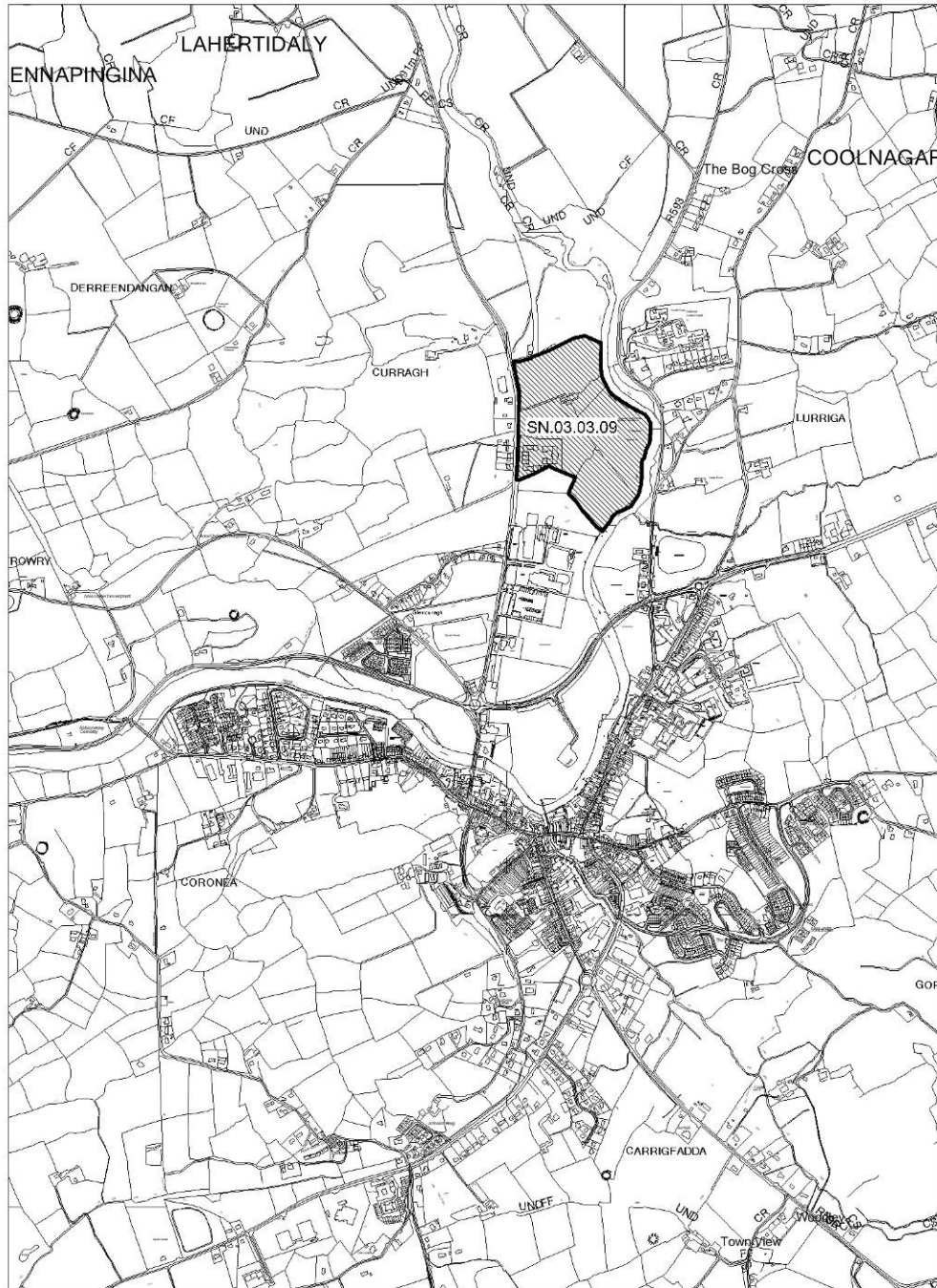
Ring



Amendment Ref.SN.03.29.03

**Skibbereen Electoral Area Local Area