

# **Report to Members**

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

June 2010

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This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for the Skibbereen 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 Skibbereen Electoral Area Local Area Plan. Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while Appendix B details the issues which arose out of the Stakeholder meeting held on the 2<sup>nd</sup> of February 2010.

This report was circulated to the members of the Skibbereen Electoral Area Committee at a meeting on the 8<sup>th</sup> June 2010. A second meeting has been arranged for the 24<sup>th</sup> of June 2010 to discuss the issues arising from the report.

## Section 1 Electoral Area Context

### Main changes since the last plan

1.1 The boundaries of the Skibbereen Electoral Area have decreased since the last Local Area Plan due to reconfiguration of electoral area boundaries. An inland predominantly rural agricultural area along the western boundary of the Electoral Area was transferred to the Bantry Electoral Area.

1.2 The Electoral Area has a population of 32,739 based on 2006 census figures. The census figures for the Electoral Area indicate that the total population of the electoral area has increased by 2077 persons, which represents an overall increase of approx 6.8 % in the population of the Electoral Area from 2002 to 2006. The populations of both Skibbereen (17% increase) and Clonakilty (13% increase) towns have both achieved strong growth between 2002 and 2006, while the population of Dunmanway has suffered from a slight decrease in population, which is of concern when compared to the strong growth in the other main towns.

1.3 The population growth in the villages and rural areas of the Electoral Area increased by approx 5.5% (1,293 persons) during the period 2002-2006. The 2006 population figures illustrate that the Electoral Area remains predominantly rural in character with approx 75% of the population residing in the villages and rural areas and approximately 25% residing in the three main towns.

1.4 The 2006 census shows that the electoral area achieved a good degree of balance in the distribution of population growth between the main towns and the villages/rural areas. It shows that 62% of the growth in the population of the Electoral Area, between 2002-2006, occurred in the villages & rural areas with 38% distributed between the three main towns.

**Table 1.0 Skibbereen Electoral Area: Population 2002-2006**

Settlement Hierarchy Skibbereen EA*	Population		
	2002	2006	% Change
Clonakilty	3,689	4,154	13%
Dunmanway	1,532	1,522	-1%
Skibbereen	2,000	2,338	17%

Villages & Rural Areas	23,432	24,725	5.5%
<b>Total</b>	<b>30,662</b>	<b>32,739</b>	<b>6.8%</b>

1.5 The Census 2006 indicates that there are about 4364 jobs in the three main towns of the Electoral Area. The principle centre of employment within the electoral area is Clonakilty which accommodated 1,896 jobs in 2006. According to the 2006 Census, Skibbereen accommodated 1,491 jobs and Dunmanway accommodated 977 jobs.

1.6 A total of 99 hectares of land had been zoned for business use in previous plans for the Skibbereen Electoral Area. Since 2003, a total of 13 hectares of land has been developed and a further 6 hectares are either under construction or in the pre-construction phase of development. A total of 80 hectares of land remain available for future development, with 2 hectares of this zoned for 'stand-alone' development. Therefore, a total of 78 ha are available for general business development.

<b>Table 1.1 Business Land Supply – Skibbereen Electoral Area</b>					
<b>Land use</b>	<b>Total Land Zoned</b>	<b>Developed/In course of development</b>	<b>Total Land Available (2008)</b>	<b>Land for 'Stand Alone'</b>	<b>Other Business Land</b>
<b>Total (hectares)</b>	99	19	80	2	78

## **Pressure/ Challenges for the future**

1.7 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.
- Develop Skibbereen and Dunmanway as important centres of population, employment and services, and Skibbereen's additional role in tourism.
- Develop Clonakilty as an Integrated Employment Centre for West Cork, building on its successful technology park, strong population growth, potential for enhanced transport links and strategic location within West Cork.
- Protect the attractive landscape setting of the Skibbereen Electoral Area, in particular the hills, lakes and coastal landscapes.
- 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.

1.8 The Skibbereen Electoral Area, including the three main towns, villages and rural areas is part of the wider West Cork area which has developed as a regional brand due to its strong image and established profile. The Electoral Area has attractive and vibrant towns, villages and rural areas, and a diversity of landscapes, culture and heritage, which have succeeded in enhancing the tourism potential of the West Cork region.

1.9 The economic strength of the Electoral Area is characterised by the natural and coastal resources, in particular, the fishing industry, aquaculture, agriculture and tourism. The aim will be to promote the further growth and development of these sectors which will in turn stimulate economic growth in the wider region. The Skibbereen Electoral Area also has the potential to build on the success of the West Cork Technology Park in Clonakilty, with specific reference to stimulate indigenous IT development. There are also opportunities within the Electoral Area for the promotion and development of further economic diversification measures, to reduce over-reliance on more exposed sectors of the rural economy which are currently experiencing difficulty.

1.10 The Electoral Area also benefits from relative proximity to Cork City and access to the Airport, ferry port, public services and third level institutions. The strong positive quality of life factors associated with West Cork have made the area an attractive place to live in and have enhanced the tourism potential of the sub-region. Furthermore, the relative peripherality of parts of West Cork has contributed to the attractiveness of this area for persons wishing to experience a rural lifestyle and the positive quality of life factors that West Cork offers.

1.11 The key challenge for the local area plan will be to create vibrant towns within the Electoral Area, which will contribute to the creation of vibrant and sustainable rural areas, which are required in order to ensure continued growth. The aim for the Electoral Area strategy is to achieve balanced future growth between the main towns and the villages / rural areas of the County,

to achieve the vision of making Skibbereen Electoral Area an attractive place to live and work in. The Water Services Infrastructure Programme (WSIP) has recently outlined significant investment for wastewater and grouped schemes in West Cork, which will further help facilitate the aims of this strategy.

1.12 The North and West Cork Strategic Plan, 2002 and the County Development Plan 2009 state that, across the West Strategic Planning Area as a whole (i.e. including the Bantry Electoral Area), in order to achieve the full social and economic potential of the area, the intention is to achieve a balanced disposition of future population growth with 50% locating in the main towns and 50% locating in the villages and rural areas.

1.13 In this electoral area, between 2002 and 2006, 38% of the population growth occurred in the three main towns. If the full social and economic potential of the electoral area is to be achieved, then the review of the local area plan needs to set out policies and objectives that will help achieve a balanced population growth broadly in line with the North and West Cork Strategic Plan and the County Development Plan 2009.

1.14 The Table below shows a population growth target of 5,689 (a 15% increase) for Skibbereen Electoral Area to 2020. The focus for population growth will be the main settlements of Clonakilty, Dunmanway and Skibbereen. Clonakilty has an additional population growth target of 3,064 persons up to 2020, which is approximately 54% of the overall growth envisaged for the Electoral Area.

1.15 Clonakilty has a growth target of an additional 74%, focusing on accelerated growth within the town up to 2020. Population targets for Dunmanway equate to a 30% increase and for Skibbereen approximately 30%. Growth in the villages and rural areas will be consolidated with a 6% increase envisaged over a 14-year period.

1.16 By 2020, if these population targets are achieved 32% of the population of the electoral area will reside within the towns and 68% within the villages and rural areas, which reflects the general policies of the North and West Cork Strategic Plan and the Cork County Development Plan, 2009, in order to achieve sustainable settlement patterns.

