

Report to Members

Macroom Electoral Area Local
Area Plan
Preliminary Public Consultation &
Other Issues

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This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for Macroom Electoral Area which identified the critical planning issues and choices facing the Electoral Area in the future. The report summarises the outcome of this pre-draft public consultation which was carried out in line with S.20 (1) of the Planning & Development Acts 2000-2006 and will inform the preparation of the Draft Macroom Electoral Area Local Area Plan.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

Boundary Changes

1.1.1. The Macroom Electoral Area boundary has changed since 2005 and new settlements have been included which were originally part of both the Carrigaline and Bandon Electoral Areas. The most significant settlement changes to the Electoral Area are the inclusion of Ballincollig and the villages of Crossbarry and Newcestown and the removal of Donoughmore Village. In the east, the electoral area now extends up to the boundary with Cork City.

1.1.2. The largest urban area, Ballincollig is at the western extremity of the electoral area and would appear to have a 'zone of influence' or hinterland equivalent to the Metropolitan SPA. Macroom is more centrally located within the Electoral Area and has a wider rural hinterland covering the CASP Ring and West SPA's and includes the Gaeltacht area around Ballyvourney.

Population

Settlement Hierarchy	Population		
	2002	2006	% Change
Macroom EA*			
Ballincollig	14,591	15,760	8%
Macroom	2,985	3,553	19%
Villages & Rural Areas	20,087	22,741	13%
Total	37,663	42,054	12%

1.1.3. In the 2006 Census, the Macroom EA as a whole (new boundary) recorded a 12% increase in population from 2002 growing from 37,663 to 42,054. About 50% of this growth occurred within the two main towns of Ballincollig and Macroom with the balance occurring in the villages and rural areas. Population growth in Ballincollig town between 2002 and 2006 was approximately 1,169 (8%), which was disappointing

given the towns proximity to Cork. The higher rates of growth recorded in Macroom (19%) and the villages and rural areas (13%) raises concerns regarding the necessity for longer distance commuting arising from growth in these locations.

Settlement	Population 2006	Growth 2006-2020	2020 Target
Ballincollig	15,760	5,670	21,430
Macroom	3,553	798	4,351
Villages & Rural Areas	22,741	1,783	24,524
TOTAL	42,054	8,251	50,305

1.1.4. Table 2 above the population growth targets for the Macroom Electoral Area up to 2020, set out in the Cork County Development Plan 2009. The 2020 population target for this electoral area is 50,305, a 20% increase over 14 years. The majority of this growth will be concentrated in the main towns and the key villages where investment in infrastructure will be focussed in the coming years.

Settlement	Households 2006	Growth 2006-2020	2020 Target
Ballincollig	5,236	3,640	8,876
Macroom	1,209	671	1,880
Villages & Rural Areas	8,142	2,307	10,449
TOTAL	14,587	6,618	21,205

1.1.5. Table 3 sets out the household targets for the Macroom Electoral Area up to 2020 as set out in the County Development Plan 2009. It is estimated that the household target for 2020 in the Electoral Area is 21,205, a 45% increase over 14 years. This will require the construction of approximately 8,600 new dwelling units between 2006-2020 within the electoral area.

Employment

1.1.6. The 2006 Census indicates that there are 11,686 actual jobs in the Macroom Electoral Area of which 8,586 are in the two main towns and the remaining 3,100 are divided between the villages and rural areas. Ballincollig and Macroom are the principle centres of employment where 7,096 and 1,490 jobs were recorded respectively. An analysis of the 2006 Census identified that both Ballincollig and Macroom relied on significant levels of commuting to meet the employment needs of their populations and that of their rural hinterlands. This was most pronounced in Ballincollig where about 50% of the towns 12,000 workforce commute. In Macroom although there was a broad balance between the size of the town's workforce and

the number of jobs, the town's economy was not large enough to provide for the employment needs of the significant population living in the villages and rural areas of its' hinterland without commuting.

Table 1.4: Business Land Supply – Macroom Electoral Area*					
	Total Land Zoned	Developed/In course of development	Total Land Available (2008)	Land for 'Stand Alone'	Other Business Land
Total (hectares)	93	29	64	17	47

* Excludes land within Macroom Town Council

1.1.7. A total of 93 hectares of land was zoned for business use in the Macroom Electoral area in the previous plans for the area. Since 2003, a total of 29 hectares of land has been developed for business related uses within the electoral area. A total of 64 hectares of land remain available for future development. However, of this, 17 hectares is a free-standing site that is reserved for single or 'stand-alone' development to facilitate the future expansion of an existing manufacturing facility near Macroom. Therefore, a total of 47ha are available for general business development. The review of the Local Area Plan will need to strengthen the supply of land suitable for a range of employment uses particularly in Ballincollig which has been designated as an Integrated Employment Centre.

1.2 Pressure/ Challenges for the future

1.2.1 The County Development Plan identified the main issues to be addressed in the Local Area Plan for the electoral area which include :

- Encouraging balanced population growth so that full economic potential can be achieved.
- Development in villages and rural areas to complement the planned growth in the towns at a scale that respects the setting and character of the village itself.
- Development within the Gaeltacht areas to be sensitive to the unique cultural and landscape setting of the area.
- Develop the potential capacity of Macroom to act as a primary focus for industrial development.
- Protect the attractive landscaping setting of the Macroom Electoral Area, in particular the Lee Valley and the Gearagh.
- The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

Employment

1.2.2 In addition to the challenges outlined in the County Development Plan one of the main issues facing the Electoral Area is delivering the employment growth targets for the Electoral Area as set out in the CASP update. The number of jobs in the CASP area is envisaged to increase by over 45,000 and over 6,500 of these new jobs will be located in the Macroom Electoral Area. The County Development Plan suggests that employment in the town could grow to as much as 12,800 jobs by 2020 from a figure of 7,096 jobs in the 2006 Census. In order to provide for this growth there is a need for a significant strengthening of the supply of zoned land in the town. Further provision may be necessary to accommodate existing businesses relocating from the City Council Area. The land to the south of the town is considered to be a good location for future employment uses due to its location close to the N22.

1.2.3 Another challenge facing the Electoral Area is the delivery of the Cork Science Innovation and Technology Park at Curraheen. A new study commissioned in 2008 by Cork County Council, re-examined the potential for a Science Park. The conclusion of this study proposed the development of a world class science and technology campus on a significantly larger land bank at Curraheen (in both the Carrigaline and Macroom Electoral Areas) which had pre-existing ties to both CIT and University College Cork (UCC). This proposal is reflected in both the CASP Update and the Cork County Development Plan 2009. The 2008 study concluded that the Science Park, when developed and fully operational will contribute in excess of €450M per year to the local and regional economy and will create up to 6,500 new jobs.

Population

1.2.4 To achieve the population targets set for the Electoral Area in the County Development Plan 2009 it will be necessary to deliver key infrastructural projects throughout the Electoral Area. A number of these projects have been included on the Waster Services Investment Programme (WSIP) however the delivery of these projects is dependent on finance becoming available.

1.2.5 In addition to the delivery of infrastructure it will be necessary to identify additional land for residential development in Ballincollig to cater for the future population targets up to 2020.

Transportation

1.2.6 In relation to the national road network for the electoral area, it will be important to secure the construction of the N22 (Ballincollig-Macroom-Ballyvourney) to include the Macroom By-pass.

1.2.7 In relation to improving public transport options in the electoral area, the Local Area Plan will specifically address the need to improve public transport links, identify a corridor for high quality rapid transit to link Ballincollig, the City Centre, Docklands and Mahon and to implement the findings of the Draft Ballincollig Parking Study. The targeted date for the completion of the Green Route in Ballincollig is late 2010.

Section 2 Baseline Environment

2.1 Introduction

2.1.1. This section gives an environmental overview for the Macroom Electoral Area on key environmental issues such as waste water and water quality which will have an impact on the future development of the area. As part of the Strategic Environmental Assessment process a detailed environmental report for each electoral area will be contained in the Local Area Plans.

2.2 River Catchments and Water Quality

2.2.1. The EU Water Framework Directive (WFD) brings under one framework water-related directives including those dealing with bathing water, water taken from rivers and wells for drinking water supplies, sewage disposal and the protection of salmon and shellfish habitats. Member States must aim to achieve good status in all waters and must ensure that status does not deteriorate in any waters.

2.2.2. The WFD is being implemented on a catchment or River Basin District basis. There are eight RBDs in Ireland. Cork County Council is the co-ordinator for the SWRBD which encompasses Cork City, most of Counties Cork and Kerry and smaller areas of Counties Waterford, Limerick and South Tipperary.

2.2.3. The River Basin District Plan has been subdivided into Water Management Units. The Macroom Electoral Area is covered by two Water Management Units, the Lower Lee Owenboy and the Upper Lee which in turn are contained in the South West River Basin District (SWRBD) Plan. Within these units management of the pressures, investigations and measures will be focussed and refined during the implementation of the SWRB Management Plan.

2.3 Waste Water Treatment

Ballincollig

2.3.1. The Waste Water Treatment Plant at Ballincollig discharges to the River Lee. The PE design of the WWTP in Ballincollig is 26,000 and the current treatment is PE 21,000. A Waste Water Discharge Licence for 24,542 PE has been applied for. The Waste Water Treatment Plant is not operating at over capacity but the Lower Lee Owenboy WMU Action Plan states that the Ballincollig new Waste Water Treatment Plant is causing risk. This is probably due to its discharge to a Drinking Water Protected Area (no specifics given in WMU). Capacity issues may arise depending on prior developments and will also arise in relation to the proposed large developments.

2.3.2. Under the Water Services Investment Programme the Ballincollig Sewerage Scheme – Waste Water Treatment Plant Upgrade (Advance Works) are contracted to start 2010 – 2012 depending on finance becoming available

Macroom

2.3.3. The WWTP at Macroom discharges to the River Sullane. The PE design for the WWTP in Macroom is 5,320 with a current PE treatment of 6,616. Therefore this WWTP is operating at over capacity. It is not in a position to accept influent. The relevant WMU

Plan states that there is insufficient existing capacity. A Waste Water Discharge Licence for 9,900 PE has been applied for.

Key Villages

Coachford

2.3.4. Coachford is served by a Septic Tank with a PE design of 400. Current treatment is 726 however a Waste Water Discharge Licence for 990 PE has been applied for. Part VIII Planning being undertaken for the construction of a new 1600 PE Waste Water Treatment Plant. This WWTP is operating at over capacity. It is not in a position to accept influent. The Lower Lee Owenboy WMU Action Plan states that the Coachford WWTP is causing risk.

Kilumney/Ovens

2.3.5. The PE design of the WWTP in Kilumney/Ovens is 700 and the current treatment for the plant is 114 PE. It would appear that this plant currently has sufficient capacity.

Ballyvourney/Ballymakeery

2.3.6. The septic tank at Ballymakeery is operating at capacity and is presently not in a position to accept influent. The relevant WMU Plan states that there is insufficient existing capacity. A new 2,200 PE WWTP is due to be constructed by 2011 and is on the WSIP list of schemes at planning stage 2010-2012.

Ballingeary

2.3.7. The septic tank is operating at over capacity. It is not in a position to accept influent. The relevant WMU Plan states that there is insufficient existing capacity. The PE design for the septic tank is 50 and the current treatment is 650 PE. The septic tank discharges to the Bunsheelin River. A licence for a PE of 715 has been applied for. It is proposed to install a new 1300 PE WWTP which will discharge to the River Lee.

2.4 Water Supply

Ballincollig

2.4.1. The current water supply is provided from the Cork City and Harbour Water Supply Scheme. The principle source is Iniscarra. Issues are water treatment capacity, storage at the treatment plant and the distribution network. An interim sludge treatment system is currently operated at the plant and sludge treatment capacity will have to match the water treatment capacity.

2.4.2. An extension to the Iniscarra Water Treatment Plant Phase 1 has been completed. A sludge treatment upgrade at the Iniscarra Water Treatment Plant is included on the Water Services Investment Programme contract list for 2010-2012. The Ballincollig Regional Reservoir is also approved to advance through planning under the Water Services Investment Programme for 2010-2012.

The delivery of these projects is dependent on finance becoming available.

Macroom

2.4.3. The Water Supply scheme in the town is currently sufficient however with the projected population growth in the town the current scheme will not be sufficient to meet the needs of the town in the medium to long term due to the capacity of the treatment centre. An additional reservoir may be needed to the north of the town to service the growing population north of the town.

Key Villages

Coachford

2.4.4. The contract for the Dripsey/Coachford water supply scheme is under construction as part of the the Water Services Investment Programme (WSIP).

Kilumney/Ovens

The water supply in the village is currently sufficient to meet the existing population needs.

Ballyourney/Ballymakeery

2.4.5. The water supply in the village is currently sufficient to meet the existing population needs.

Ballingeary

2.4.6. There are capacity issues with water supply depending on demand.

2.5 Waste Management

2.5.1. The Cork County Council Waste Management Plan 2004 is currently under review. The plan aims to:

- Reflect the overall waste management philosophy of the local authority.
- Outline the waste management objectives to be pursued.
- Where appropriate, establish specific targets against which performance can be measured.
- Set out a programme of action for the achievement of the objectives and delivery of integrated waste management facilities.

2.5.2. The plan identified a need for a civic amenity site in Ballincollig. Currently there are five bring sites in the town. There is a civic amenity site in Macroom Town and two bring sites.

2.5.3. All four key villages, nine villages, two village nuclei and one other location have bring site facilities in the Macroom Electoral Area.

2.6 Nature Conservation & Habitat

Environmental Designations

2.6.1. There are eleven proposed Natural Heritage Areas, one Natural Heritage Area, one proposed Special Protection Area, one Special Protection Area and two candidate Special Areas of Conservation in the Macroon Electoral Area. These include the Ballincollig Caves, the Lee Valley and the Shournagh Valley in Ballincollig, the Gearagh in Macroon and Gouganebarra Lake in Ballingeary.

Draft Landscape Strategy

2.6.2. The Draft Landscape Strategy for Cork County incorporates 16 landscape types and an evaluation of each in terms of landscape value, landscape sensitivity and landscape importance. The Macroon Electoral Area is dominated by three landscape types, broad fertile lowland valleys (Ballincollig), Hilly River and Reservoir Valleys (The Gearagh) and Valleyed Marginal Middleground (Macroon and Environs). All three types are considered to have high landscape value and high landscape sensitivity.