Plan
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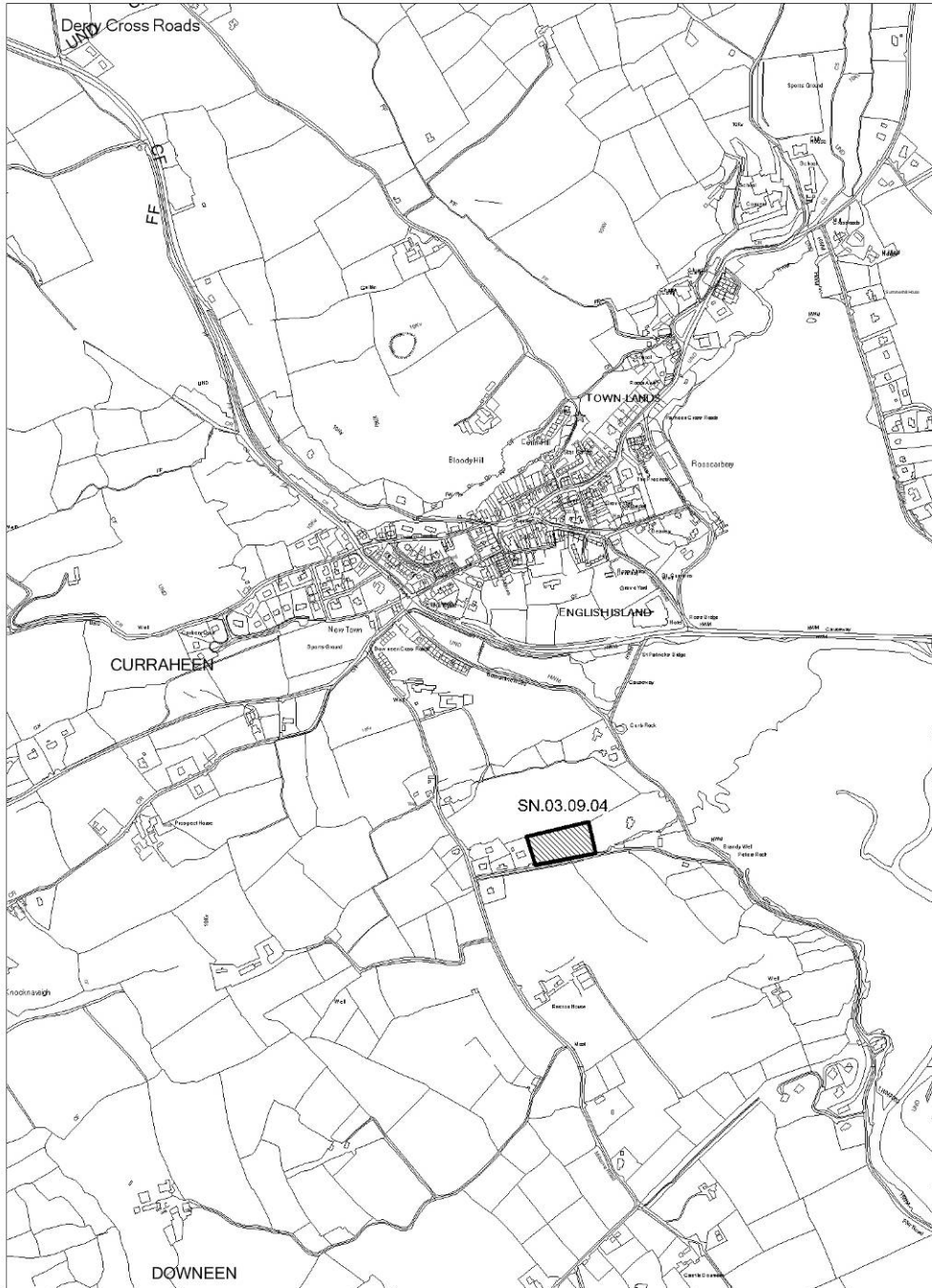
Skibbereen