1.17 The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the County. The number of jobs in the Skibbereen Electoral Area is envisaged to increase by up to 2,500. About 20% of these new jobs are likely to be in rural based employment including the leisure and tourism sector. Clonakilty has a jobs target of 1000, Dunmanway 500 jobs, Skibbereen 500 jobs and the villages and rural areas 500 jobs.

**Table 1.2 Skibbereen Electoral Area: Population Growth 2006-2020**

Settlement	Population 2006	Growth 2006-2020	2020 Target
Clonakilty	4,154	3,064	7,218
Dunmanway	1,522	454	1,976

Skibbereen	2,338	697	3,035
Villages & Rural Areas	24,725	1,474	26,199
<b>TOTAL</b>	<b>32,739</b>	<b>5,689</b>	<b>38,428</b>

1.18 In the current economic climate, it is difficult to estimate future rates at which the remaining supply of land will be developed. Within the Skibbereen Electoral Area, the continued role of Clonakilty as the principal economic driver in the West Cork Strategic Planning Area is likely to be critical in aiding the economic recovery of the area. It is also important for the future to ensure that both Dunmanway and Skibbereen continue to act as a stimulus for economic growth in the towns and wider hinterlands with the aim of reducing the reliance on long distance commuting.

1.19 At the rate of development experienced in recent years, the existing supply of zoned land for the entire EA would appear to be adequate and could sustain new development at those rates for up to 21 years. However, it is estimated that in Clonakilty there will be a requirement for additional business land, given its designation as an 'Integrated Employment Centre', projected jobs growth target for the town and function as one of the primary economic driver for the West Cork region.

1.20 In the rest of the Skibbereen Electoral Area, it would appear that the overall supply of land for business development is adequate for the needs of the area well into the future. However, it will be important to give some consideration to the future suitability of individual sites for business development taking account of the proper planning and sustainable development of the area as a whole.

1.21 It is important that this jobs target is achieved in order to help sustain the level of population growth envisaged in the electoral area and to promote sustainable commuting patterns. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages and other settlements.

## Section 2 Baseline Environment

### Introduction

2.1 This section of the report gives an indication of the significant environmental effects which will need to be taken into consideration when preparing the Draft local area plan. While the Environmental Report which will accompany the publication of the Draft local area plan will give more specific detail on the agreed environmental receptors, the purpose of this section is to briefly highlight the environmental issues which will have the greatest effect on the planning and implementation of the local area plan. The preparation of the Environmental Report will also require close consultation with both external and internal bodies including the Environment Directorate of the Council, who have prepared an outline of the waste management issues relevant to the County. It is important to note that while this section deals with the effects on the Skibbereen Electoral Area, the environmental effects often have trans-boundary effects, to other electoral areas and even other counties and this should be noted at the outset.

### River Catchments and Water Quality

2.2 The Water Framework Directive (WFD) applies to rivers, lakes, groundwater, and coastal waters. The Directive requires a co-ordinated approach to water management in respect of whole river basins with a view to maintaining high status of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least "good status" and that the status doesn't deteriorate in any waters.

2.3 Within the South West River Basin Management Plan which covers Cork and Kerry, the western / southern portion of the EA contains the main settlements of Clonakilty and Skibbereen and the key villages of Baltimore, Drimoleague, Roscarberry. Timoleague, Leap and Union Hall are covered by the Draft Skibbereen – Clonakilty Water Management Unit (WMU) action plan. Within this Draft WMU there are 46 water bodies, with the objective to protect the Good Status of 33 of these water bodies for 2015 and the alternative objective to restore the remaining 13 water bodies by 2021. The northern portion of the EA including the main settlement of Dunmanway is covered by the Draft Upper Bandon WMU action plan, with the objective to protect the Good Status of 16 water bodies, restore the status of 1 water body by 2015 and restore the status of 1 water body by 2021. The eastern portion of the EA including the key village of Ballineen / Enniskeane is covered by the Draft Bandon – Stick WMU action plan, with the objective to protect the Good Status of 13 water bodies and restore the status of 23 water bodies by 2021. It is through these action plans that the water quality of a particular river catchment is reviewed and monitored.

### Water Supply

#### Clonakilty



2.4 In Clonakilty, a detailed assessment of the water supply will be undertaken as part of the preparation of the Environmental Report.

#### **Skibbereen**

2.5 In Skibbereen, a detailed assessment of the water supply will be undertaken as part of the preparation of the Environmental Report.

#### **Dunmanway**

2.6 Funding has been secured under the WSIP 2010-2012 to upgrade the water treatment plant as part of phase 1 of the Dunmanway Regional Water Supply Scheme and the treatment and network as part of phase 2.

### **Waste Water Treatment**

#### **Clonakilty**

2.7 In Clonakilty, the existing wastewater treatment plant has no spare capacity and is not in a position to accept influent. The draft water management unit plan states that there is non-compliant frequency of monitoring or non-compliant effluent standard. The current discharge is to Clonakilty Bay which is also a protected area. Funding has been secured under the WSIP 2010-2012 for the Clonakilty Sewerage Scheme to commence the upgrade of the waste water treatment plant.

#### **Skibbereen**

2.8 In Skibbereen, there is currently no secondary wastewater treatment. The current method of wastewater treatment is insufficient and capital works are required. The current discharge is to the Ilen River (also known locally as the Island River). Funding has been secured under the WSIP 2010-2012 to construct a waste water treatment plant for Skibbereen as part of the West Cork Grouped DBO.

#### **Dunmanway**

2.9 In Dunmanway, the waste water treatment plant is operating at over capacity and is not in a position to accept influent. The draft water management unit plan states that there is insufficient existing capacity, non-compliant effluent standard and that there is a discharge to a tributary of the Bandon River which is a protected area thus Drinking Water protection and Designated Freshwater Pearl Mussel conservation maybe issues that require further assessment. Funding has been secured under the WSIP 2010-2012 for the Dunmanway Sewerage Scheme (Network) and the Wastewater Treatment Plant Scheme for Dunmanway.

### **Waste Management**

2.10 The Waste Management Plan for Cork County which sets out the requirements for waste management is currently under review. The Waste Management Strategy 2004 included an action to provide Civic Amenity Sites in Clonakilty, Skibbereen/Schull Area and Dunmanway. To date a Civic Amenity Site has been provided in Clonakilty and in relation to the

Skibbereen/Schull Area, it was decided to provide a Civic Amenity Site in Schull at Derryconnell which is located in the Bantry Electoral Area but in close proximity to the Skibbereen EA. No Civic Amenity Site has been provided in Dunmanway. The Civic Amenity site provided in Clonakilty accepts a wide range of goods to be recycled. There are 17 bring sites located throughout the rest of the electoral area which take glass bottles/jars, beverage cans and textiles as a minimum. In addition, the Skibbereen and Dunmanway bring sites accept glass bottles/jars, beverage cans, food tins, textiles; newspapers & magazines and plastics.