2.7 Other Environmental Considerations

Flooding

2.7.1. There are 16 documented risk areas for flooding recorded by the OPW in Ballincollig. The draft flood maps produced by the Lee Catchment Flood Risk Assessment and Management Study have identified a number of locations in the town at risk from flood events. Lands immediately to the north and south of the River Lee are particularly at risk. The majority of these are undeveloped and used for recreational and amenity purposes.

2.7.2. Flooding is a risk in Macroon and occasionally the Sullane River has burst its banks and flooded the Masseytown area at the western end of the town. Maps published by the Lee CFRAMS show the extent of the areas at risk of Flood Extent particularly at the western end of the town centre therefore flooding is considered to be a major issue in the town.

Soils

2.7.3. The soil types in Ballincollig and Macroon are acid brown soils. These are productive soils and there are a range of land uses associated with these soils including grassland, crop production and pasture.

Section 3 Principal Issues Raised in Submissions

3.1 Electoral Area Wide Issues

- The issue of existing deficiencies in infrastructure (wastewater, roads etc.) throughout the electoral area with specific reference to Ballincollig, Macroom and Kilmoney.
- A number of submissions referred to the need for the provision of schools in main settlements and rural areas.
- The requirement for a survey to be carried out to identify new and unoccupied houses in the electoral area.
- Concerns were raised in several submissions relating to flooding with specific reference to the main towns of Macroom and Ballincollig.
- The need to define the Metropolitan boundary in the Local Area Plan.

3.2 Principal Issues Raised in Relation to Settlements

Main Towns

Ballincollig (16 submissions)

Infrastructure and Transportation

- A number of submissions raised concerns regarding major infrastructural deficiencies which are holding up the development of a number of sites which were zoned in the 2005 Local Area Plan.
- The need to improve the existing bus service, parking provision, selection of the route for the proposed Rapid Transit Link – the need for a Transportation Study.
- The need for a link road between the South Ring and the proposed North Ring road.
- The need to upgrade infrastructure in the town particularly street lighting, footpaths and traffic calming measures.
- The provision of an orbital mini bus service in the town.
- Provision of a free cycle scheme.
- The need to upgrade the waste water treatment plant and the pumping station.
- The need for a fully integrated parking strategy and parking facilities to serve the green route.

Retail

- The need for additional bulk retail floorspace at the western end of the town.

- Expansion of the town centre zoning in Ballincollig to allow for additional retail floorspace.
- The need to utilise existing vacant buildings.

Residential

- The need to zone additional land for residential use in Ballincollig.
- Review of existing residential zonings to change the density.
- The need to complete existing estates in the town.

Community Facilities

- The need for additional community and civic facilities.
- Removal of zoning for cemetery extension in Ballincollig and rezone lands for educational/institutional/civic use.

Employment

- The need to zone additional land for employment uses in the town and identification of the most appropriate location for these lands.
- The need for a more diverse employment creation strategy focusing on production/manufacturing orientated jobs.
- Vacant business/office premises in the town centre.
- The need to retain current zoning in Ballincollig for established Industry/Enterprise use.

Education

- The need for a new secondary school in the town or additional classrooms at secondary school level.
- The need for the provision of a primary school on the R-18 site at the eastern end of the town.

Amenity

- The need for large public parks connecting the City to Ballincollig and its Regional Park along the River Corridor to meet passive and active recreational needs in the area.

Science Park

- To establish the development of the Science Park as a primary objective in the Local Area Plan.
- To ensure that the zoning objectives for the Science Park are in line with the proposed Masterplan.

- To ensure that an objective is included which prioritises the delivery of critical infrastructure to facilitate the SITP.
- To recognise that the SITP jobs are in addition to the general employment target set out in the CASP update for Cork's Metropolitan area and for Cork's South Environs.
- To recognise that the Science Park is a "west of the city" location and allocate employment to the Science Park from the Ballincollig employment allocation of 4,114 recognising that the development of this project will be a long term project.
- Extension of the search area for the proposed Science Park to include additional lands.
- Recognition in the LAP that the Science Park employment strategy is likely to be dependent upon the provision of the proposed Rapid Transit Corridor.
- To include provision of a link road to connect to the Model Farm Road.
- Need to "fast tract" the development of the CSITP through a Strategic Development Zone (SDZ).

Flooding

- Concerns were raised in relation to flooding.

Macroom (2 submissions)

Education

- The requirement for the designation of a Greenfield site for a new secondary school.

Employment

- The need for additional land for employment uses in the town particularly manufacturing and lower order industrial premises.

Infrastructure

- The need for the construction of the Macroom by-pass and for alternative routes for light transport to be provided until the bypass is built.
- The Wastewater Treatment Plant is at capacity.

Community Facilities

- The need for the provision of community facilities in the town.

Flooding

- Concerns were raised in relation to flooding in the town.

Key Villages

Coachford (3 submissions)

- The requirement for a residential care centre to support the village of Coachford and the wider rural hinterland.
- Designation of land for an inland freshwater location for the development of water based tourist activities.
- Retention of existing zoning status on Dairygold lands and include additional lands

Kilumney/Ovens (15 submissions)

- The need for grounds for Kilumney United Football Club. This need was identified in the 2005 Local Area Plan. The proposal is for the zoning of land for residential development to include a pitch, changing rooms and car parking for the Club.
- The need for the extension of the development boundary to include additional lands for residential development.
- Extension of the development boundary to include lands which have established uses on them including residential and industrial.
- The requirement for the designation of a site for new village centre at the western side of the village as all the services are on the eastern side while the majority of residential development is at the western end of the village.
- The need to remove the N22 corridor from the Kilumney/Ovens map as a number of submissions raised the issue that this corridor is preventing development from taking place.
- Identification of Strategic Aggregate Reserve for extraction of sand and gravel.
- The need for community facilities in the town to catch up with the growth in population which has occurred in recent years.
- Inclusion of Kilumney/Ovens in proposal for the Rapid Transit Bus Corridor.
- The need for footpaths to be constructed throughout the village to allow for safe pedestrian movement.

Ballymakeery/Ballyvourney (1)

- Protection of cultural and natural heritage of the Gaeltacht
- Protection of the Sullane River floodplain and the provision walks and other amenity uses along the floodplain.
- Provision of land for town centre uses.

Ballingeary – no submissions received

Villages and Village Nuclei (8 submissions)

Crossbarry

- The need for zoning for employment uses.

Rylane

- The need to extend the development boundary to include additional land for residential development.
- Provision of lighting on the chapel road.
- Provision of a footpath.

Crookstown

- The need to extend the development boundary to include land for industry/enterprise uses.
- The need to extend the development boundary to include established uses.

Ballynora

- Zoning of A3 lands for residential development.

Aherla

- Requirement to focus on the future and present needs of the village in order to improve the quality of life.

Carriganimmy

- Extension of the village development boundary for residential development
- Zoning of white land for commercial/village centre use.

Ballinagree

- Ballinagree should be reclassified from village nuclei to village.

Rural Areas

- The need for the provision of schools in rural areas.
- Concerns were raised in relation to the growth of rural villages in recent years and the need for them to develop organically and incrementally in the future.
- The need to focus on improving the quality of life in villages which in some cases have doubled in size in recent years.
- The need for local employment in smaller towns and villages.
- The requirement for a survey to be carried out to identify new and unoccupied houses in the electoral area.
- The need to recognise the cultural heritage of the Gaeltacht.

Section 4 Overall Approach to the Draft Local Area Plan

4.1 Main Policy Issues

Ministerial Guidance

Residential Development in Urban Areas

4.1.1. Published by the Department of Environment, Heritage and Local Government in May 2009, these guidelines update and revise the Guidelines for Planning Authorities on Residential Densities (1999), and provide further guidance on the appropriate scale of development in smaller towns and villages.

4.1.2. Concerns have been raised about the impact of rapid development and expansion on the character of smaller towns and villages through poor urban design and particularly the impact of large housing estates with a standardized urban design approach on the character of towns and villages that have developed slowly and organically over time. In order for these settlements to thrive and succeed, their development must strike a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. The Guidelines suggest a number of key points in this regard:

- Development must normally be plan led;
- New Development should contribute to compact towns and villages; giving priority to local trips by walking and cycling, prioritising the re-use of brown field development land and other underused lands or through the development of acceptable green field sites;
- Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Corridor) and also as a means of reinforcing the street pattern or assisting in the redevelopment of back lands while taking care to protect the architectural and environmental qualities of the settlement;
- Offering alternatives to urban generated housing; in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be

considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;

- Generally, the scale of new development should be in proportion to existing development; because of the scale of smaller towns and the villages, it is generally preferable that their development proceeds on the basis of a number of well integrated sites within and around the urban centre. The Local Area Plans will provide guidance on the level of residential development appropriate to each settlement and settlement type.
- The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development. Because of the scale of smaller towns and villages, it is generally preferable that overall expansion proceeds on the basis of a number of well integrated sites within and around the town/village centre in question rather than focusing on rapid growth driven by one very large site. Above all, it is the function of local area plans and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.
- Local authorities have a vital role to play in encouraging development through the provision of essential services.

Flood Risk and the Planning System

4.1.3. The Planning System and Flood Risk Management Guidelines for Local Authorities were published in November 2009. The overall policy objective of the guidelines is:

To minimise the national level of flood risk to people, businesses, infrastructure and the environment, through the identification and management of existing, and particularly potential future, flood risks in an integrated, proactive and catchment based manner.

4.1.4. A flood risk assessment (FRA) can be undertaken either over a large area or for a particular site to identify whether and to the degree to which flood risk is an issue, to identify flood zones (if not already available), to inform decisions in relation to zoning and planning applications; and to develop appropriate flood risk mitigation and management measures for development sited in flood risk areas.

4.1.5. Flood risk assessments can be undertaken at a range of scales relevant to the planning process. The key scales for FRA are: Regional (for regional planning guidelines); Strategic (for city or county development plans or local area plans); Site specific (for master plans and individual planning applications).

4.1.6. Flood risk assessments should (be):

- Proportionate to the risk scale, nature and location of the development;
- Undertaken by competent people, such as a suitably qualified hydrologist, flood risk management professional or specialist water engineer;
- Undertaken as early as possible in the particular planning process;

- Supported by appropriate data and information, including historical information on previous events, but focusing more on predictive assessment of less frequent or more extreme events, taking the likely impacts of climate change into account;
- Clearly state the risk to people and development and how that will be managed over the lifetime of the development;
- Focused on addressing the impact of a change in land use or development on flood risk elsewhere, ensuring that any such change or development must not add to and should, where practicable, reduce flood risk;
- Consider the vulnerability of those that could occupy the development, including arrangements for safe access and egress; and
- Consider the modification to flood risk that infrastructure such as raised defences, flow channels, flood-storage areas and other artificial features provide, together with the consequences of their failure.

4.2 County Development Plan 2009

Population Targets and Requirement for Zoned Land

Electoral Area Population

Settlement	Population 2006	Growth 2006-2020	2020 Target
Ballincollig	15,760	5,670	21,430
Macroon	3,553	798	4,351
Villages & Rural Areas	22,741	1,783	24,524
TOTAL	42,054	8,251	50,305

4.2.1 In 2006 the total population for the Macroon Electoral Area was 42,054. The combined target population for the Electoral Area for 2020 is 50,305. The growth in households between 2006 and 2020 is estimated to be 5,907. In order to allow for a proportion of vacancies and frictional losses in the market there is a requirement for an additional 7,680 units for the entire electoral area. Taking into account the number of units already built from 2006-2010 (source geo-directory) it can be concluded that there is a dwelling unit growth requirement of 6,535 between 2010 and 2020 in the electoral area.

4.2.2 Table 4 shows that when outstanding planning permissions are also taken into account the net requirement for additional houses for the electoral area is 4,492. The table shows how this housing requirement will be divided between the main towns of Ballincollig and Macroom, the four key villages, and thirty villages and rural areas.

Table 4.2: Macroom Electoral Area – Dwelling Units Growth					
Settlement	2020 Outline Strategy Dwelling Unit Growth	Already built '06-'10¹	2010-2020 (Gross) Housing Requirement²	Outstanding Planning Permissions	New Development 2020³
Ballincollig	4732	325	4407	932	3261
Macroom	872	374	498	64	434
Total Main Towns	5,604	699	4,905	996	3,695
Coachford					
Kilumney/Ovens					
Ballingeary					
Ballyvourney/Ballymakeery					
Total Key Villages	930	273	657	367	240
Total Villages and Rural Areas	1,146	173	973	498	457
Electoral Area Total	7,680	1,145	6,535	1,861	4,392

¹ *Already built 2006-2010*: this is the geodirectory count for 2010 minus the geodirectory count for 2005 and indicates what has been built and occupied between '05 and '10. A fifth of this figure gives a yearly average and four fifths gives an estimate of what was built and occupied between '06 and '10.

² *2010-2020 (Gross) Housing Requirement*: this is the 2020 target from Outline Strategy minus what is already built ('06-'10)

³ *New development 2020*: this is the 2020 Housing Requirement minus [vacant units counted in 2010 HLAS (not included in geodirectory count), units under construction and outstanding permissions].

Economy and Employment

4.2.3 The Census 2006 indicates that there are 8,586 jobs in the main towns of the Macroom Electoral Area. The principle centres of employment within the electoral area are Ballincollig and Macroom where 7,096 and 1,490 jobs were recorded respectively. The Census indicates the actual jobs in the electoral area in 2006 as 11,686.

4.2.4 An analysis of the 2006 Census identified that both Ballincollig and Macroom relied on significant levels of commuting to meet the employment needs of their populations and that of their rural hinterlands. This was most pronounced in Ballincollig where about 50% of the town's 12,000 workforce commute. In Macroom although there was a broad balance between the size of the town's workforce and the number of jobs, the town's economy was not large enough to provide for the employment needs of the significant population living in the villages and rural areas of its' hinterland without commuting.

4.3 Recommended Approach in the Main Towns

Ballincollig

Population and Housing

4.3.1 One of the overall aims of the Local Area Plan is to strengthen the rate of population growth in Ballincollig so that it can act as a focus for new employment development given its proximity to and potential for high quality public transport links with Cork City. The Outline Strategy identified that the capacity of zoned lands in Ballincollig would accommodate approximately 4,000 units. Therefore it is considered that the existing supply of remaining undeveloped land identified in the previous local area plans is broadly sufficient to meet the **need for an additional net growth of 3,261 units** in the town however as much of the residential land remains undeveloped the new local area plan will need to consider how best to overcome barriers to development so that Ballincollig can achieve its full potential as a Metropolitan Town. The land to the south of Ballincollig is considered to be a good location for the future expansion of the town.