Amendment Ref.SN.03.03.09

Skibbereen Electoral Area Local Area Plan
Public Consultation Draft

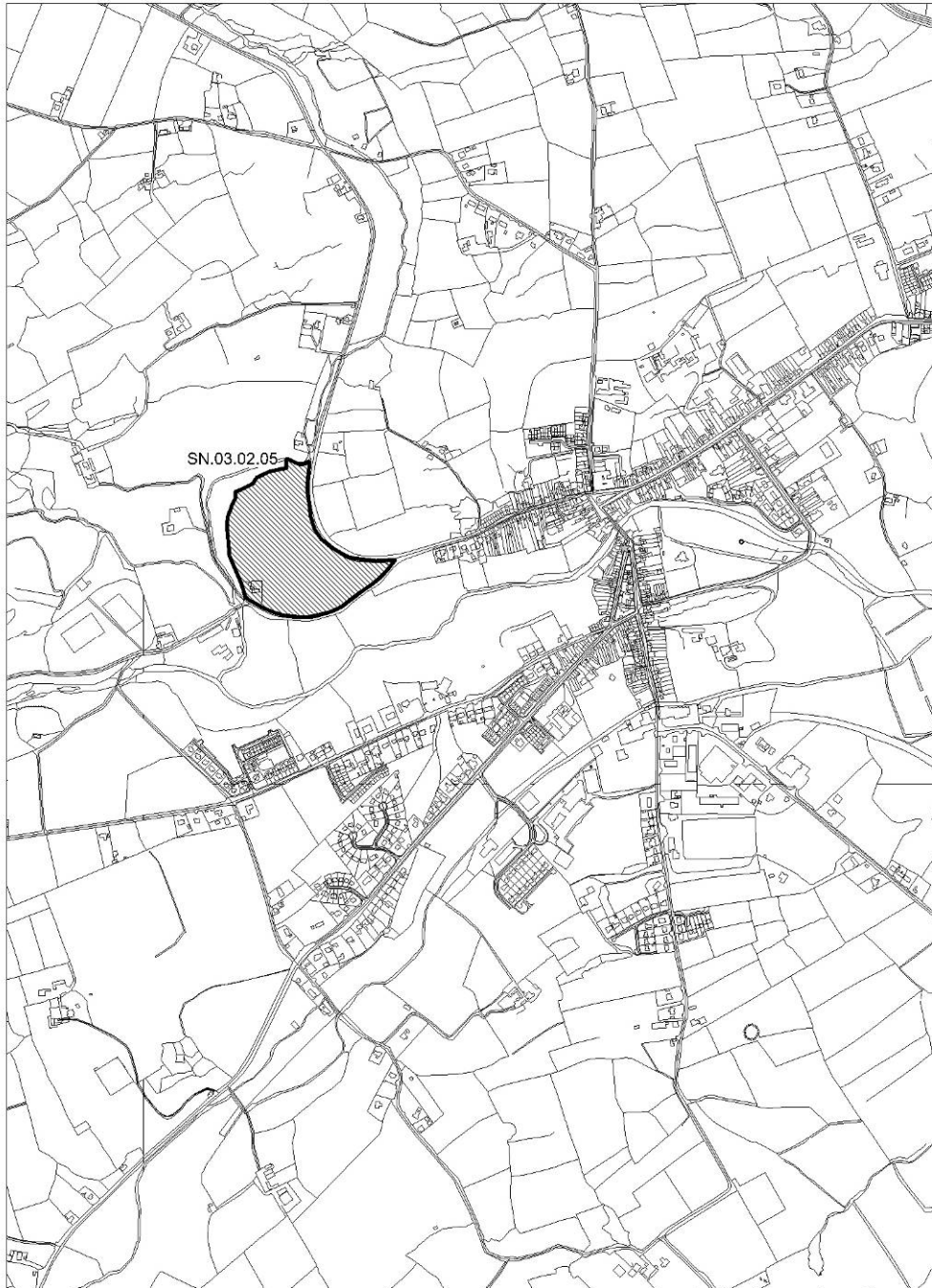
Rosscarbery



Amendment Ref.SN.03.09.04

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

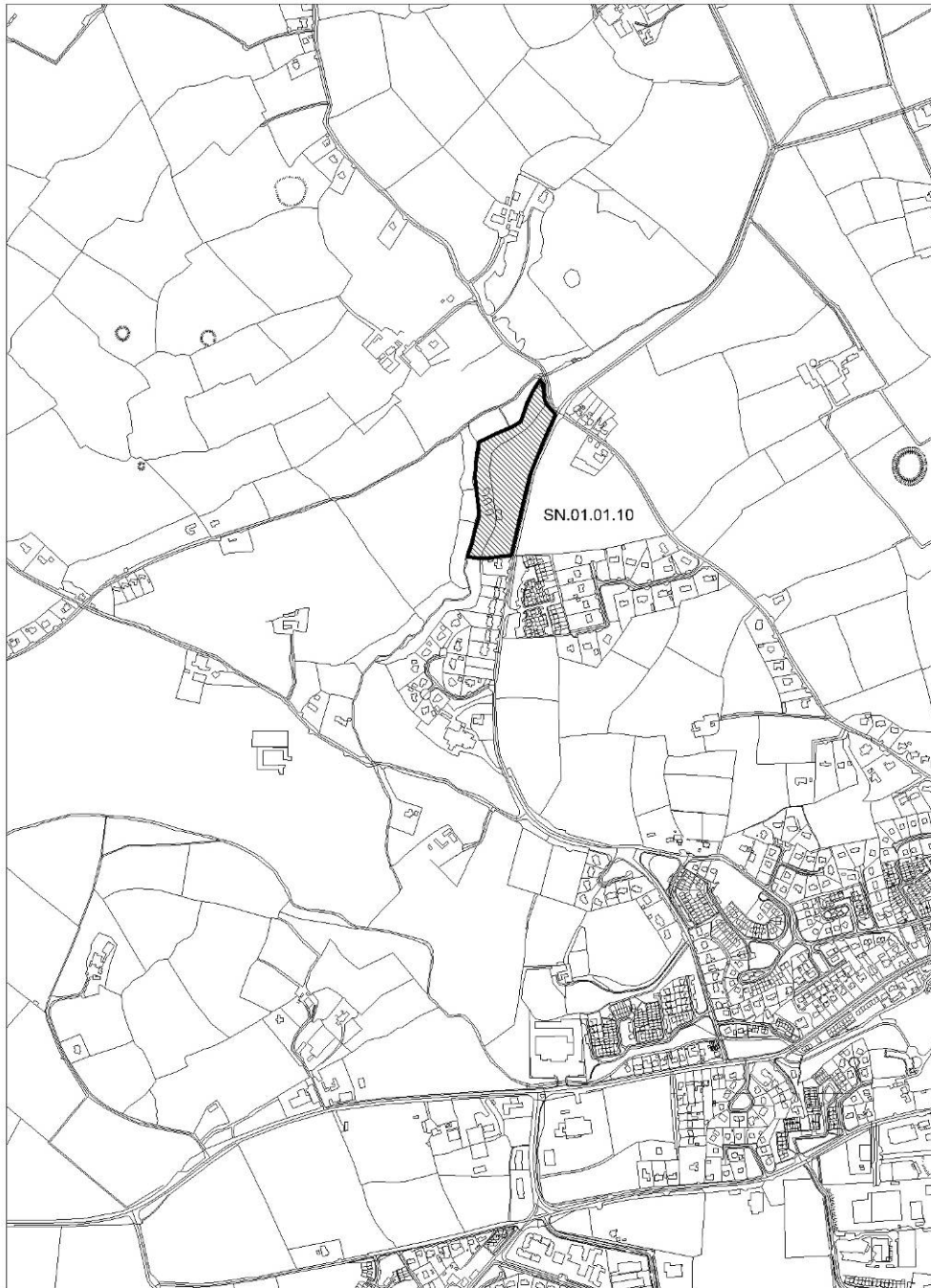
Dunmanway