### **Nature Conservation & Habitat**

2.11 There are 16 proposed Natural Heritage Areas in the Skibbereen Electoral Area. They are located primarily in the Bandon Valley (which is to the east of Dunmanway Town), Castletownshend, Courtmacsherry, Kilkerran / Castlefreke, Clonakilty Bay (which adjoins the main settlement of Clonakilty), Lough Hyne Nature Reserve (to the south of Skibbereen Town) and Roscarberry areas. While all of these areas have ecological value, the other reasons for their designations vary from woodland, bats, botanical, zoological and geological to plants and ornithological values.

2.12 There are 6 candidate Special Areas of Conservation in the Skibbereen Electoral Area; Myross Wood, Lough Hyne Nature Reserve, Kilkerran Lake / Castlefreke, Castletownshend, Clonakilty Bay and the Bandon River which form part of either Annex 1 or Annex 11 EU Habitats Directive. There are three proposed Special Protection Areas around Galley Head, Seven Heads and Sheep's Head, as these areas are of importance from an ornithological perspective and form part of the Annex 1 Birds Directive. There is 1 Special Protection Area around Clonakilty Bay which is important from an ecological, ornithological and mudflats perspective. SAC's and SPA's are collectively known as Natura 2000 sites and will also be assessed under the Appropriate Assessment process of the plan.

2.13 Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas provide many benefits to the local population and to visitors alike.

### **Other Environmental Considerations**

2.14 One of the major environmental issues which need to be given careful consideration is the effect of flooding. This will be assessed, as noted through the implementation of the Flood Risk Management Guidelines through the preparation of the Environmental Report.

### **Landscape**

2.15 The lands in the Skibbereen Electoral Area comprise of a diverse range of landscape types including Ridged and Peaked Upland, Valleyed Marginal

Middleground, Fissured Fertile Middleground, Rolling Marginal Middleground, Glaciated Cradle Valleys and Ridged and Peaked Upland to the north of the Electoral Area and Broad Fertile Lowland Valleys, Broad Marginal Middleground and Lowland Basin, Rolling Patchwork Farmland, Indented Estuarine Coast and Rugged Ridge Peninsulas to the south of the Electoral Area. The coastal landscape and setting of the coastal settlements have a high sensitivity threshold.

### **Section 3 Principal Issues Raised in Submissions**

#### **3.1 Electoral Area Wide Issues**

3.2 The issue of Infrastructural deficiencies (wastewater, water supply etc) in individual settlements was raised with specific reference to the following settlements - Skibbbeen, Clonakilty, Courtmacsherry, Baltimore, Ardfield, Union Hall and Timoleague.

- Several Submissions made reference to the need to encourage enterprise development to create employment within the Electoral Area. Specific reference was made to the following settlements - Timoleague, Clonakilty, Skibbreen and Castletownshend.
- Concerns were raised in relation to population decline with the resultant impact on services. Specific reference was made in submissions to the settlements of Leap, Drinagh and Dunmanway.
- Concerns were raised in several submissions relating to flooding with specific reference to the main towns of Skibbreen and Clonakilty.
- Concerns were raised relating to the balance between the level of permanent occupancy and holiday home development in some coastal settlements, specifically Courtmacsherry.
- Concerns were raised at excessive Population Growth Targets. Several submissions also stated that growth should occur in the towns and villages as one-off housing should be reduced.

### 3.3 Principal Issues Raised in Relation to Settlements

#### Main Towns

#### **Clonakilty: A total of 9 submissions were received for Clonakilty town and its environs and the main issues are as follows:**

- Five zoning requests were received for lands within the Town Environs and within the Greenbelt.
- Two submissions raised concerns at flooding within the town.
- Two submissions raised issues relating to population forecasts and infrastructure provision.
- Reference is also made to issues relating to Tourism, Employment, Retail, Energy, Housing and Transport.

#### **Skibbereen: A total of 7 submissions were received for Skibbereen environs and the main issues are as follows:**

- Five submissions made site specific zoning requests for various land-uses (Residential, Retail and Industrial / enterprise) within the environs of the town.
- A submission was received from a discount retailer requesting the designation of a new neighbourhood centre in the northern environs of the town.
- Submission was received expressing concern relating to the following issues (a) Future retail development in Skibbereen, (b) Flooding, (c) Waste Management and (d) Wastewater Treatment in Skibbereen.
- Zoning request was made in relation to lands at the Liss Ard Estate for Tourism purposes.

#### **Dunmanway: A total of 7 submissions were received for Dunmanway Town and the main issues are as follows:**

- Six submission made site specific zoning requests for various land-uses (Residential, Retail and Industrial / enterprise) within the environs of the town. Submissions were received relating to the existing Convent site, the permitted ALDI site, the existing industrial lands and a proposed opportunity site to the rear of the 'Old Cinema'.
- The issues of population decline within the town and employment creation also emerged from the submissions.

#### **Key Villages:**

#### **Baltimore (8 Submissions) - The issues raised in the submissions relate to :**

- There were four submissions relating to zoning requests within Baltimore, including the development of the former boatyard site and the area east of the Lifeboat Station which was requested to be rezoned as a green recreation area. Reference was also made to water services infrastructure within Baltimore.

- Several submissions raised issues relating to visual amenity, island recreation (boating) and concerns relating to excessive development in some villages.

**Union Hall (2 Submissions) - The issues raised in the submissions relate to :**

- Two submissions made reference to infrastructural deficiencies (wastewater) in the village. Reference is made to the importance of the development of a link road through the residentially zoned land.
- Reference is made to the development of a scenic walk from Union Hall to Glandore.
- Submission was made requesting that the boundary of the village be extended.

**Timoleague (2 Submissions) - The issues raised in the submissions relate to :**

- Submission makes reference to infrastructural deficiencies (wastewater) in the village and the need to encourage indigenous industrial development.
- Reference is made to the need to review the walkway objective designated in the current LAP.

**Courtmacsherry (3 Submissions) - The issues raised in the submissions relate to :**

- There was a zoning request for residential development within the development boundary.
- Two submission raised concerns relating to the balance between the level of permanent occupancy and holiday home development within Courtmacsherry. Concerns were also raised relating to wastewater infrastrucutre treatment within the village.

**Rosscarberry (3 Submissions) - The issues raised in the submissions relate to :**

- Three zoning requests for development were submitted both inside and outside the boundary.

**Leap (2 Submissions) - The issues raised in the submissions relate to :**

- Zoning request for industrial development outside the settlement boundary.
- Zoning request for residential development outside the settlement boundary.
- Concerns were raised in relation to linear development within the village, population decline and its resultant impact on service provision and current rural housing policy.

**Balineen / Enniskeane (1 Submission) - The issues raised in the submissions relate to :**

- Submission was received requesting that the settlement be included in the Macroom LAP.

**Castletownshend (4 Submissions) - The issues raised in the submissions relate to :**

- There were two zoning submissions for residential development received, both inside and outside the settlement boundary.
- A zoning submission was received relating to forestry lands at Bawnlahan & Castletownshend for potential tourism / employment use.
- A submission was received relating to heritage issues, excessive ribbon development and vacant housing within the village.

**Villages:**

**Terelton (1 submission) - The issues raised in the submission relate to :**

- Zoning request for rural enterprise type development within the village.

**Ring (1 submission) - The issues raised in the submission relate to :**

- Request consideration for low density housing.