Settlement Name	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding Planning Permissions	Potential Housing Stock 2010
Ballincollig	3,800	5,637	6,043	19	195	932	7,189

Table 4.4 Ballincollig Housing Requirement to 2020				
Settlement Name	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Ballincollig	4,732	539	932	3,261

Issues to be addressed

4.3.2 A critical issue for the development of Ballincollig is the need to provide appropriate water and transport infrastructure. The Waste Water Treatment Plant discharges into the River Lee where there appears to be issues for the quality of downstream drinking water abstraction. The failure to maintain appropriate investment in this plant may compromise this drinking water source and this may need further investigation. In the area of transportation the key issues are the need to improve the existing bus service, parking provision, the selection of the route for the proposed Rapid Transit Link and the need for a Transportation Study.

The following projects are presently being undertaken or planned for in Ballincollig;

- The Ballincollig Green Route (from Classes Lake junction to County/City boundary at Inchigaggin) is presently under construction. The target completion date is late 2010.
- The CASP Update 2008 identified a corridor for high quality rapid transit to link Ballincollig, the City centre, Docklands and Mahon. A preliminary feasibility study has been completed.
- A sludge treatment upgrade at the Iniscarra Water Treatment Plant is included on the Water Services Investment Programme contract list for 2010-2012. The Ballincollig Regional Reservoir is also approved to advance through planning under the Water Services Investment Programme for 2010-2012.
- Under the Water Services Investment Programme the Ballincollig Sewerage Scheme – Waste Water Treatment Plant Upgrade (Advance Works) are contracted to start 2010 – 2012 depending on finance becoming available

4.3.3 Another significant issue raised in relation to Ballincollig is the need for improved pedestrian links along the River Corridor connecting Ballincollig to the City. The County Development Plan 2009 states that 'where development is proposed on lands adjoining a river, the area immediately adjacent to the waterway should be retained as a linear park or walkway, which links the wider open space network and is accessible to the general public'. The Local Area Plans will identify the preferred locations for additional public open space and public walkways.

4.3.4 A number of submissions raised issues in relation to the need for additional schools in the town. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Science.

4.3.5 One of the main issues raised in the Ballincollig submissions was the need for additional land to be zoned for employment uses. In order to deliver the uplifted employment targets in the CASP Area, the 2009 County Development Plan designated Ballincollig as an Integrated Employment Centre which are to include both small scale and large scale industrial and enterprise development (office based industry, manufacturing and distribution).

4.3.6 In the current economic climate it is difficult to estimate the future rate at which the remaining supply of land will be developed. Ballincollig is the largest town in the County and many of its working population are reliant on commuting to their place of work. Compared to some other areas in the County, the overall supply of land for employment development is low when compared to the population. At the rate of development experienced in recent years the existing supply of zoned employment land (excluding the employment element of X-02) could be sufficient to last for only 9 years. Therefore it is considered desirable to zone a good choice of additional land for a range of employment uses in the town. Lands to the south of Ballincollig are considered to be a good location for the future expansion of employment land due to their location to the north of the Ballincollig by-pass.

Macroom

Population and Housing

4.3.7 In Macroom, taking account of the land identified as suitable for development in the recently adopted Macroom Town Development Plan there appears to be a significant surplus of land to cater for the future population targets for the town and the net housing requirement of 434 units. The potential housing stock in the town and environs in 2010, taking account of vacancies and outstanding planning permissions, is 1,643 units with 55 ha of land zoned for residential land in the Macroom Town Development Plan and 6ha of land zoned for residential development in the environs therefore it is not considered necessary to zone additional land in the local area plan.

Table 4.5 Macroom Housing Stock

Settlement Name	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding Planning Permissions	Potential Housing Stock 2010
Macroom	993	1,240	1,707	0	0	64	1,643

Table 4.6 Macroom Housing Requirement to 2020

Settlement Name	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Macroom	872	374	64	434

Issues to be addressed

20

Policy Unit

Cork County Council
Planning

4.3.8 One of the main issues raised in Macroom is the need for the delivery of the Macroom by-pass. A countywide submission from the NRA states that the N22 road improvement scheme which includes the Macroom Bypass has been published and submitted to An Bord Pleanála and an oral hearing has recently been concluded.

4.3.9 It is an objective of the County Development Plan to promote Macroom as a District Employment Centre. One of the issues raised in the submissions for Macroom was the need for additional land for employment uses in the town particularly for manufacturing and lower end industrial premises. The recently adopted Macroom Town Plan makes appropriate provision for future employment growth in Macroom and it is an objective of the County Development Plan to promote the range of employment opportunities, to support the continued redevelopment of brownfield lands within the town centre and to promote its strategic location both within the county and within the south west region.

4.3.10 The County Development Plan states that Macroom should improve its town centre retail function by increasing the range and quantum of retail floorspace in the town.

4.3.11 The need for an additional secondary school was raised in the submissions for Macroom. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Science.

Key Villages

Population and Housing

4.3.12 The table below indicates the current housing stock in the four key villages and shows the growth which took place between 2001 and 2010. It is estimated that the number of dwellings doubled over this 10 year period with most of the growth taking place after 2004.

4.3.13 Population growth in the four key villages of Coachford, Kilmoney/Ovens, Ballymakeery/Ballyvourney, Ballingeary is projected to be approximately 559 between 2006 and 2020. The **net housing growth required** to achieve this population target is **240 units**. Of the lands zoned for residential development in the key villages in 2005 it is estimated that there is **available land to accommodate 1,271 new units** (including outstanding planning permissions). A further 32ha of unzoned land within the development boundaries have the potential for other land uses, including residential. These figures indicate that there is more than ample capacity in the villages to accommodate more growth if needed. It is therefore considered that the existing development boundaries around the key villages do not need to be extended to accommodate further residential land and that no further land should be zoned for residential development within the existing development boundaries as there is more than sufficient land available to accommodate the projected population growth. In some cases where the supply of land clearly exceeds the likely requirement for development there may be a case for reducing the size of the development boundary.

Table 4.7 Key Villages Housing Stock

Key Villages	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction	Vacant Units	Outstanding Planning	Potential Housing
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				2010	2010	Permissions	Stock 2010
Coachford	112	152	163	7	3	116	289
Kilumney/Ovens	197	223	477	0	0	251	728
Ballymakeery/ Ballyvourney	161	178	247	17	23	0	287
Ballingeary	90	114	97	0	0	0	97
Total	560	553	984	24	26	367	1,401

Table 4.8 Key Villages Housing Requirement to 2020				
Key Villages	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Total	930	323	367	240

4.3.14 One of the key aspects of the **Guidelines on Sustainable Residential Development in Urban Areas** is that development in smaller towns and villages must be plan-led and that the plan should ensure that the scale of new residential development is in proportion to the pattern and grain of existing development. To this end, it is the function of a LAP to "make recommendations on the appropriate overall scale of development, and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary". With this in mind it is proposed to include objectives for each key village which reflect the provisions of the guidelines outlining the overall scale of development envisaged (i.e. an upper development limit) for each key village together with and a maximum size for individual housing estates.

Issues to be addressed

4.3.15 In addition to the scale of growth required in the key villages the other main issues relate to the need for infrastructure. Coachford, Ballingeary and Ballyvourney/Ballymakeery are presently all served by septic tanks which are operating at over capacity. The construction of a new waste water treatment plant for Coachford is listed on the Water Services Investment Programme contracts to start list for 2010 – 2012. In addition a new 2,200 PE WWTP is due to be constructed at Ballyvourney/Ballymakeera by 2011. This was included on the WSIP list of schemes at planning stage 2010-2012. Consideration will be given to proposed infrastructure investment projects when preparing the local area plans as this will determine the level of growth planned for in these key villages.

4.3.16 As considerable growth has occurred in the majority of key villages throughout the county over the lifetime of the previous local area plan, consideration will now need to be given to the level of services and amenities in place to cater for this unprecedented growth, and where deficits occur, it will be necessary to address this through the allocation of appropriate lands for these needs.

Villages and Rural Areas

Population and Housing

4.3.17 Population growth projections for the smaller villages and rural areas of the Macroom Electoral area are in the order of an additional 1,223 persons to 2020. the outline strategy stated that within the 12 villages and 18 village nuclei there is a total of 500ha of land within the development boundaries, 119 ha of which is zoned for residential use and available for development. The **net housing growth required** to meet the target population for the villages and village nuclei is **457 units** therefore it is considered that there is more than sufficient land to meet the population growth targets up to 2020 and in cases where the supply of land clearly exceeds that which is likely to be required there may be a case to reduce the development boundary.

4.3.18 Macroom has a significant number of villages and village nuclei. 23 of these are in the CASP Ring Strategic Planning Area, 6 are in the West SPA and Ballynora is in the Metropolitan SPA. The Local Area Plans will make provision for development in these villages at a scale that is considered appropriate. Development in these settlements should occur incrementally to meet local demand.

	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding Planning Permissions	Potential Housing Stock 2010
Total	597	787	1003	2	16	498	1,518

4.3.19 Over the last ten years approximately 406 units were constructed in the villages and smaller settlements. The draft Local Area Plan will ensure that there is enough land to at least repeat this rate of construction. It is envisaged that surplus units proposed for the villages and rural areas will be accommodated within the existing development boundaries of the main settlements, namely Ballincollig and Macroom.

Villages and Rural Areas	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Total	1,146	191	498	457

4.3.20 It is therefore recommended that the villages in the Electoral Area are best placed to act as alternatives to one-off housing by promoting the development of serviced sites or small scale schemes of an appropriate scale to the morphology and service availability of the settlement. As with the strategy outlined above for the Key Villages it would be desirable in the case of these smaller settlements to move away from zoning land for residential use within the development boundary. In addition, it would be appropriate, in keeping with the guidelines, to define an overall scale of development for each of the smaller villages / village nuclei and maximum size for individual developments.

4.3.21 The village nuclei network has remained almost static over the past five years given their relative remoteness and lack of infrastructure. It is not envisaged that any significant growth will be allocated here for the future save for some housing to meet the indigenous demand.

Appendix A

List of Submissions

Sub. No.	Interested Party	Summary of Submission	Response
Ballincollig Submissions (16 submissions)			
5,154	Electricity Supply Board (ESB)	This submission relates to the ESB premises in Ballincollig which occupies a site of circa .78ha. The site is presently zoned Established Industry/Enterprise. The submission states that the subject site can facilitate ESB requirements and it has the long term potential to accommodate a range of uses. The ESB supports the retention of the current zoning for established Industry/Enterprise.	The issues raised in this submission are noted.
5,215	Murphy, Jim	This submission proposes that the Ballincollig development boundary be extended to include a .4ha site for residential use. The site presently lies within the A1 greenbelt.	The draft Local Area Plan will consider how best to address the need for the provision of additional residential zoned land in Ballincollig, however, the CASP Update recognises that the majority of new housing units will be accommodated within the existing development boundaries therefore avoiding any unnecessary incursions into the green belt.
5,300	Ballincollig Sinn Fein Cumann	This submission relates to the town of Ballincollig and raises a number of issues particularly in relation to Community and Civic Facilities, Education, Roads, Public Lighting, Wastewater, Environment, Employment and Flooding. In relation to these issues the submission raises the following; the lack of Community and Civic facilities in the town and the need for facilities such as a community centre, sports hall, youth cafe, hard-court play areas, playgrounds in the centre and east of the town, social welfare office, Citizen Advice Office, a MABS office, town hall with civic office, public square for community uses, 24 hour garda station, policing forum. In relation to education	Consideration will be given to the issues raised in this submission. The submission includes a number of suggestions for improving facilities in Ballincollig which will be considered as part of the review of the LAP.