Amendment Ref.SN.03.02.05

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

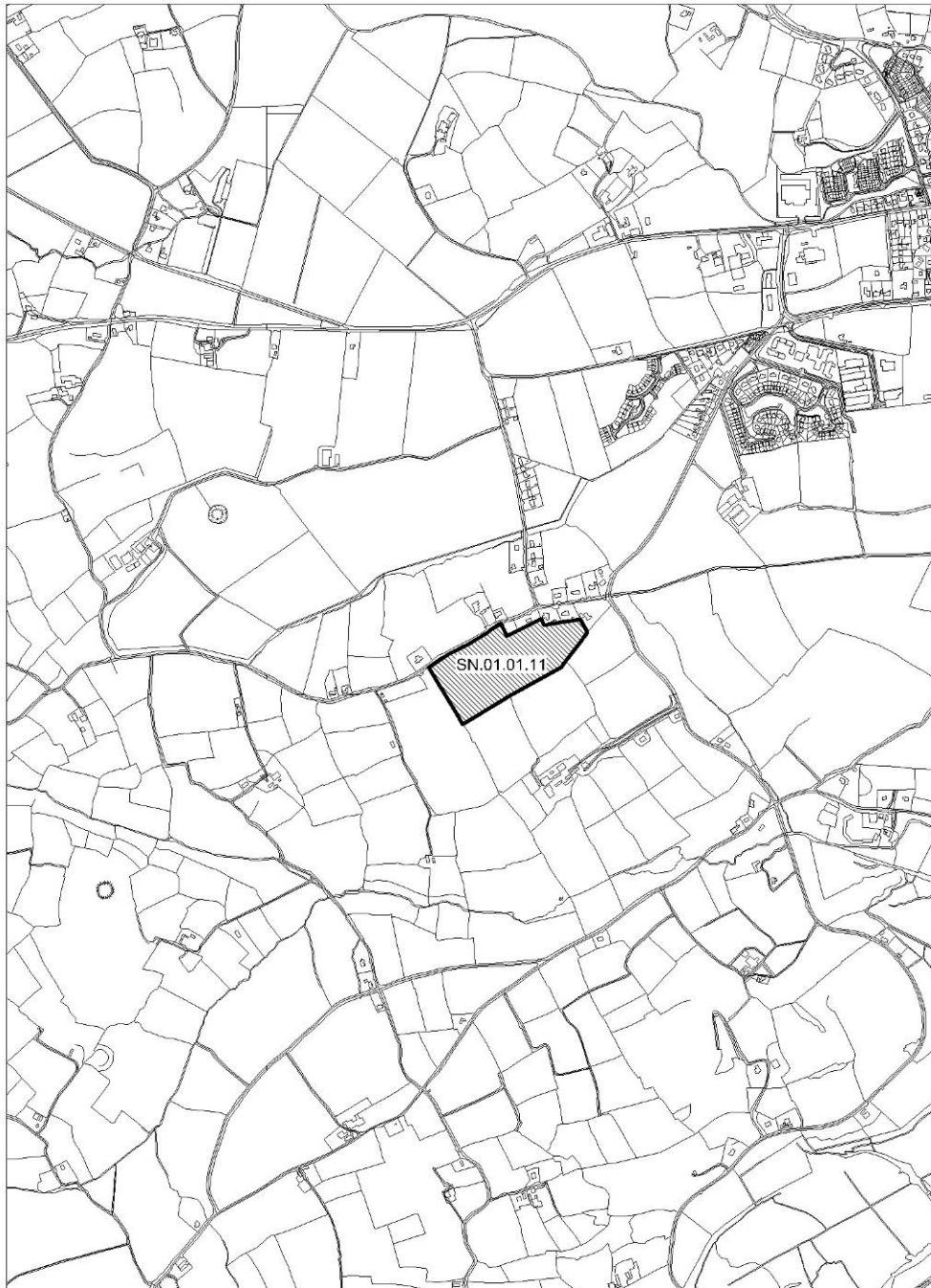
Clonakilty



Amendment Ref:SN.01.01.10

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

Clonakilty



Amendment Ref.SN.01.01.11

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