**Drinagh (1 submission) - The issues raised in the submission relate to :**

- There was one zoning request for lands outside the settlement boundary. This submission also raised concerns at population decline in the area.

**Clogagh (1 submission) - The issues raised in the submission relate to :**

- One zoning submission for a mixed-use development was received.

**Butlestown (1 submission) - The issues raised in the submission relate to :**

- One zoning submission for residential development was received for this settlement.

**Ardfield (1 submission) - The issues raised in the submission relate to :**

- Comprehensive zoning submission was received relating to two substantial portions of land, both within and outside the development boundary of the village. The submission also raised issues relating to the future provision of infrastructure and community facilities (specifically educational facilities) within the village.

**Village Nuclei:**

**Drombeg (2 submissions) - The issues raised in the submissions relate to :**

- There was one request for the zoning of lands to the north of the village nucleus. The submission also highlighted the importance of strengthening the settlement network in rural areas and stimulating rural growth.

**Connonagh (1 submission) - The issues raised in the submission relate to :**

- One zoning request was received relating to forestry lands to the west of the village nucleus.

**Togher (1 submission) - The issues raised in the submission relate to :**

- Zoning Request for a rural based industry / enterprise land-use.

**Other Locations**

**Lisbealad (1 submission) - The issues raised in the submission relate to :**

- Submission requests that the boundary of the settlement be extended.

**Inchydoney (2 submissions) - The issues raised in the submissions relate to :**

- Two zoning submission were received – (i) In relation a proposed green energy park at Island Strand Intake within the Clonakilty Greenbelt and (ii) A request to amend existing zoning objectives for land within the development boundary of Inchydoney.

**Cape Clear (2 submissions) - The issues raised in the submissions relate to :**

- A submission providing up to date information on the Island was received. In addition, a submission was received highlighting the importance of Sustainable Development Principles.

**Ballinglanna (1 submission) - The issues raised in the submission relate to :**

- A comprehensive submission was received which raised concerns at the level of holiday home development, poor new house design, extension of scenic routes, retail development and the urbanisation of rural areas.

**Issues Relating to the County Development Plan**

A number of submissions commented that the population projections outlined in the County Development Plan were excessive.

- Several submissions commented on rural housing policy. One submission outlined the need to strengthen planning controls in coastal areas while one submission felt the current rural housing policy was too restrictive.
- Several submissions raised concerns at infrastructural deficiencies in settlements in the Electoral Area.

- Several submissions highlighted the importance of encouraging employment provision in the Electoral Area.



## Section 4 Overall Approach to the Draft Local Area Plan

### Main Policy Issues

#### Ministerial Guidance

#### **Sustainable Residential Development in Urban Areas**

4.1 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 towns and villages.

4.2 In towns with a population of 5,000 or more, the guidelines reinstate the previous guidance regarding the trend towards smaller average household sizes, the need to encourage the provision of affordable housing and the need to reduce CO<sub>2</sub> emissions by reducing energy consumption and to support a more efficient use of energy in the residential and transport sectors. The guidelines also give an indication as to the appropriate locations for increased densities, including city and town centres, brownfield sites, along public transport corridors, inner suburban / infill areas, sub-division of dwellings and institutional lands and outer suburban / greenfield sites. The Guidelines also reiterate the importance of placing a firm emphasis on the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved.

4.3 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 backlands 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 unserved rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;

- 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, in carrying out local planning functions, in utilising their extensive local knowledge in identifying new development opportunities such as backlands development and harnessing the extensive array of powers available to them under planning and urban renewal and derelict sites legislation in facilitating and encouraging sustainable forms of development.

### **Flood Risk and the Planning System**

4.4 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.*

4.5 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.

4.6 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).

4.7 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.

## **County Development Plan 2009**

### Population Targets and Requirement for Zoned Land

4.8 The Outline Strategy for this electoral area sets out the 2006-2020 population target at 38,428 persons. This would equate to about 15,942 households in the electoral area to 2020 or an increase of 4,617 households. In order to allow for a proportion of vacancies, and frictional losses in the market, the overall target for future new houses in the Electoral Area is 6,002. Taking into account the units permitted, committed and constructed during the 2006-2010 period, it is estimated that the new 2010-2020 growth in new houses for the electoral area is 2,205 houses.

4.9 Table 4.1 gives a more accurate reflection as to the proposed future growth in the main towns, key villages and villages and rural in the electoral area in line with the plan period 2010-2020. The local area plan will be based on these growth targets.

4.10 The column headed 'new development to 2020' (taking account of existing permitted and committed units) gives an indication of the required housing needed to fulfill the population targets for each settlement type. In the case of Skibbereen, because a large proportion of commitments are identified in the town council, added to those in the environs, which means that there is no further requirement for new housing to achieve the population target, though some modest provision will need to be made to secure additional headroom to provide for flexibility.

Table 4.1 Settlement Name	Population Growth 2006- 2020	Dwelling Unit Growth 2006- 2020	Already Built 2006- 2010 <sup>1</sup>	Dwelling Unit Growth 2010- 2020	Outstandin g planning permissions	New Development to 2020 <sup>2</sup>
<b>Main Settlements</b>						
Clonakilty	3064	2041	197	1844	271	<b>1552</b>
Skibbereen	697	588	318	270	338	<b>(-127) No requirement 194</b>
Dunmanway	454	382	134	248	3	
<b>Key Villages</b>						
Ballineen / Enniskeane					128	
Baltimore					25	
Courtmacshe rry					40	
Drimoleague					52	
Leap					0	
Roscarberry					28	
Timoleague					0	
Union Hall					3	
<b>Total</b>	<b>442</b>	<b>897</b>	<b>530</b>	<b>367</b>	<b>264</b>	<b>28</b>
<b>Villages and Other Settlements</b>						
<b>Total</b>	<b>1,032<sup>3</sup></b>	<b>2,093</b>	<b>263</b>	<b>1,830</b>	<b>171</b>	<b>1,627</b>
						<b>2,205</b>

<sup>1</sup> 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.

<sup>2</sup> New development 2010: this is the 2020 Housing Requirement minus [vacant units counted in 2010 HLAS (not included in Geodirectory count), units under construction and outstanding permissions].

<sup>3</sup> This figure includes growth in the rural areas.

## **Economy and Employment**

4.11 The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the County. As part of this strategy, the number of jobs in the Skibbereen Electoral Area is envisaged to increase by up to 2,500. Clonakilty has a jobs target of 1000, Dunmanway 500 jobs, Skibbereen 500 jobs and the villages and rural areas 500 jobs. About 20% of these new jobs (including jobs in the leisure & tourism sector) are likely to be in rural locations rather than the main urban areas.

4.12 In the Skibbereen Electoral Area, it will be important to give some consideration to the continued suitability of individual sites currently zoned for business development taking account of the proper planning and sustainable development of the area as a whole and the need to provide a choice of sites. This will include the identification of new lands for business use in Clonakilty.

4.13 It is important that this jobs target is achieved in order to help sustain the level of population growth envisaged in the electoral area and to promote sustainable commuting patterns. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging appropriate smaller scale development in the key villages and other settlements.