Sub. No.	Interested Party	Summary of Submission	Response
		<p>the submission states the need for extra classrooms to be provided for the secondary schools or that a new secondary school is constructed. In relation to Infrastructure the submission states the need for the following; an increased bus service, an upgrade of street lighting, additional footpaths, introduction of traffic calming measures, upgrading of the waste water treatment plant, upgrading of the pumping station. The submission also raises the following issues; the need to improve on the weak manufacturing base in Ballincollig and the need to maintain all waterways in Ballincollig and Carrigrohane which need to be maintained to a proper standard to avoid recurrence of the recent flooding experience by residents in their homes and on the roads.</p>	
5,333	Ballincollig Community Forum	<p>This comprehensive submission raises a number of issues in relation to Ballincollig. The main issues relate to 1) Population and the need to redefine Ballincollig as a Metropolitan Town, 2) Residential Development - the need to complete existing developments and the withdrawal of residential zoning until issues regarding waste water facilities in the town are addressed, 3) Employment - the need to attract diverse employment into the town and to develop a specific employment strategy 4) Provision of infrastructure to include public open space, cycle routes, footpaths, designated walkways etc., 5) Upgrading of the Waste Water Treatment Plant and availability of finances to facilitate this upgrade, 6) Transportation - the need for an orbital mini bus service, free cycle scheme and adequate bus services, 7) Parking - the need for a fully integrated parking strategy, parking facilities to facilitate the green route and additional long term parking spaces, 8) Retail Development and the need to utilise existing vacant buildings before additional premises are built, the need for an IDA led initiative to realise the ambitious targets in CASP 9) Flooding and the need for flood works to be put in place and a flood risk assessment to be carried out, 10) Environmental Issues and the protection of the built heritage of the</p>	<p>Consideration will be given to the issues raised in this comprehensive submission. The submission includes practical suggestions for improving facilities in Ballincollig which will be considered as part of the review of the LAP.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>town, 11) Provision of a Theatre, Museum and Art Gallery 12) Provision of Public Services and Facilities including a multi functional Community Centre, 13) Provision of Recreational and Sporting Facilities including a local swimming pool, playgrounds and hard court play areas, 14) Schools and the need to record the existence of Our Lady of Good Council School. New Schools locations should also include control measures on access for cars and buses. The submission also suggests that Ballincollig should have its own Local Area Plan and should not be subsumed with the rural hinterland of Macroom. The submission also suggests that the 10 year local area plan timeframe is too long in light of economic and social change and the submission requests that a review process be incorporated in the plan at 3 year intervals. The submission also makes a number of suggested amendments to the Macroom Electoral Area Outline Strategy Document.</p>	
5,354	O'Flynn Construction	<p>This submission refers to the T-01 Town Centre site in Ballincollig. The submission requests to maintain the existing town centre zoning but to increase its flexibility by removing the reference to the now dated 2000 Integrated Area Action Plan. The submission also seeks to ensure that the route of the proposed Rapid Transit Corridor fully serves the existing town centre and it is also requested that the lands to the south of Ballincollig, identified for major office development in conjunction with the RTC are subject to a phasing provision - which requires substantial uptake of the town centre office units, prior to development commencing.</p>	<p>Consideration is currently being given to amending the existing zoning definitions in the existing Local Area Plans and this will be reflected in the draft Local Area plan.</p>
5,424	Maloney, Regina	<p>This submission relates to 6ha of land currently designated for a cemetery extension (E-01) in Ballincollig. The submission states that the subject lands are proximate to the search area for the proposed Science and Technology Park Site as shown in the feasibility study for the Science Park published in 2009. The submission also refers to the recently published Cork Public Transport Feasibility Study 2010 which proposes rapid public transport links between Cork City and</p>	<p>Consideration will be given to the issues raised in this submission.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>Ballincollig to pass to the south of the subject lands. The submission states that there are 40 no. cemeteries in the Southern Operational Area of County Cork and that the area of the subject site for cemetery uses may be excessive. In addition the submission states that by locating the cemetery on the opposite side of the road the potential to negatively impact on traffic safety increases. In summary, the subject site is considered to be inappropriate for the proposed use and in the interests of the proper and sustainable development of the area it would be better suited to other forms of development. The submission therefore requests that this specific objective for a cemetery extension be removed and the subject land retains its zoning for educational/institutional/civic zoning.</p>	
5,425	Maloney, Regina	<p>This submission proposes that lands which are currently part of the A1 Metropolitan Greenbelt be incorporated into the Ballincollig Development Boundary. The submission states that given the strategic importance of the land it should be designated for future development.</p>	<p>The draft Local Area Plan will consider how best to address the need for the provision of additional zoned land in Ballincollig. The issues raised in this submission are noted.</p>
5,465	Maloney, Regina	<p>This submission relates to 6.7ha of land designated for high density residential development in Ballincollig. The submission requests that the existing zoning objective for the land be changed from high density residential development to medium density residential development in order to allow the landowners to propose development that will protect existing residential amenity on site responding to its sensitive location.</p>	<p>Consideration is currently being given to amending the existing zoning definitions and this will be reflected in the draft Local Area plan.</p>
5,521	The Ballincollig Consortium	<p>This submission relates to lands at the western end of Ballincollig. The submission proposes modifying the existing zoning objective to promote a retail park at this location and enable large format retail activity on the subject lands. The 3.2 ha site is accessed from the West End roundabout off the R608 running through Ballincollig. The site was the former Topps confectionary manufacturer which closed in 2004. The current development on the site includes a 4 homes store with garden centre and yard, two no. showrooms (unoccupied) and a trading lid store. Lands at the eastern portion of the site</p>	<p>Retail planning policy is set out in the County Development Plan 2009 and is guided by the Retail Planning Guidelines. These seek to ensure that new retail development supports the primacy of the town centre / core retail area. The draft Local Area Plan will consider what the most appropriate approach is for future retail development in Ballincollig. Consideration will be given to the issues raised in this submission.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		remain undeveloped and have the capacity to provide around 2,500 sqm of gross floorspace with requisite car parking (c. 150). The adjacent lands at the south eastern corner of the site (McElhinney lands) have an estimated capacity to provide an additional 2,500sqm of gross retail floorspace and around 120 car spaces. The submission proposes the identification of the subject lands as an opportunity site in the Macroom Electoral Area Local Area Plan 2011 for a planned sustainable and properly located retail park to service Ballincollig and its hinterland. Retail activity within the proposed retail park would encompass bulky and non bulky goods as identified in the Cork Strategic Retail Strategy and be compatible with objective ECON 4-12 of the County Development Plan.	
5,399	Murnane & O'Shea	This submission proposes the extension of R-18 at Carrigrohane, Ballincollig for medium density residential development. The submission proposes that access to this site will be from the Kilmoney Road. The submission states that given the need to ensure a strong supply of residential land in Ballincollig consideration should be given to the extension of R-18 particularly given that infrastructural and land availability issues may prevent zoned lands becoming available during the lifetime of the Local Area Plan. The submission also states that the issue of the proposed link between the South Ring Road and North Ring road will have to be resolved in the near future. Provision should also be made for a primary school on the R-18 site.	The draft Local Area Plan will consider how best to address the need for the provision of additional residential zoned land in Ballincollig.
5,402	O'Driscoll, Jim	This submission proposes that the Ballincollig development boundary be extended to the west to incorporate existing housing and to include lands for medium density residential development.	The draft Local Area Plan will consider how best to address the need for the provision of additional residential zoned land in Ballincollig. The issues raised in this submission are noted.
5,502	CCFR Partnership	This submission proposes that lands situated on the western side of Ballincollig are zoned for medium density residential development. The site is 1.2 ha in area and lies adjacent to and shares access with a recently completed development. The site is presently zoned primarily open	The issues raised in this submission are noted however it is intended that this area of land should remain as open space.

Sub. No.	Interested Party	Summary of Submission	Response
		space/sports/recreation and amenity. The submission also includes an ecological survey which was carried in 2005 as site contains a wetland/pond area.	
5,676	Cork City Council	This comprehensive submission raises a number of issues relating to Cork City South Environs and Ballincollig. The Cork City Environs Issues have been summarised under submission number 5,675. The submission makes a number of observations relating to land use and transportation, population and residential development, employment, infrastructure, quality of life issues, retail and neighbourhood centres, the proposed opportunity sites and landscape and amenity issues in the South Environs and Ballincollig. In relation to the Macroom Local Area Plan and Ballincollig the City Council requests that the LAP employment strategy recognise that the proposed Science Park is a "west of the city" location and not a South City Environs location and allocate employment to the Science Park from Ballincollig and its Hinterland employment allocation of 4,114 (as set out in the Macroom EA LAP) recognising that the development of this specialist development will be a long term project. The submission also suggests that the LAP formally recognise that the Ballincollig/Science Park employment strategy is likely to be contingent upon the provision of the proposed Rapid Transit system. In relation to Quality of Life Issues in the Macroom LAP the submission states that the Green Belt between Bishopstown and Ballincollig, potentially extending from the proposed parks within the City and the Science Park to the edge of Ballincollig and the Lee Fields to the west, connecting the City to Ballincollig and its Regional Park along the River Corridor would present obvious opportunities to provide large public parks and open spaces to meet passive and active recreational needs in the area.	Consideration will be given to the issues raised in this submission.
5,685	Resource Property Investment Fund	This submission relates to two Topaz service stations in Ballincollig. This submission states that these locations will continue to operate as fuel stations but the focus in the future will be on expanding the range of services,	Retail planning policy is set out in the County Development Plan 2009 and is guided by the Retail Planning Guidelines. These seek to ensure that new retail development supports

Sub. No.	Interested Party	Summary of Submission	Response
		<p>including additional retail floorspace, expanded foodcourt/restaurant/cafe uses and other active ground floor uses. In relation to Site 1, which is located across from the new Ballincollig Shopping Centre, the submission states that it is intended to redevelop this site for appropriately scaled town centre uses, including a service station, in line with the objectives of the Outline Strategy for the regeneration of the established town centre. In relation to Site 2, which is located to the east of Ballincollig Town Centre opposite the new Aldi site the submission states that there is merit in expanding the town centre to include this site and that the rezoning of this site to town centre uses would also reflect its established use and will enable it to expand its services to complement existing town centre provision.</p>	<p>the primacy of the town centre / core retail area. Consideration will be given to the issues raised in this submission.</p>
5,724	O'Regan, Terry	<p>This submission objects to Ballincollig being included in the Macroom Electoral Area. The submission states that Ballincollig requires a very different strategy to Macroom. The submission states that the Local Area Plan provision in the Planning Act is intended to target 'areas which require economic, physical and social renewal' and are 'likely to be subject to large scale development within the lifetime of the plan' and to focus on 'a town' having a 'population in excess of 2,000'. The submission states that Ballincollig ticks all the boxes in the provisions of the Act and therefore should have its own targeted local area plan. It also notes that the designation of Ballincollig as a 'Developing Area' by the DoEHLG and its recognition as a Metropolitan Town in the CASP report and the Cork County Development Plan should have suggested to the Council that a dedicated LAP was more than warranted for Ballincollig. The submission also refers to the intention that the Local Area Plan is to have a life of 10 years and suggests that this is too long a time frame particularly in light of the dramatic economic and consequent social and other changes that have occurred within the past two years or less. The submission suggests that if a 10 year time frame is retained that a citizen review process be</p>	<p>All the issues raised in this comprehensive submission have been noted and consideration will be given to the issues raised. The submission includes practical suggestions for improving amenities in Ballincollig which will be considered as part of the review of the Local Area Plan.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>incorporated in the plan at 3 year intervals. In relation to Ballincollig the submission makes the following points;</p> <ul style="list-style-type: none"> - evidence of potential negative impacts emerging due to the failure to have a fully integrated and locally directed, democratically validated public strategy in place. - weakness in the civic infrastructure and weak fragmented support structure for community engagement must be corrected in order to build on the existing social capital and address issues of social cohesion, social exclusion/isolation and generational disconnection. - the business sector that provides the commercial heart of the town must be supported and encouraged to grow and expand through effective action regarding vacant premises, inadequate parking provision, fragmented public services and poor marketing of the town. - The tourism/recreational/heritage potential of the town embracing the River Lee, the weir/canals, the Regional Park, the Powdermills, the military associations, the sports centres, the architecture, the castle and the Ovens caves must be realised through investment in appropriate upkeep, facilities, signage, marketing, events staging and staffing. There must be a diverse employment creation strategy linking the foregoing including a clear focus on more production orientated jobs. - There must be a Ballincollig focussed Transportation Strategy addressing local transport as in public, private, walking and cycling issues as well as long overdue effective transport connections with Cork City and other nearby destinations such as Blarney etc. - Ballincollig must capitalise on its existing green credentials and become a model green town associated with green energy, green spaces, green corridors, natural heritage, a balanced population of young and mature trees, allotment gardening, walking routes, jogging routes etc. <p>Finally the submitter asks to be associated with the more detailed submission that has been submitted by the Ballincollig Community Forum.</p>	

Sub. No.	Interested Party	Summary of Submission	Response
5,726	Murphy, T.F.	<p>This submission raises a number of issues relating to Ballincollig. The submission states that Ballincollig has developed in a developer led unplanned manner with major infrastructural flaws. The submission states that Ballincollig was developed without an industrial employment base with a total dependency on cars resulting in excessive demand for non available long term and very limited short term parking. The submission also states that it is entirely irrational not to produce a masterplan for Ballincollig given the existing population and growth targets for the town. A strategic plan for the area could facilitate flexible indicative zonings and short circuit decision making in the future. The submission raises the point that the Local Area Plan has a development boundary imposed but it is entirely deficient not to define the Metropolitan boundary to sign post the way in the future.</p> <p>The submission states that Ballincollig has an "identity crisis" as it is lumped in with a predominantly rural area for electoral purposes and yet according to official publications (CASP) it is an integral part of Metropolitan Cork (city). The submission outlines that a Masterplan would incorporate the big picture strategies to meet CASP but would also permit the creation of fragmentary detailed plans for specific uses (industry) or purposes (heritage promotion) to include a detailed Architect Guide.</p>	<p>All the issues raised in this comprehensive submission have been noted and consideration will be given to the issues raised.</p>
Macroom Submissions (2 submissions)			
5,302	Macroom Sinn Fein Cumann	<p>This submission raises a number of issues relating to Macroom Town. The issues relate to Education, Employment and Transport. In relation to education the submission states that the 3 Secondary Schools in Macroom be amalgamated and a new Secondary school built on a Greenfield site. In relation to employment the submission requests that the manufacturing industry be brought to the Town. In relation to Transport the submission proposes that the Coolyhane Road and the route through Raleigh to the south of the town be signposted as an alternative route for light transport (cars, vans, etc) while the bypass is awaited.</p>	<p>Consideration will be given to the issues raised in this submission. In relation to education The Planning Authority is to engage with the Department of Education in relation to the provision of educational facilities in Macroom. This process will help inform the preparation of the Local Area Plans and should result in the identification of appropriate sites to accommodate any deficiencies that exist in the</p>

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		<p>The submission also proposes that the Coolyhane Road and a road bypassing the town to the south be upgraded for light vehicular traffic. The submission also raises a number of other issues relating to the town which relate to the provision of community facilities, traffic calming, waste water and flooding.</p>	<p>supply of educational facilities.</p>
5,730	J. & N. Murphy Ltd.	<p>This submission relates to the Macroon Electoral Area focusing specifically on Macroon Town. The following points are raised in the submission;</p> <ol style="list-style-type: none"> 1) Macroon Town and its facilities/environmental issues are listed in the same manner as Ballincollig but there is a major administrative difference between the status of the two as Macroon has a separate Planning Authority with its own Development Plan 2) Macroon Plan is now adopted and is no longer a draft. 3) There is a significant lack of suitable zoning for lower order commercial/industrial enterprises for example cars servicing/repairs – these do not fit readily into a formal industrial estate type situation and as a result are often set up as home enterprises which end up growing to a level totally unsuitable for the activity. Areas in convenient but not visually sensitive locations should be zoned for this purpose. The submission suggests that possibly a solution might be to recognise that in principle it might be possible to allow such enterprises to set up in what might be termed "non zoned" areas subject to compliance with the details of general planning requirements. 4) The plan should recognise the reality that at very best the very end of the plan period and almost certainly not until well after the plan period. 5) Flooding is a major issue but only in a very limited and well defined area in Macroon Town. The vast bulk of the town is entirely unaffected. 6) The submission states that while the points in relation to the quality of life issues in villages and rural areas are valid there are other aspects of rural living which are more important e.g. school etc. 7) Rural villages need to be developed organically with the occasional locally generated one off house. 	<p>All the issues raised in this comprehensive submission have been noted and consideration will be given to the issues raised.</p>