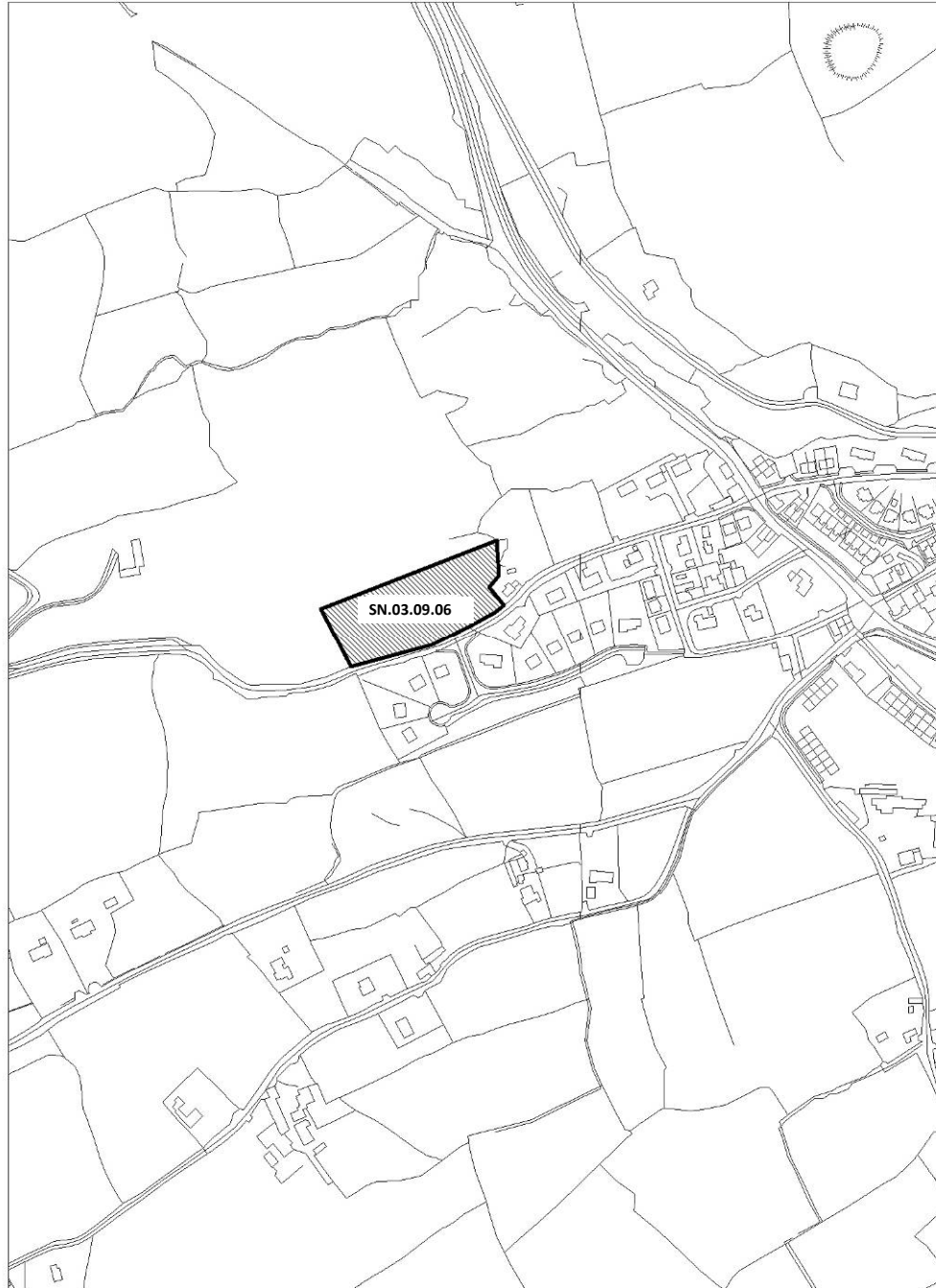
Rathmore



Amendment Ref.SN.03.39.03

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

Rosscarbery



Amendment Ref.SN.03.09.06

Appendix E List of Submitters

Interested Party	Submission No.	Settlement Name
Department of Arts, Heritage and the Gaeltacht	SNEALAP11/1349	Baltimore
Department of Education and Skills	SNEALAP11/1371	Dunmanway and Clonakilty
Eileen O Donnell	SNEALAP11/1374	Union Hall
EPA	SNEALAP11/1376	Countywide
NRA	SNEALAP11/1380	Countywide
OPW	SNEALAP11/1338	Countywide
OPW	SNEALAP11/1317	Countywide
OPW	SNEALAP11/1318	Countywide