## **Recommended Approach in the Main Towns**

### **Clonakilty**

4.14 As is evident from Table 4.2, 787 new houses were constructed in Clonakilty during the period 2001-2010 which represents an overall increase of approx 77%. In the County Council area there are a relatively modest number of vacant units. Planning permission has already been granted for the construction of a further 271 units. Compared to the 2010 figure for the town, the 2020 target figure for Clonakilty proposes to almost double the number of houses built in the town, in recognition of the designation of Clonakilty as an 'Integrated Employment Centre' to act as a focus for employment and economic growth in West Cork.

4.15 The following tables outline the net requirement of new housing in Clonakilty at 1552 units when the existing housing stock is taken into account. Previous studies have indicated that the capacity of the current zoned lands within the Town Council and Environs area is over and above that required for this level of growth. Given the apparent excess of zoned land when compared to the likely demand for new housing, the Local Area Plan will give consideration to the optimal sequencing or phasing of development to make best use of existing and planned infrastructure.

<b>Table 4.2 Clonakilty Housing Stock 2010</b>							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
<b>Clonakilty</b>	1027	1568	1814	4	17	271	2106

<b>Table 4.3 Clonakilty Housing requirement to 2020</b>				
Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
<b>Clonakilty</b>	2041	218	271	1552

4.16 In terms of employment lands, the Outline Strategy proposed that in addition to reviewing the existing sites, a number of additional (new) sites would be considered, given the projected jobs growth targets for the town. This coupled with a change in the employment land use categories [and the types of uses appropriate in these categories] will make for a greater range and choice of sites for employment uses.

4.17 Given the strategic importance of Clonakilty Town for the County and the West Cork Strategic Planning Area in particular, it is considered to be of vital importance to articulate a strategic long term vision for the town and its hinterland into the future. It is considered that the proposed Special Local Area Plan, which would have limited scope and time horizon to provide this vision, would not be the most appropriate policy instrument in this case. Therefore, it is proposed to consider preparation of a non-Statutory Greater Clonakilty Area Strategic Plan (GCASP) with a 20 year horizon up to 2030, which will be prepared in parallel with the Draft Local Area Plan.

4.18 A more detailed assessment will be undertaken as part of the preparation of the Draft local area plan to quantify the amount of business land available within the Town Council area to identify potential future land requirements. Consideration may need to be given to identifying suitable business lands which could facilitate the relocating of existing town centre industrial uses which would in turn provide opportunity sites within the town centre for mixed use development including retail.

**Skibbereen**

4.19 As is evident from Table 4.4, 546 new houses were constructed in Skibbereen during the period 2001-2010 which represents an overall increase of approx 62%. Planning permission has already been granted for the construction of a further 338 units, primarily within the Town Council area.

4.20 The following tables outline that there is no net requirement for new housing in Skibbereen, when the existing housing stock (including planning commitments) are taken into account for both the Town Council and Environs areas. If necessary, the local area plan will give consideration to the optimal sequencing or phasing of development to make best use of existing and planned infrastructure.

Table 4.4 Skibbereen Housing Stock 2010							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
<b>Skibbereen</b>	881	1029	1427	10	49	338	1824

Table 4.5 Skibbereen Housing requirement to 2020				
Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
<b>Skibbereen</b>	588	377	338	No requirement (-127)

4.21 In terms of employment lands, the Outline Strategy proposed that in addition to reviewing the existing sites, a number of additional (new) sites would be considered. This coupled with a change in the employment land use categories [and the types of uses appropriate in these categories] will make for a greater range and choice of sites for employment uses.

#### **Dunmanway**

4.22 As is evident from Table 4.6, 283 new houses were constructed in Dunmanway during the period 2001-2010 which represents an overall increase of approx 53%. There were 45 vacant units recorded as of 2010 with planning permission granted for the construction of a further 3 units. Compared to the 2010 figure for the town, the 2020 target figure for Dunmanway proposes to increase the number of houses built in the town by approx 47%, which will help address the decline in the population experienced by the town as indicated by the 2006 Census results.



4.23 The following tables outline the net requirement of new housing in Dunmanway at 194 units when the existing housing stock is taken into account. Previous studies have indicated that the capacity of the current zoned lands is over and above that required for this level of growth. Given the apparent excess of zoned land when compared to the likely demand for new housing, the Local Area Plan will give consideration to the optimal sequencing or phasing of development to make best use of existing and planned infrastructure.

<b>Table 4.6 Dunmanway Housing Stock 2010</b>							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
<b>Dunmanway</b>	531	647	814	6	45	3	868

<b>Table 4.7 Dunmanway Housing requirement to 2020</b>				
Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
<b>Dunmanway</b>	382	185	3	194

4.24 In terms of employment lands, the Outline Strategy proposed that all existing sites would be reviewed to assess their suitability. This coupled with a change in the employment land use categories [and the types of uses appropriate in these categories] will make for a greater range and choice of sites for employment uses.

## **Villages & Smaller Settlements**

### Key Villages

4.25 As the following table indicates, a total of 897 units are required for the population growth target of 442 people to 2020. There has been significant development in the key villages (605 units) for the period 2006-2010, which in addition to significant planning commitments (264 units) results in the overall number of new development required at 28 units.

4.26 While Courtmacsherry, Timoleague, Roscarberry, Leap, Baltimore, Drimoleague and Union Hall all require infrastructure, Courtmacsherry, Timoleague, Roscarberry, Drimoleague and Baltimore are included in the WSIP 2010-2012 for waste water infrastructure and the Leap/Baltimore water supply scheme will be at planning stage 2010-2012.

4.27 The local area plan will take into account the planned infrastructure and will endeavour to make best possible use of the proposed public investment.

<b>Table 4.8 Skibbereen EA Key Village Housing Stock</b>							
<b>Settlement</b>	<b>Dwellings 2001</b>	<b>Dwellings 2005</b>	<b>Dwellings 2010</b>	<b>Under Construction 2010</b>	<b>Vacant Units 2010</b>	<b>Outstanding planning permissions</b>	<b>Potential Housing stock</b>
Ballineen / Enniskeneane	256	299	350	0	12	116	478
Baltimore	283	365	461	0	0	25	486
Courtmacsherry	159	163	386	0	7	40	433
Drimoleague	153	155	238	10	0	52	300
Leap	88	121	143	0	11	0	154
Roscarberry	273	286	389	0	12	28	429
Timoleague	136	142	156	3	3	0	162
Union Hall	117	127	198	5	12	3	218
<b>Total</b>	<b>1,465</b>	<b>1,658</b>	<b>2,321</b>	<b>18</b>	<b>57</b>	<b>264</b>	<b>2,660</b>

<b>Table 4.9 Skibbereen Key Villages Housing Requirement to 2020</b>				
<b>Settlement Name</b>	<b>Dwelling Units Growth Target 2006-2020 (OS)</b>	<b>Already Built 2006-2010 (plus units which are vacant and under construction)</b>	<b>Outstanding Planning Permissions</b>	<b>Dwelling Unit Growth Requirement 2010-2020</b>
<b>Key Villages</b>	897	605	264	<b>28</b>

Villages

4.28 As the following table indicates, together with the village nuclei, other locations and rural areas, a total of 2093 units are required for the population growth target of 1032 people to 2020. Some of these units are already permitted bringing the overall number of new development required to 1627.