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		<p>8) The Macroom Development Plan, Lee CFRAMS and Curraheen AAP should be listed as documents of particular relevance.</p> <p>9) Ballinagree should be reclassified as a village.</p> <p>10) Commuting will only be reduced by the provision of local employment in smaller towns and villages.</p> <p>11) Additional employment land should be distributed throughout Macroom</p> <p>12) Manufacturing is no longer an employment</p> <p>13) A survey of the number of new but unoccupied houses is essential.</p> <p>14) Further reference should be made to the cultural value of the Gaeltacht which extends well beyond Ballyvourney.</p>	
Kilumney/Ovens (15 submissions)			
5,017	O'Callaghan Properties	This submission requests that lands in Ovens are zoned for low density development. The subject lands are located to the south of the N22 and the majority of the lands are within the boundary for the emerging N22 preferred route corridor. The submission states that undeveloped plans to upgrade the road are hampering this development and therefore the subject lands and all other land affected by the preferred route, within the Kilumney/Ovens development boundary, are effectively sterilised.	All issues raised in this submission are noted however the CASP Update recognises that the majority of new housing units will be accommodated within existing development boundaries therefore avoiding any unnecessary incursions into the A1 green belt. Developing these lands may also impact on future plans for the development of the N22.
5,219	Killumney United Football Club	This submission requests the inclusion of 7.71 ha of land for low density residential development with provision for up to 3 acres of open space specifically for Killumney United FC at Ballygroman Lower, Kilumney, Ovens. The submission states that attempts have been made for years to find a permanent home for Killumney United Football Club also states the need for recreational facilities within the area to serve the high level of residential development that has taken place in recent years.	The draft Local Area Plan will consider what the most appropriate approach is for future residential development in villages throughout the electoral area. In relation to the need for grounds for Kilumney United Football Club, the draft Local Area Plan will give consideration to the overall need to strengthen the sports, recreational and amenity land supply in Kilumney/Ovens.
5,252	O'Brien & O'Flynn	This submission relates to land within the village of Kilumney. A small portion of the lands lie within the development boundary of Kilumney/Ovens however the majority of the lands which adjoins the development boundary are within the rural housing control zone. The submission	The draft Local Area Plan will consider what the most appropriate approach is for future residential development in villages throughout the electoral area. In relation to the need for grounds for

Sub. No.	Interested Party	Summary of Submission	Response
		proposes that this land would be suitable for low density residential development with provision for recreational and amenity space within the site. It is proposed that an area of open space be set aside for Killumney Soccer Club. The need for this amenity was identified in the last Local Area Plan. The land area has recreational potential for a soccer pitch, changing rooms and car parking. The submission also states that Killumney village would benefit in terms of enhanced road infrastructure with the construction of a new roundabout, extension of the foul sewer, enhanced pedestrian infrastructure, enhanced community facilities i.e. soccer pitch and surface water infrastructure improvements.	Killumney United Football Club, the draft Local Area Plan will give consideration to the overall need to strengthen the sports, recreational and amenity land supply in Killumney/Ovens.
5,435	McCarthy, Frank	This submission proposes that the development boundary of Killumney/Ovens be extended to include 2.5ha of A1 Greenbelt lands, which has already been developed for industry and housing.	The draft Local Area Plan will consider what the most appropriate approach is for future residential development in villages throughout the electoral area. Consideration will therefore be given to the issues raised in this submission.
5,436	McCarthy, Anthony, Frank and Michael	This submission proposes the extension of the development boundary of Killumney/Ovens to include an additional 10ha of land and to zone these lands for medium density residential development. The lands are currently within the A3 Greenbelt.	The draft Local Area Plan will consider what the most appropriate approach is for future residential development in villages throughout the electoral area. Consideration will therefore be given to the issues raised in this submission.
5,403	O'Driscoll, Jim	This submission proposes that the development boundary of Killumney/Ovens be extended to include lands to the south of the N22 to accommodate an extension to R-06 and a 3.5ha site for enterprise uses.	The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area. Consideration will therefore be given to the issues raised in this submission.
5,301	Cork North West Sinn Fein	This submission raises issues for Killumney, Eniskeane and Rylane. Issues raised are as follows; the inclusion of Eniskeane in the Macroom Local Area Plan. The provision of a footpath from Grange Cross to 'Jim Bobs' Shop and Garage on the Killumney Road, the provision of lighting on the Chapel Road in Rylane Village, the provision of a footpath from the terrace to the lower pub in Rylane Village.	The issues raised in this submission are noted.

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5,463	O'Brien & O'Flynn	This submission relates to 5.3ha of land in Grange, Ovens. The submission proposes to amend the residential zoning objective relating to the R-07 lands so that greater flexibility is provided for the development of the site for residential uses. The land is currently zoned for Medium Density residential development to include street frontage housing and a mix of house types and sizes. This submission proposes to simplify and amend the R-07 zoning objective for the lands with the following specific objective "Medium Density Residential Development".	Consideration is currently been given to amending the existing zoning definitions and this will be reflected in the draft Local Area plan.
5,464	O'Brien & O'Flynn	This submission relates to the proposed extension of R-09 in Kilmoney/Ovens to include additional lands for medium density residential development. The lands lie within the proposed N22 route corridor which the submission proposes should be removed as the subject lands will have no impact on the buffer identified by the consultant engineers.	The draft Local Area Plan will consider what the most appropriate approach is for future residential development in villages throughout the electoral area.
5,579	Keane, Margaret	This submission proposes to have lands in the A2 and A3 Greenbelt in Ovens zoned for commercial development.	The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area. Consideration will be given to the issues raised in this submission however sufficient alternative lands may be available closer to the village centre to accommodate commercial development.
5,661	Keane, Margaret	This submission proposes to have lands zoned for low density residential development. These lands adjoin the development boundary for Kilmoney/Ovens and are presently part of the A2 and A3 greenbelt. Planning was previously granted on this land for 18 detached dwellings however this permission has since lapsed.	The draft Local Area Plan will consider what the most appropriate approach is for future residential development in villages throughout the electoral area. There is considered to be a sufficient supply of residential land available within the Kilmoney/Ovens village development boundary to accommodate residential development. Therefore it may not be necessary to extend the development boundary into the greenbelt.

Sub. No.	Interested Party	Summary of Submission	Response
5,662	Fahy, Marcella	This submission proposes to have lands in Kilumney/Ovens zoned for low density residential development. The lands adjoin the boundary for the village and are zoned A1 Greenbelt.	The draft Local Area Plan will consider what the most appropriate approach is for future residential development in villages throughout the electoral area. Consideration will be given to the issues raised in this submission.
5,686	Casey, Mary	This submission relates to lands at Casey's Road, Knockanemore, Ovens. The proposed site is an infill site (c70acres) surrounded on three sides by excavated quarries. The submission requests that the site is included in the Macroom Electoral Area Local Area Plan as a strategic aggregate reserve suitable for extraction. The submission states that the site is within a long established area of aggregate extraction and has proven gross reserves of c17 million tonnes of sand and gravel.	The policy in relation to Strategic Reserves is set out in the 2009 County Development Plan which states that 'where appropriate, during the lifetime of the CDP important strategic mineral reserves, particularly aggregates should be identified and appropriate site specific policies developed for safeguarding the reserves.' Consideration will be given to the issues raised in this submission.
5,766	Keane, Barry	This submission relates to the village of Kilumney/Ovens. The submission raises the following points; 1) the green belt between Kilumney and Ballincollig needs to be maintained or absorbed into the development boundary for Ballincollig and an overall plan developed for the entire area. 2) The proposed route for the N22 will place a limit on the development of the current village centre at Killumney/Ovens. The development of the existing village centre is inhibited by sandpits to the north and west. 3) A proposed development of 116 houses at Grange will further concentrate housing in this east area adding to the development in the area. 4) Village services are minimal for adults and practically non existent for juveniles. It is not consistent with sustainable planning to force all residents to drive to access services. 5) The location of the new show grounds at Greenfields should be considered given the impact that this development would have on Kilumney/Ovens and Ballincollig. 6) The River Bride is subject to flash flooding and the impact of this needs to be considered in relation to future	The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area. Consideration will be given to all the issues raised in this submission.

Sub. No.	Interested Party	Summary of Submission	Response
		<p>planning.</p> <p>7) No consideration seems to be given in the current development plan for commercial/amenity and social activities in the villages in the Macroom area. The new LAP should consider sustainable local development of schools, restaurants, convenience stores, playing pitches, playgrounds and community centres.</p> <p>8) All the services in Kilmuney are located at one end of the village while the houses are located at the other end.</p> <p>9) At Grange Cross there is a large area of land zoned for farming on the southern side of the Kilmuney Road. Much of this land has already been subject to ribbon development. This could be a possible site for a new village centre. It also provides the possibility of a road realignment.</p> <p>10) Services such as water and sewage would gain from a maximum cost benefit analysis as any developments could link to them from both sides of the Kilmuney Road thus reducing the length of the public sewer in the area.</p> <p>11) The Southern side of the Kilmuney Road provides an opportunity to develop a key nucleus for the village.</p> <p>12) There is a need for local services for young adults.</p> <p>13) Any Cork Metropolitan Rapid Bus Corridor should include Kilmuney/Ovens thus reducing the need for private car usage in the area, which is consistent with CASP and DoE policies on future development.</p>	
6,004 and 6,005	Cork North West Sinn Fein	This submission raises issues for Kilmuney, Eniskeane and Rylane. Issues raised are as follows; the inclusion of Eniskeane in the Macroom Local Area Plan. The provision of a footpath from Grange Cross to 'Jim Bobs' Shop and Garage on the Kilmuney Road, the provision of lighting on the Chapel Road in Rylane Village, the provision of a footpath from the terrace to the lower pub in Rylane Village	Consideration will be given to the issues raised in this submission.
Coachford (3 Submissions)			
5,366	O'Regan, Dermot and Jackie	This submission relates to lands at Killinardish, Coachford. The submission proposes that the subject lands be designated as a selected inland freshwater location for marine leisure tourism. The submission states that the site is ideally located on the A38 Scenic Route	These lands are outside the settlement of Coachford and it is considered that this proposal is an issue for the Development Management process.

Sub. No.	Interested Party	Summary of Submission	Response
		from Cork City to Gougane Barra and that the proposal is consistent with Failte Irelands drive to promote coastal, lake or riverside tourism destinations in Ireland. The submission therefore proposes that the land is designated as a 'selected inland freshwater location for the development of water based tourist activities and supporting development'.	
5,259	Ashford, Andrew and O'Leary, Marian	This submission proposes the development of a residential care centre and semi assisted living units for the elderly at Nadrid, Coachford. The 2.4 acre site is located approximately 400m south of the village centre. There is an existing dwelling house and disused farm buildings on the site. The submission includes an analysis of current nursing home provision in the Cork Area and concludes that there is demand for nursing home beds as many existing homes have long waiting lists. The submission also states that lands currently zoned in Coachford have not been developed largely due to public deficiencies in the public sewerage system however in this case the land owner is willing to provide the necessary on site treatment plant.	The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area. Consideration will be given to the issues raised in this submission.
5,443	Collins, Des	This submission relates to approximately 4ha of land in Clonmoyle, Coachford. The submission states that these lands have already been developed for Industry/Enterprise Uses and therefore requests that the land be zoned for these uses. The site is 2.5km outside the village of Coachford however the submission states that there are no lands available for Industry/Enterprise use within the village of Coachford and there is a serious under provision of industry/employment in the Coachford area. The site is already established as an industrial location and has the capacity to accommodate additional industry/enterprise uses.	This land is located approximately 2.5km from the village of Coachford in the Rural Housing Control Zone. The proposed submission to zone land for industry/enterprise would be likely to conflict with the County Development Plan.
Ballyvourney/Ballymakeera (1 submission)			
5,000	O'Herlihy, Donal	This submission relates to the protection of the natural beauty and strong linguistic and cultural heritage of the Ballyvourney/Ballymakeera Gaeltacht area and refers to the importance of a number of protected structures in the area including Ballyvourney Bridge and St. Gobnait's Church. The submission also refers to the importance of St. Gobnait's	The planning authority would agree with the issues raised in the submission and will endeavour to include the most relevant points in the context of general and specific proposals in the Local Area Plan.

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		Wood for the presence of old oak woodlands. The submission also states that the Sullane River Floodplain needs to be protected and parts of the floodplain used for walks and other amenity uses. The submission requests that the cultural and natural heritage of the area are recognised and included in the Local Area Plan	
Village and Village Nuclei (8 Submissions)			
5,260	Aherla Tidy Towns Committee	This submission from the Aherla Tidy Town Committee includes feedback received from a survey, meetings which the committee held and a physical survey of the village area. The submission states a number of observations in relation to Aherla and the Macroom Electoral Area Plan and raises concerns that limited attention has been paid to Aherla Village and in particular that there is no assessment or review of how successfully or otherwise the Macroom Electoral Area Plan has been implemented since 2005. The submission states that it is clear that more focus is required on the future and present needs for villages and other settlements. The issues outlined in the submission relate to flooding, limited footpaths and public lighting, the need for community facilities, road improvements and traffic calming, protection of Aherla's rural character, the need for improvement to existing village infrastructure, the need for a properly designated bus stop area with shelter. The submission states that in summary no progress has been made in Aherla Village on a number of issues raised in the 2005 plan despite a doubling of population. In addition the submission states that the village has not received any relief from flooding issues and no progress in terms of community facilities, traffic calming and road and public lighting improvements. The general streetscape also needs to be developed to include a central village area, designated parking, road markings and street furniture. In summary the submission states that there remains a lot of work to be completed to bring the quality of life in Aherla to a satisfactory level and to provide a safe and secure environment for residents and visitors.	Consideration will be given to the issues raised in this comprehensive submission. It is considered that there is already an adequate land supply in this settlement to cater for future growth and it is not necessary to expand the village boundary to cater for more residential development. The submission includes practical suggestions for improving facilities in Aherla which will be considered as part of the review of the LAP.
5,549	Dineen,	This submission relates to A3 Greenbelt	There is no requirement to

Sub. No.	Interested Party	Summary of Submission	Response
	Mary and William	lands at Ballynora. The proposed site is located approximately 1km south west of the village and the submission states that it would be suitable for small scale residential development.	zone land in the A3 greenbelt for residential uses. The green belt policy is set out in the 2009 County Development Plan and individual planning applications will be considered under this policy.
5,578	Board of Management Ballynora School	This submission proposes that the development boundary in Ballynora be extended to include land for a school site. The site is currently part of the A3 Metropolitan Greenbelt. The school principal and board of management of the existing school want to build a new 16 classroom school on the site as the existing school and site are totally inadequate for the present number of pupils. There is a proposal to obtain a way leave into the proposed site from the GAA as the new entrance would also be of benefit to them.	The Planning Authority is to engage with the Department of Education in relation to the provision of educational facilities in Ballynora. This process will help inform the preparation of the Local Area Plans and should result in the identification of appropriate sites to accommodate any deficiencies that exist in the supply of educational facilities.
5,493	Foley, Dan	This submission proposes that the development boundary of Crookstown be extended to include lands which have long established industrial uses. The submission requests that these lands are incorporated within the boundary and zoned for mixed employment and residential uses so that development can be facilitated without the need for a material contravention.	The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area. Consideration will be given to the issues raised in this submission.
5,446	Collins, Des	This submission proposes to extend the development boundary in Crookstown Village for industrial/enterprise development.	The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area. Consideration will be given to the issues raised in this submission.
5,441	Ring, Cornelius	This submission proposes that 2ha of land in Crossbarry be zoned for Industry/Enterprise development. The submission states that currently there are no lands zoned for industry/enterprise use within the village of Crossbarry. The submission also states that in recent years Crossbarry has experienced significant residential development which has led to an imbalance between employment and residential uses.	The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area. Consideration will be given to the issues raised in this submission.
5,439	Lorton, Mary	This submission proposes that the development boundary for Rylane Village be extended to include lands to be zoned for low density residential	The draft Local Area Plan will consider what the most appropriate approach is for future residential development

Sub. No.	Interested Party	Summary of Submission	Response
		development to include neighbourhood centre uses. These lands can be connected to a new sewerage scheme that has been built in Seiscne	in villages throughout the electoral area. Consideration will be given to the issues raised in this submission.
5,334	O'Leary, Joe	This submission relates to two parcels of land in Carriganimmy. The submission requests that the first parcel of land which lies within the development boundary and is white land be zoned for commercial/village centre uses. The submission also requests that land which adjoins the north eastern boundary of the village be zoned for low density residential development.	It is considered that adequate zoned land is available within the development boundary of Carriganimmy. The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area.
6,004 and 6,005	Cork North West Sinn Fein	This submission raises issues for Kilmoney, Eniskeane and Rylane. Issues raised are as follows; the inclusion of Enniskeane in the Macroom Local Area Plan. The provision of a footpath from Grange Cross to 'Jim Bobs' Shop and Garage on the Kilmoney Road, the provision of lighting on the Chapel Road in Rylane Village, the provision of a footpath from the terrace to the lower pub in Rylane Village	Consideration will be given to the issues raised in this submission.
Science Park Submissions			
5,239 and 5,421	Corkery Family	This submission outlines the development potential of lands owned by the Corkery Family, one of the principle landowners in the area of search for the proposed Science and Technology Park. It proposes a revised layout for the science park that includes the provision of a link road to the Model Farm Road. The provision of this link would provide a potential solution to the congestion problems at CIT. The submission also includes provision for the rezoning of additional lands for residential development to the north of the science park. The submission claims that the Strategic Development Zone process is the most appropriate mechanism for delivery of the Science Park.	All the issues raised in this comprehensive submission have been noted and consideration will be given to the issues raised.
5,545	O'Shea, Pat and Tim	This submission relates to a 48.6ha land bank (Scotch Farm) which is within the search area for the proposed Cork Science, Innovation and Technology Park. The submission relates specifically to the proposed layout for the CSITP and proposes that the layout be revised from that as originally published by Cork County Council in early 2009 and the submission sets out two options for the	All the issues raised in this comprehensive submission have been noted and consideration will be given to the issues raised.

Sub. No.	Interested Party	Summary of Submission	Response
		<p>layout of the park as follows;</p> <p>1) Option No. 1 proposes the revision of the scheme set out in the previous Atkins report to allow the optimum usage of the subject lands for the purpose of science, innovation and technology.</p> <p>2) Option No. 2 (the submissions preferred alternative proposal) looks to the wider area and specifically traffic congestion. It recommends that the proposed uses on the subject lands be reconfigured and a road link to the Model Farm Road included in the amendment to the Local Area Plan. This will facilitate permeability (private or public) through the site to alleviate vehicular traffic congestion from the surrounding road networks serving Cork Institute of Technology.</p> <p>In addition to the above the submission also outlines the requirements and potential to "fast track" the development and delivery of the Cork Science, Innovation and Technology Park through the mechanisms provided for in terms of a Strategic Development Zone Planning Scheme under the Planning and Development Acts 2000-2007.</p>	
5,353	O'Flynn Construction	<p>This submission relates to approximately 28ha of land which are located within the search area of Cork's proposed Science, Innovation and Technology Park (SITP). The submission requests the following; 1) The development of the SITP at Curraheen is established as a primary objective of the Carrigaline Electoral Area Local Area Plan so that its development is prioritized during the lifetime of the next Carrigaline ELAP.</p> <p>2) The subject 28ha O'Flynn lands are included in the zoning for the provision of a Science, Innovation and Technology Park as the lands are well located to form a link between CIT, UCC and the Rubicon Centre.</p> <p>3) That the zoning objectives provide for the development of the SITP are in line with a Masterplan to be prepared under the guidance of the newly appointed steering group as it is necessary for the steering group to consider the context of the existing SITP in detail and guide the masterplan accordingly.</p>	All the issues raised in this comprehensive submission have been noted and consideration will be given to the issues raised.

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		<p>4) That the zoning objectives do not provide detailed direction on permissible use categories, or design and layout at this juncture; but note that such detail is to be provided within the Masterplan and guided by the steering group;</p> <p>5) That an objective is established to ensure that the SITP is fully served by the Rapid Transit Route and that, in planning the route, consideration is also given to the optimum layout and density of the SITP;</p> <p>6) That an objective is established to prioritise the delivery of critical infrastructure to facilitate the SITP and to the development of a Supplementary Contribution Scheme, which appropriately apportions costs between the private and public sectors; and current and future private sector investments.</p> <p>7) That it is acknowledged that the SITP jobs are additional to the general employment target set out in the CASP Update for Cork's Metropolitan area and for Cork's South Environs to support the development in the other growth areas of Cork South Environs.</p>	
List of General Submissions for the Electoral Area			
5,651	Dairygold	<p>This submission relates to Dairygold properties in the Macroom Electoral Area. The properties are located in Clondrohid, Coachford, Ballymakeera, Kilmoney and Cloughduv.</p> <p>1) In relation to Clondrohid the submission seeks the extension of the development boundary to include lands within the northwest corner of the subject site, while retaining the existing uses and property within the development boundary.</p> <p>2) In relation to Coachford the submission states that a planning application has been submitted for an extension of the existing yard at the co op site which would allow development of the old Grain site (O'Callaghan's yard). Therefore the submission requests that the existing zoning status be retained and additional lands included beside O'Callaghan's yard.</p> <p>3) In relation to Ballymakeery the submission requests that consideration be given to zoning Dairygold lands for town</p>	<p>The draft Local Area Plan will consider what the most appropriate approach is for future development in villages throughout the electoral area. Consideration will be given to the issues raised in this submission.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>centre uses.</p> <p>4) In relation to Kilmoney the submission requests to retain the existing use of the site for the newly constructed store and yard.</p> <p>5) In relation to Cloughduv the submission requests to retain the Industrial and Enterprise use over the entire site with open consideration for other land uses. The submission sets out the merits for including these sites within the Macroom Electoral Area Plan as follows;</p> <ul style="list-style-type: none"> - The historic and established employment use and activity of the site. - The proximity of the subject sites to defined settlement and potential employment resource base which includes local services and facilities. - The opportunity that may arise to rejuvenate the property in lieu of the existing facility becoming redundant and derelict in use and appearance. - Compliance with current CDP development objectives to promote economic development and encourage investment and economic diversification in rural areas. - Location and accessibility to an identified village and proximity to urban centres/other rural villages with population base would reduce and provide sustainable alternatives to large commuting patterns. - Established economic development activities on site and the recognised importance of same and its contribution to local economic development as set out in the Local Area Plan. - Opportunity to maintain and secure long term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP development objectives. 	
5,015	Flavin, Tony	<p>This submission questions why local authorities are outside the control of the county senior planner and despite having development plans and guidelines can do what they like. The submission proposes that local authorities and councillors should have no control whatsoever as they are not qualified and they disregard the decisions of qualified</p>	<p>The contents of the submission are noted.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		people.	
5,024	County Cork VEC	<p>This submission welcomes the emphasis on the need for educational, sports and recreational facilities and considers the zoning of lands for these purposes as essential. Submission makes reference to the recent success in securing sites for schools in Bantry and Skibbereen where the CCVEC, Cork County Council and the Department of Education & Science collaborated. The submission identifies the need to zone sites for post-primary education in Carrigaline and Carrigtwohill and welcomes the opportunity to discuss this further.</p>	<p>The review of the LAP will include consideration of and provision for the educational requirements of each EA.</p>
5,027	Bus Eireann	<p>This submission highlights the improvements to bus services in the county in recent years and the commitment to continue this with the assistance of the Councils. The submission highlights the need to encourage modal shift in line with Government and local strategies and the key role infrastructure improvements play in achieving a positive whole trip experience.</p> <p>Key elements in ensuring modal shift are listed as follows; competitive and reliable journey times; range and scope of destinations; attractive frequency; and, convenience of use. Adequate bus priority measures and infrastructure (bus stops) as an integral part of the planning process are highlighted as essential.</p> <p>The submission welcomes the referral of planning applications of a certain scale to Bus Eireann for comment and highlights the following infrastructural items as being of importance to public transport provision - accessible, safe, comfortable, well lit, wheelchair accessible bus stops that can be accessed by people with disabilities; bus stops at schools should provide a safe environment to school children; maximise free-flow of traffic by adjusting parking and traffic systems; and consideration to allowing public transport use the hard shoulder when entering and existing towns.</p> <p>The submission also suggests that provision</p>	<p>The LAP review will take into consideration bus services availability and how the use of such services can be maximised.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>be made for overnight parking of buses for early morning departures in outlying towns. The submission is accompanied by recommended designs from the Quality Bus Network Project Office for Bus Stops suitable for Wheelchair Accessible Coaches.</p>	
5,068	Rossdale Enterprises Ltd	<p>The submitter urges the Council to recognise the need for greater co-operation between the Council and Developing Companies. It acknowledges the clear vision of the strategy for development along the rail line and the investment made by developers to achieve this objective. The availability of infrastructure in Blackpool, Glounthaune, Carrigtwohill, Middleton and Cobh is referenced.</p> <p>The submission requests that the area plans recognise a) the need to maximise the use of land along the rail line and limit development / zoning elsewhere, b) that minor deficiencies in infrastructure are challenges and not obstacles to development or zoning, c) the reduction in cashflow / profit of developers in current market means they will no longer be able to carry cost of addressing these deficiencies and this should be considered when assessing zoning proposals, d) the prioritizing of Developing Areas like Carrigtwohill for investment by the DoEHLG, e) the need for the Council to identify infrastructure deficiencies and seek Departmental funding to address them and , f) the need to concentrate employment and residential development along the railway line in recognition of the investment already made in this area and to ensure optimal return on this investment.</p>	Further consideration will be given to the issues raised in preparing the draft plans.
5,119	National Roads Authority	<p>Submission states that primary function of NRA is to secure the provision of a safe and efficient network of national roads. National roads account for 6% of road network but carry 40% of traffic and 98% of freight traffic.</p> <p>The submission welcomes consultation on the ten Outline Strategy papers and requests that the following be considered:</p>	The contents of the NRA submission will be taken into consideration when reviewing each of the Local Area Plans

Sub. No.	Interested Party	Summary of Submission	Response
		<p>1. Protection of Existing National Routes: The submission advises that local area policies should be adopted so as to avoid the undermining of the strategic transport function of existing national roads, by proposing measures intended to cater for the needs of local traffic which should more appropriately be addressed within the framework of providing an adequate local road infrastructure as advocated in the current Cork County Council Development Plan. The traffic generated from planned development should be quantified and addressed in the preparation of the local area plans, with appropriate planning strategies identified as to how such traffic/trip demand is to be catered for. All options in catering for trip demand should be addressed, including the appropriateness of enhancements to the local road network, walking, cycling and public transport modes, promoting good planning strategies and avoiding inappropriate development that negatively impacts on national roads. Council consider the impact (cumulative) that the development of the settlement plans could potentially have on the national road network. Strategic transport assessments are undertaken to inform land use and access proposals in preparing the plans and identifying development lands. The LAP should reflect and safeguard the strategic role of national roads and associated interchanges/junctions in catering for the safe and efficient movement of major inter urban and inter regional traffic. When zoning land regard should be had to the preferences outlined in the Retail Planning Guidelines. The policies outlined in the Sustainable Rural Housing Guidelines should also be taken account of.</p> <p>2. National Road Projects. A list of such projects is provided in a table with the Electoral Areas which each scheme affects also indicated. Objectives, policies or rezoning should not compromise the road planning and route selection, alter the function of these roads or increase the cost of land.</p>	

Sub. No.	Interested Party	Summary of Submission	Response
		<p>3. Metropolitan Cork Area. The NRA recognises the strategic national importance of the development of the MCA as a gateway and supports priorities identified in the NDP and NSS. LAP needs to protect the carrying capacity of the existing and proposed national roads network. Submissions states that a number of LAP's in particular Blarney, Blarney-Kilbarry SLAP, Carrigaline, Midleton and Midleton SLAP fail to meet CDP objectives INF 3-1, 3-3 and 3-6. Local traffic should be catered for on local roads.</p> <p>4. Park and Ride/Green Bus Routes. Supports the provision of public transport but notes that funding of public transport infrastructure such as park and ride and bus priority lanes are outside their normal remit and costs of such should be borne by local authority.</p> <p>5. Development Contribution Schemes. If road improvements required as part of a development then such costs of road upgrades should be borne by the developer.</p> <p>6. Noise. Planning applications should identify and implement noise mitigation measures where additional traffic generated breaches noise design goals on national routes.</p> <p>The submissions addresses issues within each of the 10 EA as follows; a) Blarney EA LAP. Need to ensure that policy objectives and planned development of the Atlantic Road Corridor are not undermined by inappropriate or premature development. Need to ensure that the planned upgrade of the Dunkettle Interchange is supported in the plan. Current Council proposals for accessibility mitigation measures do not constitute an adequate response to what is required to ensure the intended function of the interchange and more work is required. Also the councils current proposals to upgrade the interchange are incompatible the NRA's objectives for the junction. It will not be appropriate to have development</p>	

Sub. No.	Interested Party	Summary of Submission	Response
		<p>junctions along the N22/N20/N8 Cork Northern Ring road as it is not intended as a distributor road. Does not support the inclusion of a junction to serve the proposed Monard development.</p> <p>b) Midleton EA LAP. Supports the preparation of the Midleton and Carrigwohill Traffic and Transportation Study. Does not support the proposed location of retail development in Carrigwohill. Should reconsider objectives I-06 and I-07 in Carrigwohill and Knockgriffin/Water Rock and Baneshane in Midleton, such employee intensive uses should be located close to the railway station. A single access should be provided to I-01 and I-02 in Killeagh and I--01 in Castlematyr. The N25 Carrigwohill-Midleton scheme is at preliminary design stage and the N25 midleton-Youghal is at constraints stage.</p> <p>c) Carrigaline EA LAP. Appropriate local transportation infrastructure to service generated trip demands should be put in place for Ringaskiddy Port, Airport, Carrigaline, Cork City-South Environs and Curraheen. A fully integrated LUTS should be carried out for the Ringaskiddy port and industrial areas and the proposed Cork Science Park. It is noted that the Science Park has excellent potential accessibility to public transport/sustainable transport. The CIT link road to the national road network would only be considered if provided as a bus way scheme. The proposed Cork Southern Ring Road interchange upgrades are dependent on the availability of funding. Consultants were appointed in 2006 to advance preparation of the N28.</p> <p>d) Macroom EA LAP. The N22 road improvement scheme which includes the Macroom Bypass has been published and submitted to an Bord Pleanala.</p> <p>e) Mallow EA LAP. The N20 Mallow/Charleville/Croom road scheme, the N20 Blarney to Mallow is been progressed as a single scheme. Re-examine land use objective CO-1 and statement included 10.4.8 with respect to</p>	

Sub. No.	Interested Party	Summary of Submission	Response
		<p>the Section 6.3 of the CDP, 2009.</p> <p>f) Fermoy EA LAP. Notes para. 3.1.13 and 3.1.43 of the Outline Strategy and request consultation with respect to any proposal in proximity to national roads and refers to section 6.3 of the CDP. Supports reference to NRA online service area under section 4.1.9.</p> <p>g) Kanturk EA LAP. The N20 Mallow/Charleville/Croom road scheme, the N20 Blarney to Mallow is been progressed as a single scheme.</p> <p>h) Bantry, Skibbereen and Bandon EA LAP. The Draft Clonakilty Transportation Plan should address the protection of capacity of the N71. Should re-examine landuse objective I-01 with respect to Section 6.3 of CDP. In Skibbereen land use objectives I-02, I-03 and R-03 should be re-examined with respect to Section 6.3 of CDP. In Bandon any additional employment and retail development lands referred to under sections 3.1.5 and 3.1.8 in the Outline strategy are tested stringently with respect to Section 6.3 of CDP.</p> <p>The protection of the safety, carrying capacity and efficiency of the existing and future national roads network is maintained and an integrated approach to land use and transportation solutions should be undertaken, such that local traffic generated by developments is catered for primarily within the framework of the local roads i.e non national. Would welcome an opportunity to further discuss the issues raised in the submission.</p>	
5.129	Irish Farmers Association (Cork)	<p>The submission is made by Cork IFA and highlights the important role that agriculture and food production plays in Co Cork. The submission states that planning policy at national and local levels should support and reflect this important role. More specifically the submission states that: 1. Agriculture and food production is more progressive and efficient here in Cork than other counties, leading to job creation in food production and associated services, which is a major</p>	<p>The LAP review will continue to support the key role of the agricultural industry in rural Ireland and make provision where possible for its continued development.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>benefit to local people and the local economy. 2. The industry should be supported in every way by the authorities, particularly in terms of encouraging people into food production and agriculture generally. 3. REPs and other schemes have been beneficial for the community and economy. 4. Planning policy should support farm enterprise and the provision of the necessary farming facilities. 5. The provision of infrastructure and the maintenance of the network of rural roads will pay dividends to the rural economy</p> <p>Need to emphasise the importance of agriculture in the commercial and social life of County Cork. Need to maintain all existing services in rural areas such as post offices etc. Access and the transport of good a key issue, the Bandon Bypass in its current form is too steep. Need to provide overtaking bays along main road where opportunities for overtaking are limited. Notes that last CDP dealt comprehensively with rural areas but this review should not ignore such areas.</p>	
5,277	Keane, Margaret C	<p>This submission raises a number of issues relating to the County as a whole 1) the rivers should be dredged yearly to help reduce the risk of flooding 2) All housing in rural areas should be low density 3) The sewerage and waste from key villages should be directed to the nearest town and have one treatment plant for each area. 4) Waste should not be allowed to enter rivers 5) In order to finance the preceding points water rates and rates should be charged for five years. 6) Finally, where possible there should be a white or yellow line along the kerb side of all secondary roads.</p>	<p>The flooding and infrastructure issues raised will be dealt with further in the draft LAP's.</p>
5,281	Construction Industry Federation (Cork Branch)	<p>(1) This submission stresses the increased imperative, in the current economic climate, of the Council working in partnership within the CIF in preparing the LAPs and for all parties to strive to promptly realise the plans once adopted. If the right plans, and all necessary infrastructure are put in place then a development upturn can be facilitated, assisting local and national economic</p>	<p>Noted. The issues raised will be given further consideration during the preparation of the draft LAP's</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>growth. The LAP review process provides the Council with the opportunity to: a) demonstrate leadership, innovation and a sense of urgency in resolving current challenges, b) commit to a programme of focussed and prioritised infrastructural investment and the equitably embrace solutions which can be delivered by, or in partnership with, the construction industry; and c) embrace measures which simplify the increased quantum of plans/ masterplans, regulations and assessments required. (2) Submission continues to state that Council should provide clear zoning objectives and pursue alternative approaches to securing objectives, such as working closely with the construction sector, to provide infrastructure. The LAPs should be reviewed after 2 years to ensure they reflect demand and market conditions. (3) CIF continues to have concerns about the spatial distribution of zoned development land while it is accepted that overall, there is enough land to meet a 6 year LAP timeframe. Clarity needs to be brought to the issue of the time span of these LAP – 6 or 10 years as this has significant implications for the land supply required. (4) A number of specific measures have been identified would could help hasten more favourable development conditions:</p> <p>CASP & CASP UPDATE: The CIF is of the view that the dwelling output targets set for Cork City for the 2006-2020 period are unachievable and will constrain development within Metropolitan Cork. In addition the Departments Guidelines on Sustainable Residential Development in Urban Areas will serve to limit development in the smaller towns and villages thus limiting their ability to absorb additional development in the future. The County Metropolitan Area will need to accommodate additional growth and the County Development Plan should be amended to enable the LAPs to make adequate allowance for this. The disparity between CASP targets and estimated growth patterns are indicative of a number of issues which should be addressed by the LAPs: - a) the lack of zoned lands in preferred market locations,</p>	

Sub. No.	Interested Party	Summary of Submission	Response
		<p>b) the lack of adequate road and service infrastructure, c) lack of emphasis on Market needs, d) lack of front loading of infrastructure provision and strong marketing campaigns for key target growth areas, and e) lack of effective implementation structure to drive forward the needs of the key target growth areas. CASP Update should be reviewed when 2011 census figures are available so that appropriate strategy adjustments can be pursued.</p> <p>INFRASTRUCTURE: CIF supports the concept of targeted infrastructure investment, especially in areas where development of zoned land has been constrained for some time by lack of infrastructure e.g. Mallow and Blarney which both have significant water supply constraints. Council should adopt a more aggressive approach in seeking necessary funds, tax designations etc. to progress the CASP strategy. Approach to infrastructure delivery needs to be overhauled and time frame for delivery shortened and a number of suggestions are given in this regard. Opportunities for PPPs to fund infrastructure need to be identified. Unrealistic for the Council to require future infrastructure provision to be the primary responsibility of developers – there needs to be an equitable balance between public and private sector funding.</p> <p>PLANNING GAIN: two major planning gain policies have been introduced in the last 10years - Part V requirements in relation to the provision of social and affordable housing and Councils Recreation and Amenity Policy requiring the provision of facilities within developments / payment of a contribution in lieu of provision. In addition development contributions have increased dramatically. The Planning Bill proposes further planning gain requirements in the form of schools, flood relief schemes and broadband provision. An 80% windfall tax is also proposed. Cumulative impact of all these measures is to stifle the recovery of the residential development market. Council should call for a national review of planning gain and</p>	

Sub. No.	Interested Party	Summary of Submission	Response
		<p>undertake its own review and address issues within the LAPS where possible. Specifically the LAP's should acknowledge that many areas have limited or no demand for affordable housing and a reduced Part V obligation should apply in these areas – varying percentages to apply as appropriate to each area.</p> <p>In relation to the Council's Recreation & Amenity Policy it is suggested that where there is a specific objective on a site for the provision of a specific amenity such as a playing pitch or a walk, this should be capable of being off set against the facilities required under the Recreation and Amenity Policy. At present no allowance is made for such objectives in calculating requirements under the Policy. Furthermore, the CIF is concerned that the Council is progressing this policy in advance of its own ability to effectively manage the additional estate management burden. The Council's insistence on the provision of facilities with easy maintenance, tarmac surfaces surrounded by fencing and limited or no play equipment can lower the residential amenity of many developments and is a retrograde step. LAP's should establish clear objectives to ensure that residential amenity is enhanced by the provisions of the Recreation and Amenity Policy even if this means a greater reliance on monetary contributions for the provision of off site facilities or more emphasis on 'casual play spaces' in line with Departmental Guidelines on Sustainable Residential Development in Urban Areas.</p> <p>CRÈCHES: While acknowledging national guidelines on crèche provision it is felt that these result in an over provision of facilities and the standards of the Barcelona Agreement are more appropriate. Local Area Plans should reinforce the flexibility offered by the County Development Plan policy on crèche provision (.. normally be provided) by noting that if it is clearly established that there is no demand for an existing crèche, favourable consideration will be given to changing its use.</p>	

Sub. No.	Interested Party	Summary of Submission	Response
		<p>MARKET CONSIDERATIONS: While development needs to be plan led, it is important that the planning process takes account of what the market requires and in many areas, for example, very high density developments will not be accepted by the market and density provisions need to be more flexible. In the majority of locations the market will not accept density greater than 10-12 units per acre and favours detached, semi detached and terraced housing. Apartment schemes have been of limited success in the city and have little prospect of being successful in the Satellite / Ring Towns or smaller outline towns and villages. Higher densities only work in urban locations or on special sites with a combination of beneficial factors such as good public and private transport access and views of water. Development of units for which there is no market demand is not socially or economically sustainable and LAP's need to critically review density requirements for all settlements and consider market needs in each area.</p> <p>ZONING / WINDFALL TAX: concerns about lack of information on how windfall tax is to be applied on "any change in zoning" and potential impact of any changes to the current zoning objectives in terms of liability for this tax e.g. a change from stand alone industry to general industry. Council needs to have regard to the potential economic impact of amending zoning objectives and give consideration to maintaining the zoning provisions the 2005 LAPs as they are.</p> <p>SEA / HIA : concerned at impact of these Directives on the complexity of planning process and the status of long established zonings. Where environmental issues arise which result in the omission, part omission or amendment of existing zoned lands the CIF request that they are consulted in advance of the publication of the relevant draft plans. Clarification on timeframes for these processes is also sought.</p> <p>Document usability – Better linkages should be provided between the County</p>	

Sub. No.	Interested Party	Summary of Submission	Response
		<p>Development Plan mapped objectives for the greenbelt, rural housing control zone and heritage objectives and the LAP documents. It should be evident from the LAP documents where controls / constraints apply without having to revert back to the County Development Plan documents.</p>	
5,285	Birdwatch Ireland	<p>Submission states that Cork harbour supports wetlands and wild bird species of local, national and international importance. The wetlands and the bird species they support provide significant public benefits including amenity and recreation, flood protection, ecotourism as well as protection for priority wildlife habitats and species.</p> <p>The submission states that any proposal which adversely affects a site covered by the EU Habitats Directive and any decision making process must be subject to Appropriate Assessment. Concerned about impact of increased disturbance, loss of habitat or increased fragmentation of wetlands. Highlights the fact that the even small areas can be vital for the future of a species. Welcomes a strategic approach to all forms of development in coastal areas and the need for an ICZM approach. Need to consider regional and national port requirements. LAP process should be used to enhance and further protect the valuable wildlife assets of the harbour area so that the public benefits provided by this wildlife resource are protected for future generations and a truly sustainable approach to the future of Cork Harbour is adopted.</p> <p>The submission includes a summary of national and international obligations to protect wild bird interests in particular the Habitats and Birds Directives.</p> <p>The submission also includes a copy of "Protecting Irelands wild birds and their habitats- Why Birds Count- Policy and Advocacy Priorities" This document highlights the main areas of concern for wild bird conservation and provides a framework for developing policy relating to a wide range of areas of relevance to</p>	<p>The contents of the submission are noted and consideration will be given to addressing the issues raised as part of the preparation of the draft LAP's</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>protecting wild bird species and their habitats. These include social and economic benefits, halting loss of biodiversity, network of protected areas, management and monitoring, sustainable management of land and sea, safeguarding our seas, protecting our wetlands, farming and wildlife, upgrading of uplands, providing wilder woods, dealing with climate change and delivering bird conservation.</p> <p>A list of birds on the "Red" and "Amber" endangered lists is included in a separate document.</p>	
5,482	O'Flynn Construction	<p>Permission was granted for a creche facility as part of the Brightwater and Drakes Point development; however the creche has remained vacant for 4 years despite serious efforts to secure an operator. This submission highlights the difficulties of the blanket application of the "Childcare Facilities Guidelines for Planning Authorities, June 2001". The submission states the LAP guidelines on child care provision are taken as requiring a crèche for every 75 dwellings. The submission states that in fact this should be treated as only a guideline. In some cases there is little demand for such facilities and it therefore does not make sense to provide them.</p> <p>Request that Council adopt a more flexible policy in relation to the provision of childcare, community and commercial facilities so that the relevant facilities can be provided within a particular area.</p> <p>The submission also includes a detailed proposal for a change of usage for a crèche facility in the Brightwater development in Crosshaven. The proposal makes the case for a combined crèche and primary care centre on the existing vacant crèche site.</p>	<p>The contents are noted. The policy issues raised relating to childcare provision are more appropriately dealt with in the County Development Plan. The site specific issues raised are considered a matter best dealt with by Development Management.</p>
5,605	Crean, John	<p>This submission suggests that the Council prepare a general zoning matrix in all Local Area Plans in order to offer greater clarity to the Development Control function of the Council and An Bord Pleanála. The submission states that at</p>	<p>Noted. The Council intend to review how zoning is applied and zoning definitions as part of the review process and further consideration will be</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>present there are areas in the County where the limited suite of development zonings applied in the Local Area Plans lead to situations where certain small scale developments may be interpreted as non- conforming. The submission acknowledges that while there are certain provisions in the County Development Plan that seek to address this issue (Objective LAP 3-1) in some manner this is insufficient and vague. The submission states that the inclusion of a matrix in the Cork LAP's would allow for general and specific local issues to be taken into account and invite the Council to consider preparing a Zoning Matrix for the definition of uses "Permitted in Principle", "Open for Consideration" or "Not Permitted" in various zones.</p>	<p>given to the issues raised.</p>
5,712	Reynolds, Stan	<p>This submission makes suggestions on improving the public utility of Cork Harbour for residents and tourists. In order to avail of the potential recreational opportunities offered by the harbour the public need safe means of access in the form of public slipways, public piers and public pontoon. Almost all of the current infrastructure dates from the Victorian era, with the exception of more recent public facilities (pier and pontoon) provided in Crosshaven. Public access to the River Lee within the city is limited to ladders along the quay walls. It is suggested that Cork harbour be viewed as a public "commons" and that public access be provided. The review of the LAPs should make provision for the provision of publicly owned and operated marinas at a number of strategic locations around the harbour including Cork city centre, Passage West, Cobh, Aghada etc. Pontoons could also be provided at smaller locations and have advantages from a safety perspective as well as facilitating older / less mobile members of society in physically accessing their boats. Such facilities would open up opportunities for city dwellers to use the river and harbour for recreation. Regulations and charges could be introduced to give preference to smaller boats with no engine /low horse power engines to encourage gently pottering on</p>	<p>Noted. Further consideration to the issues raised around Cork harbour will be given during the preparation of the draft LAP's.</p>

Sub. No.	Interested Party	Summary of Submission	Response
		<p>the river rather than high powered zooming of power boats and jet skis. It is important that the marina and pontoons are publicly owned to ensure access is available and affordable in the public interest. Facilities for launching boats with trailers are also required. Within the City a marina would also facilitate the Fire Brigade to station a small rescue boat on a pontoon with which to rescue people who fall into the river - at present the fire men have enter the river as swimmers to rescue people. The provision of such facilities will improve access to the harbour and contribution to economic growth and job creation.</p> <p>It is further suggested that the number and density of boats moored upstream of Crosshaven could easily be quadrupled by switching to a mooring system based upon rows of timber piles, spaces 60m apart, as seen for example on the Hamble River in Hampshire.</p> <p>Submission continues to express concern that the Council continues to view Ringaskiddy as a suitable location for the relocation of the Port of Cork having regard to the fact that An Bord Pleanala has outlined several reasons why it is logistically and strategically unsuitable for such development. Opportunity should be taken with the LAP to delete references to Ringaskiddy being a suitable location for the relocation of the Port of Cork.</p> <p>Finally submission includes some suggestions for developing tourism in the harbour - all the Napoleonic fortifications around the harbour should be restored and opened up to the public</p>	
5,718	The Campaign for Sustainable Rural Housing	<p>This submission consists of a copy of STRIVE Report Series No.44 "Sustainable Rural Development: Managing Housing in the Countryside" prepared for the EPA.</p> <p>The report addresses the question of housing development in rural areas. Central to this contentious debate is the concept of sustainability and its application to rural areas.</p> <p>Rural housing is a complex and multidimensional faceted public policy</p>	The contents of this detailed report are noted. The main issues relating to rural housing policy raised in the report are more appropriately dealt with in the County Development Plan.

Sub. No.	Interested Party	Summary of Submission	Response
		<p>issue. A range of novel methodologies and the collection of significant new data in relation to rural change and housing in Ireland underpin the report.</p> <p>Key Findings</p> <ul style="list-style-type: none"> - Rural Ireland is not a homogeneous area with a single shared experience. Depending on geographical location and economic circumstances rural areas face contrasting experiences. - The buoyancy of the 1990's helped rural areas to absorb the decline in the primary sectors of agriculture and fisheries. - Case studies found that rural housing and settlement was underpinned by fairly stable community (35.5% lived in their current dwelling for 20 years or more). Over half recent movers had moved from a more urban location. Over half that group were from a rural background. - Reasons for moving to rural areas included social and physical characteristics of rural areas, good place to raise kids, sense of community, social networks, and importance of dwelling type. -Marked growth in the numbers of second homes concentrated in certain rural and coastal areas. Significant increase in the number of long term vacant dwellings in such areas. - Effective environmental design can provide a valuable tool in mitigating some of the impacts of rural dwellings. - Scattered rural housing presents additional costs such as maintaining minor roads, supplying electricity, school transport and postal services. Costs are generally passed on to the wider community. Economic costs must also be evaluated in terms of perceived social benefits. - Some evidence that in-migration can encourage investment; however this appears more complex and less inevitable than sometimes presumed. - Local elected members overwhelmingly proactive in relation to further rural housing. This view is framed in the context of sustainable communities, sustaining viable rural population levels and maintaining local services 	

Sub. No.	Interested Party	Summary of Submission	Response
		<p>Report states that policy implications would include</p> <ul style="list-style-type: none"> - Planning policy that reflects the diversity of rural Ireland -Need to develop integrated, holistic and multidimensional approaches to rural sustainable development. -Need to understand residential behaviour -need to move beyond development control to a more positive planning response. -Good design plays a key role in mitigating some of the visual and environmental impacts of rural housing. -Need a more interactive deliberative communication between decision makers, technical experts, other stakeholders and the public. - Need to identify new instruments which encourage the delivery of sustainable rural development. - Need improved data in relation to numbers, distribution uses and impacts of second homes. - Report encourages further research in areas of rural housing affordability, implications of rural housing and an aging society, supply-side issues and technological innovation in relation to improving environmental performance. 	

List of Submissions by Interested Party

Interested Party	Submission No.	Settlement Name (where relevant)
Aherla Tidy Towns Committee	5,260	Aherla
Ashford, Andrew and O'Leary, Marian	5,259	Coachford
Ballincollig Community Forum	5,333	Ballincollig
Ballincollig Sinn Fein Cumann	5,300	Ballincollig
Birdwatch Ireland	5,285	
Board of Management Ballynora School	5,578	Ballynora
Bus Eireann	5,027	
Casey, Mary	5,686	Killumney/Ovens
CCFR Partnership	5,502	Ballincollig
Collins, Des	5,443	Coachford
Collins, Des	5,446	Crookstown
Construction Industry Federation (Cork Branch)	5,281	
Cork City Council	5,676	Ballincollig
Cork North West Sinn Fein	5,301	Killumney/Ovens
Cork North West Sinn Fein	6,004	Rylane/Seiscne
Cork North West Sinn Fein	6,005	Ballineen/Enniskeane
Corkery Family	5,239	Curraheen
Corkery Family	5,421	Curraheen
County Cork VEC	5,024	
Crean, John	5,605	
Dairygold	5,651	
Dineen, Mary and William	5,549	Ballynora
Electricity Supply Board (ESB)	5,154	Ballincollig
Fahy, Marcella	5,662	Killumney/Ovens
Flavin, Tony	5,015	
Foley, Dan	5,493	Crookstown
Irish Farmers Association (Cork)	5,129	
J. & N. Murphy Ltd.	5,730	Macroom
Keane, Barry	5,766	Killumney/Ovens
Keane, Margaret	5,579	Killumney/Ovens
Keane, Margaret	5,661	Killumney/Ovens
Keane, Margaret C	5,277	
Killumney United Football Club	5,219	Killumney/Ovens
Lorton, Mary	5,439	Rylane/Seiscne
Macroom Sinn Fein Cumann	5,302	Macroom
Maloney, Regina	5,424	Ballincollig
Maloney, Regina	5,425	Ballincollig
Maloney, Regina	5,465	Ballincollig
McCarthy, Anthony, Frank and Michael	5,436	Killumney/Ovens
McCarthy, Frank	5,435	Killumney/Ovens
Murnane & O'Shea	5,399	Ballincollig
Murphy, Jim	5,215	Ballincollig
Murphy, T.F.	5,726	Ballincollig
National Roads Authority	5,119	
O'Brien & O'Flynn	5,252	Killumney/Ovens
O'Brien & O'Flynn	5,463	Killumney/Ovens
O'Brien & O'Flynn	5,464	Killumney/Ovens
O'Callaghan Properties	5,017	Killumney/Ovens
O'Driscoll, Jim	5,402	Ballincollig
O'Driscoll, Jim	5,403	Killumney/Ovens
O'Flynn Construction	5,353	Curraheen

O'Flynn Construction	5,482	
O'Flynn Construction	5,354	Ballincollig
O'Herlihy, Donal	5,000	Ballymakeery/Ballyvourney
O'Leary, Joe	5,334	Carriganimmy
O'Regan, Dermot and Jackie	5,366	Coachford
O'Regan, Terry	5,724	Ballincollig
O'Shea, Pat and Tim	5,545	Curraheen
Resource Property Investment Fund	5,685	Ballincollig
Reynolds, Stan	5,712	
Ring, Cornelius	5,441	Crossbarry
Rossdale Enterprises Ltd	5,068	
The Ballincollig Consortium	5,521	Ballincollig
The Campaign for Sustainable Rural Housing	5,718	
Aherla Tidy Towns Committee	5,260	Aherla

Appendix B

Issues identified at the Stakeholder Meeting

Venue: Bandon Town Hall Date: 4th of February, 2010

List of those present at the meeting:

Stakeholders:

Brian Harte, Macroom Garda Station

Carol Hickey, Cork County Childcare

Joe O'Leary, Carrigemina Community Development

Dan Dineen, Tighthe Uibhlaoire Tea

Rachel Ni Riada, Udaras na Gaeltachta

Ultan O' hAodha, Oige Na Gaeltachta

Mark Rohan, Resident

Eileen Cronin, HSE

Elmar Cronin, HSE

Sinead Conroy, SECAD

1. Presentation given by Andrew Hind and Suzanne Gunnip

2. Each representative gave a brief outline of the main issues for their area and a general discussion followed. All of these issues are summarised under the following main headings.

1) Issues regarding Community Groups and Rural Communities

Community Issues

- Ballincollig should be designated as a Town Council

Rural Issues

- There is a need to provide service in rural villages.
- More housing is needed in rural areas, such as Ballingeary for senior citizens. There are 6 units at the moment but 4 more are required.
- Facilities should be provided in villages for those elderly living in isolation in rural areas.

2) Infrastructure

Roads

- A bypass for Macroom is needed to facilitate economic development. People will go to shop in Ballincollig as opposed to Macroom in order to avoid traffic congestion. The Bypass would be a benefit not just to Macroom but to the wider West Cork region.
- The traffic problems associated with excessive road works in Ballincollig are a quality of life issue.

Rural Transport

- The lack of rural transport facilities will become a major issue in the future.

Green Routes/public transport

- The green route to Ballincollig should be extended to Macroom.
- The 6000 people travelling to the city centre from Macroom should justify the BRT suggestion outlined in the Cork Area Transit Study.

3) Quality of Life Issues

Healthcare

- Health and Social care is a quality of life issue.
- Focus on Primary Care Centres and the transfer of services from acute units in cities to places where services are most required. There is a primary care facility in the Barracks in Ballincollig. The basic idea is to have a number of health care practitioners under one roof.
- The provision of a Primary care facility in Macroom is an urgent and important need for the HSE.
- These centres need to be located in areas that are accessible to services including public transport in other words they need to be part of the community so that they can provide useable space (rooms) for use outside of the normal office hours. There is a real opportunity for these buildings to provide a 'social care' as well as a 'healthcare' role in the community.
- Services should be provided in Irish in these facilities.
- Access to primary health care facilities from rural area is vital. Onus should be put on developers to provide this service.
- Management of chronic diseases can be improved through the provision of recreation facilities for old and young alike.

Childcare and educational facilities

- Childcare has become too expensive.
- The LAP should facilitate looking for childcare and looking to provide childcare facilities.
- People are finding it difficult to find childcare in rural areas.
- Funding for the provision of Childcare facilities is no longer available.
- There is a need for more facilities in Ballincollig, including full day care facilities.
- Pre-schools only cover three hours a day.

- Use of community facilities as childcare facilities is problematic given regulations with health and safety.
- SECAD can not provide funding for childcare facilities.
- Need to look at Public Private Partnerships in relation to the provision of Childcare facilities.
- Unused industrial and retail space, unused houses within estates can be used as childcare facilities. There is a need to reduce the problems associated with change of use applications.
- Operational costs have prohibited new childcare developments.
- Commercial rates are stopping people opening childcare facilities. Preschools are exempt from rates but full day care facilities are not.

Leisure Facilities

- Swimming facilities should be provided in Ballincollig or Macroom for both children and senior citizens.
- Public swimming facilities must have proper management structures in place, such as in Dunmanway.

4) Settlement Hierarchy

- Need to clarify the status of Village Nuclei
- There are 4 distinct village nuclei in the Ghaeltacht region of Macroom.
- Collea should be designated a key village not a village nucleus
- Lissarda has changed considerably over the lifetime of the last plan and should no longer be considered a village nucleus. There is considerable investment needed in water and waste water infrastructure.
- The LAP should set out the right order, in terms of the settlement hierarchy, for the future.

5) Flooding

- Flooding is becoming more of an issue for the LAP process
- What level of flooding do we protect against?
- Modelling is required to assess area at risk of flooding not just areas that flood.
- Local Roles have no role in maintaining rivers (desilting) while the OPW are responsible for provision of flood defences.
- Can Community groups have a role to play in maintaining local waterways?

6) Enterprise Development

- There is significant opportunity for new employment led development in Ballincollig, which should become a significant employment centre for office based development.

- There is land available for an IDA style park on the X-01 site to the south of Ballincollig.
- Schemes for developing bio-energy should be supported by the LAP.