4.29 There are 19 Villages which will all require an amount of growth proportionate to the size and scale of the existing village built stock and the local area plan will give guidance on this.

<b>Table 4.10 Skibbereen Villages &amp; Other Settlements Housing Requirement to 2020</b>				
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
Villages and Other Settlements	2093	295	171	<b>1627</b>

4.30 Over the last four years approximately 295 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 the majority of surplus units proposed for the villages and other settlements will be accommodated within the existing development boundaries of the key villages.

Village Nuclei

4.31 There are a total of 8 village nuclei within the Skibbereen Electoral Area, none of which have defined development boundaries. The role of the village nuclei is to encourage small scale expansion through low-density individual housing in tandem with the provision of services. The Draft local area plan will make provision for new development at a scale, layout and design that reflects the existing built character of each village nuclei.

Other Locations and West Cork Islands

4.32 There are 10 Other Locations in the Skibbereen Electoral Area, 8 of which have defined development boundaries. Four of the locations are identifiable as resort destinations as they have a more tourist based function. It is intended that that these locations would provide for individual dwellings providing an alternative to building in the countryside. There are three other settlements which are Clustered or Dispersed Rural Communities, largely comprising very low density dwellings which are either dispersed or clustered around a cross roads.

4.33 There are two Islands identified as 'Other Locations' in the Skibbereen Electoral Area (Oileáin Chléire & Sherkin Island) which are both located off the coastline of West Cork to the south-west of Baltimore. It is intended that the Integrated Development Strategy for the West Cork Islands, prepared by the West Cork Island's Interagency Committee, will address many the issues raised and its findings will inform the preparation of the Draft Local Area Plan.

## Appendix A(i)

### List of Submissions relating to the Skibbereen Electoral Area

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Ardfield	5,442	O' Donovan, Tomas	<p>1. Ardfield has been constrained by poor infrastructure which has restricted the development of housing and community facilities. Inadequate infrastructure within the village has meant the surrounding areas have come under pressure for one-off housing. 2. Submission proposes a new waste water treatment plant for the village, new community facilities (school) and new residential development. 3. Submission proposes to zone two parcels of land (Site A - Low Density Residential Development - 3.4ha) and (Site B - Low Density Residential Development to include a school and community facilities - 6.7ha) which will include an extension of the development boundary. 4. None of the zoned residential lands were developed during the lifetime of the LAP. 5. Supports council policy on one-off houses but states that if development is to occur within the village then infrastructure will need to be provided. 6. Submission states that the proposers have acquired a site for a new wastewater treatment plant which will be provided as part of the development proposed in this submission. Proposer is willing to fund and provide for the treatment plant, but states that it is important that the subject lands are supported in the LAP. The village needs significant investment in its infrastructure. 7. Submission includes a detailed urban design submission / masterplan</p>	<p>The issues raised in this submission are noted. There is adequate land both zoned and unzoned within this village to accommodate future residential growth. The Draft Plan will ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of village, having regard to the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			for the subject lands and for the wider village of Ardfield. 8. Submission sets out a range of conservation / enhancement opportunities for the village. 9. Submission outlines existing constraints including the road network, wastewater treatment and the lack of focus within the village. 10. The primary school site is constrained and the submission includes proposals to address this issue by providing for a new village focal node and the relocation of the primary school. The existing school will be maintained and utilised as a town hall. 11. The submission promotes Ardfield as a 'key village' within the EA (elevating the designation of the settlement from village to key village status). Site A may be appropriate for small scale retail / commercial development which would strengthen the village core. The development of both the subject lands (parcels A & B in the urban design submission) will facilitate the development of a municipal wastewater treatment plant on 'Parcel C' which the developers will provide.	
Ballineen/Enniskeane	6,006	Cork North West Sinn Fein	This submission raises issues for Kilmoney, Enniskeane 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.	Issue raised in this submission relating to the inclusion of Enniskeane in the Skibbereen EA is noted.
Ballinlanna	5,786	Concerned Residents of	1. Concerns relating to the failure of CCC to protect the	The issues raised in this submission are

<b>Settlement Name</b>	<b>Submission No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Response</b>
		Ardgehane/ Ballinglanna	<p>Ardgehane / Ballinglanna area of Coastline. The scenic routes should be extended, particularly to the west of Ardgehane in the direction of Clonakilty. 2. Increase in speculative / holiday home development, threatening local business. 3. Excessive level of second / holiday home development. 4. Unsympathetic developments and poor house design impacting on scenic amenity, including permitted developments. 5. Deterioration in water quality due to proliferation of septic tanks. 6. Deterioration in bathing water quality due to inadequate sewerage from the holiday homes. 7. Bollards should be installed at the Cove to prevent the removal of sand / gravel. 8. Concerns relating to permitted developments. 9. Observation of guidelines for slurry spreading. 10. Increase in traffic levels. 11. Increase in land / house prices in the area. 12. Impact of one-off housing on farming practices. 13. Submission includes comprehensive details of the planning history in the area. 14. Larger retail developments in Clonakilty have impacted on local service in Barryroe. Economic activity is best served in centres of Commerce. 15. Current policy is not effective in directing development into the towns / key villages and controlling the urbanisation of rural areas. 16. There is a need for the strengthening of planning controls in coastal areas. 17. Inclusion of Ardgehane / Ballinglanna in the scenic designation. An Extension of Scenic routes. 18. 'Hub &amp; Spoke' policy for towns and villages to be observed. 19. Need to reverse the trend of</p>	<p>noted and will be considered, where appropriate, during the preparation of the Draft LAP for Skibbereen.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Baltimore	5,071	Lawlor, John	<p>second home / holiday homes swamping permanent residents. 20. Need for consultation with residents regarding the protection and enhancement of the coastline and future amenity value. 21. Need for policies that will facilitate the development of the family farm and allow access to available agricultural land at realistic prices. 22. Failure of planning principles in the area and concerns relating to recent developments. 23. Need for ABP decisions to be upheld by CCC. 24. Trend of seeking permission for new dwellings on lands attached to traditional cottages which is felt to be contrary to planning policies. 25. Reference is made to concerns relating to specific planning cases. 26. The listed ring Fort, Lios Mahon E117 should continue to be listed. 27. Need for a study on both villages to establish planning principles. 28. Strategies must be put in place to protect the scenic amenity of the coastline / countryside. 29. Need for development to take place within identified settlements. 30. Development conditions required for one-off housing outside settlements. 31. Need for planning policy to include exempted developments in scenic areas.</p> <p>1. Submission requests the confirmation of the existing X-02 zoning objective for primarily tourism related marine, commercial and leisure, employment and residential uses. The subject site (former boatyard) in Baltimore is approx 1.14ha in area an the steel framed buildings on site have fallen into a state of dereliction and now present a</p>	<p>The preparation of the Draft LAP will review and assess the existing zoning objectives for opportunity sites within Baltimore, with the aim of putting a policy context in place that encourages the</p>



Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>visually intrusive feature. The site presents an opportunity to secure the redevelopment of a brownfield site that is presently derelict. 2. Seeks clarity on the future provision of infrastructure in Baltimore, specifically water services and wastewater treatment facilities. The proposer is willing to make a fair contribution towards the provision of utilities and water services in Baltimore. Wish to discuss the cost implications of the water scheme currently under consideration and the likely contribution required. Submission hopes the LAP will clarify the County council's future water services investment programme for Baltimore. Requests that the council makes provision for alternative temporary water and sanitary services to accommodate the needs of Baltimore in the interim. The LAP should include specific objectives to secure essential elements of infrastructure within a defined period. 3. Clarify the extent of flood risk and whether any new application on this site would require the completion of a revised flood risk assessment and development management justification test in accordance with the 2009 flood risk management guidelines. Submission states there is no record that the site is prone to flooding and requests clarity on the flood status of Baltimore and confirmation via the LAP process that the subject site does not represent a floodrisk. 4. Include appropriate objectives to secure the future sustainable development of the area. 5. The proposer is currently pursuing a revised planning application on the</p>	<p>sensitive development of these key sites.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Baltimore	5,083	Baltimore Sailing Club	<p>subject site following a refusal on the site by ABP. 6. The X-02 site reflects the planning authority's objective to enhance the amenity value of this stretch of Baltimore's coastline by providing public access to the waterside, in tandem with an integrated development that would generate local employment and residential uses. 7. The confirmation of the X-02 zoning would facilitate the development of brownfield lands that occupy an important gateway position in Baltimore, thereby providing an opportunity to reinforce the status of Baltimore as a key village.</p> <p>1. Submission welcomes the relocation of the ro-ro bulk goods ferry facilities to outside the pier area. 2. Submission requests that the slipway which has been used for this service now be designated for recreational amenity use. 3. The number of people using these facilities has increased significantly. 4. There is a strong demand for safe, adequate slipway space to launch and recover boats.</p>	The issues raised in this submission are noted.
Baltimore	5,106	Johnson, Rory & Sheila	<p>1. Submission requests that consideration be given to re-zoning the subject lands back to its original designation i.e, as open space preserved for visual amenity including a waterside promenade walk. 2. This field is very low lying and prone to flooding and forms a soakway to the adjoining house. 3. Should this land be developed it would negatively impact on drainage from adjoining property and diminish the amenity value of the beach at Tramadrour.</p>	Submission is noted and will be further considered when reviewing land-use zoning objectives, as part of the preparation of the Draft LAP.
Baltimore	5,282	Naylor, James &	<p>1. Submission objects to the introduction of the U-01</p>	Submission is noted and will be

<b>Settlement Name</b>	<b>Submission No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Response</b>
		Judy	roadway which abuts the subject property (as currently proposed). 2. States the Council have not taken into account the considerable level differences between the upper roadway and the R-02 site. The difference in levels is approx +5m and will require a retaining wall at the site boundary, with considerable cost to the council / developer and will damage the subject properties amenities. 3. The roadway appears unnecessary when the amount of land available to the east of the site is considered, where levels are more accommodating and require less civil work. 4. The roadway adjoining the subject property is a private unsurfaced roadway. the council should have taken this into account. 5. States that the need for a link road between the two sites to be an excessive requirement given that access to the southern site is adequate. Concerns are raised that the roadway could be turned into a potential rat run. 6. Concerns are also raised at the 'urbanisation' of Baltimore.	considered when reviewing this objective, as part of the preparation of the Draft LAP.
Baltimore	5,659	Baltimore Sailing School	1. Blurring of responsibility between the harbour board, CCC and Dept of Marine. No overall plan for road access. 2. No need for cars to have a prime marine location during the high season. 3. Dinghy sailing is the biggest attraction in Baltimore which has commercial benefit. 4. The drying out area between the west pier and the cattle slip must be maintained for boat activities. 5. Slipway and general pier are overcrowded and very congested during peak months. 6. Baltimore is lacking in clearly defined walks both for holiday visitors and residents. 6. The access road	The issues raised in this submission are noted.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Baltimore	5,660	Baltimore Tidy Towns Committee	<p>from the east of the community hall through to mariners cove should be opened. 7. Suggestions are included to alleviate congestion including the construction of 3 slips. 8. The access to Tra Na Drum beach amenity area needs to be improved and signposted. 9. The path across the centre of Coney Island to the sailors burial site should be marked and signed. 10. The pathway around Bull Point should be surfaced and suggestions are included in the submission to create several additional walkways. 11. The area east of the Lifeboat Station (in public ownership) should be rezoned as a green recreation area.</p> <p>1. Area known as Bull Point should be properly developed as an amenity area. Provision should be made in this area for a public slipway and a park for boat trailers. 2. The issue of derelict boatyards needs to be addressed and they need to be made safe and work carried out to tidy them. 3. Proper provision should be made for the refuse from visiting and other marine activity.</p>	The issues raised in this submission are noted and will be given further consideration in the LAP review.
Baltimore	5,688	Murphy, Peter	<p>1. Submission observes the link between the development of holiday homes / tourism infrastructure and the development of water activities in the Glandore, Baltimore, Schull and Crookhaven region. 2. The unique islands surrounding Baltimore known as 'Carbery Hundred Isles' are a natural habitat for wildlife and should be protected, particularly where old ruins are redeveloped. 3. The sailing clubs have used the islands for stop offs and recreation and</p>	The issues raised in this submission are noted.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Baltimore	5,715	Roberts, Peter and Jacqueline	<p>have become an attraction for visitors. 4. Recently, a number of islands have been purchased and access has been denied to visitors. 5. Submission requests that the Council consider a zoning which would protect the islands, landscape and wildlife and ensure responsible public access.</p> <p>Seeks a change in the zoning of a plot of land at the Cove, Baltimore, to be re-established within the 0-03 zoning (land to be designated as open space preserved for visual amenity including a waterside promenade walk) and should not remain as potential development land.</p>	Submission is noted and will be considered when reviewing land-use zoning objectives, as part of the preparation of the Draft LAP.
Butlerstown	5,580	McCarthy, Chris & Dineen, Michael	<p>1. Requests the zoning of the subject lands for residential development. 2. Proposed to provide a treatment plant to cater for the needs of the entire village.</p>	Submission is noted. The Draft Plan will ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of the village, having regard to the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.
Cape Clear	5,001	Comharchu mann Chleire Teo	<p>Submission includes updated information for Cape Clear Island. 1. The post office is now closed (only postal agency). 2. There is a full time population of 107 plus 31 part time. The 54 full-time households in 116 houses are broken down into 54 fulltime, 8 summer rentals, 44 private summer houses and 10 in poor condition. 3. There is a significant increase in the provision of private rental accommodation by private local investment and supply</p>	The issues raised in this submission are noted.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Cape Clear	5,737	Harper, Ed and Duncan	<p>exceeds demand. 4. There are 4 fishing boats on the Island and two colleges. 5. Fishfarm presently in use for shellfish etc. and base for desalination provided by CCC 6. North harbour pier has been rehabilitated, the major issue is the tidal nature of the inner harbour. 7. Problem with the amount of losses from the water system. 8. Improvements have been made in relation to waste disposal on the Island. 9. Significant increases in second holiday homes have taken place. 10. In relation to employment, the only year round increase has been in intangible services (i.e translation) dependent on good broadband 11. Second Council home has recently been refurbished.</p> <p>1. Sustainability principle must be accepted in the LAP process. 2. CCC should work with relevant agencies / organisations relating to sustainability. 3. Principle should be applied locally as practical to include a changed emphasis to community centred economies based on a reduction in fossil fuel use and promotion of renewable energy. 4. Need to promote a travel pattern between centres in west cork, improving links between towns and villages including the promotion of public transport. 5. The Council should commission a study on a possible west cork rail link which would have many benefits to west cork. 6. Need to provide secure facilities for cyclists in parking areas in towns and villages, local buses and shelter facilities, protect the Rural Transport</p>	The issues raised in this submission are noted.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>Programme, signage promoting slower forms of transport and back routes between communities. 7. Encouraging charging points for electric vehicles. 8. Need to encourage and facilitate local food production. 9. Sewage treatment and waste should be integrated with the local food production system and renewable energy sources should be used to heat properties. 10. Food / energy production should be encouraged on the Islands. 11. Preference should be given to local power production rather than other structures which might be competing for the same land area. 12. Sympathetic approach in relation to planning for physical structures for processing of waste / food. 13. Possible rotating market between the Islands and to secure the future of Skibbereen market. 14. Council should be sympathetic to wetland / reed bed treatment systems. 15. Need to repair and replace water distribution systems, ensure that the replacement rate for aquifers balances the rate of extraction and the treatment of river water must give attention to the ecology of the river and other amenity / transport uses. 16. Conservation / collection of water should be protected. 17. Cape Clear be designated as a Water Conservation Island. 18. Need for Council policy of purchase or extend the shared ownership scheme in relation to housing. 19. Council should take control of properties that are well serviced by existing community services and there should be a positive policy to encourage permanent population on the Islands. 20.</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Castletownshend	5,652	Collins, John	<p>Council set up a clearing system for empty properties to facilitate their rental. 21. Council buildings should exceed requirements for energy conservation. 22. Development must take account of principles of sustainability and localisation. submission cites the numbers of empty holiday homes and the value of tourism. 23. There is huge potential for energy production on the Islands. 24. Council to facilitate solar / wind and possibly wave and tidal technologies to contribute to energy production. 25. Be sympathetic to projects encouraging hydrogen production.</p> <p>1. The approach roads to the village should have no further ribbon development. 2. There are 38 vacant housing units in the Fleming Development. 3. The village streetscape should remain as is. 4. Castletownshend should become a heritage village and protected from any further development. 5. The submission draws attention to the text of the 1996 Development Plan relating to Castletownshend. Submission includes a series of photos of some of the built heritage in the village.</p>	<p>This submission is noted and will be considered further during the preparation of the Draft LAP.</p>
Castletownshend	5,289	Coillte Teo (Land Development Department)	<p>1. Submission relates to two parcels of land at Bawnlahan &amp; Castletownshend, which are proposed for a land and sea based leisure tourism / adventure centre (eco tourism multi activity centre). 2. Submission includes details of the policy framework which support the proposals which include the objectives outlined in the South West Tourism Development Plan 2008-2010 and also other policy</p>	<p>This submission is noted and will merit further consideration during the preparation of the Draft LAP.</p>



Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>documents including the CDP and Outline Strategy. 3. The opportunity exists for this leisure / adventure tourism facility which would attract large numbers of tourists, provide tourist revenue for the economy and be developed using Coillte sustainable tourism principles. 4. The Bawnlahan Forest (to the east of the inlet) comprises of 21.9ha and the Castletownshend plantations (to the west) comprise of 41.9ha in total. 5. Coillte state the proposal would meet Eco Tourism objectives as well as the objectives of other policy documents. 6. Proposal states that the lands are the ideal location for an eco tourism venture combining land and sea based leisure and adventure activity which would include various sea based and forest based facilities outlined in the submission. Indoor facilities are also proposed and are regarded as being essential given the unpredictable weather. 7. The proposed facility would conceptually include the following components - reception facility, parking, toilet facilities, class rooms, accommodation, a floating marina, hiking / adventure trails, sheds and the linking of both properties with a suspended rope bridge which would represent a unique selling point. 8. Submission includes details of the Coillte Mountain Bike trail in Ballyhoura and other tourism facilities at Lough Key Forest Park in Co Roscommon. 9. Details re site specific services are outlined. 10. Development would have minimal impact to the environment. 11. Submission requests that a policy objective be included in</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Castletownshend	5,209	Cochrane-Townshend, Anne	<p>the LAPs specifically referring to the requirement to develop a Land &amp; Sea Based Eco Tourism Adventure and Leisure facility in West Cork. 12. Such a policy objective would pave the way for both detailed discussion with the Council and feasibility studies relating to specific sites and would ensure that any capital outlay to design and develop such an enterprise would be in response to the LAP objectives. 13. Need for two strategically located centres highlighted in the south west tourism development plan. 14. Objective of the Marine Leisure Infrastructure Strategy for West Cork in the development of integrated clusters of water based tourism and land based activities is cited in this submission. 15. Requests the above lands are included in the LAP.</p> <p>1. Submission requests that the subject lands (3.2 hectares) be included within the development boundary of Castletownshend. 2. States that there is a lack of permanent residents in the village and all of the land recently made available is already earmarked for development. 3. Requests that the land be considered for permanent year round dwellings in order to serve the local housing need and help limit one-off housing. 4. Submission includes a comprehensive rationale regarding the suitability of the subject lands to be included in the village boundary. 5. Submitter is willing to accept that all local applicants agree to a permanent residency clause as part of a planning condition. 6. Submission</p>	There is adequate residentially zoned and unzoned land within the village boundary to cater for projected growth.

<b>Settlement Name</b>	<b>Submission No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Response</b>
Castletownshend	5,427	Fleming Construction	<p>includes a proposed site layout plan for development and details of CDP policies &amp; objective which relate to the proposal. 7. States that they are willing to facilitate the outfall from the future wastewater treatment plant by making the necessary foreshore lands available.</p> <p>1. Submission requests that the subject lands within Castletownshend be zoned for village infill development with the following specific objective 'village infill development to an overall layout plan sensitive to the urban townscape and vernacular architecture, suitably landscaped to conform with the requirements of the scenic landscape designation and to be implemented on a phased basis subject to adequate capacity in the proprietary treatment plant'. 2. Castletownshend need to play the role assigned to it to cater for housing need. 3. Proposes the provision of a treatment facility within the subject lands. 4. Planning application on the subject lands was refused permission by ABP primarily due to the absence of zoning and existence of the undeveloped R-01 zoning. 5. The zoning of the subject lands will provide a number of planning gains to the village including an alternative means of access to the area around the church and pier including off street parking, a new public park, new pedestrian links and the release of serviced and available housing land. 6. Submission states that there is a deficit of formally zoned land within the villages of the EA.</p>	<p>The preparation of the Draft LAP will include a review and assessment of the suitability of all residential land-use zoning objectives for Castletownshend, subject to the provisions of the 'Sustainable Residential Guidelines for Development in Urban Areas'.</p>
Clogagh	5,223	O'Sullivan, Con & Eleanor	<p>1. Submission requests the development boundary of Clogagh be extended to include the subject lands in</p>	<p>There is adequate land within this village to accommodate</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			order to provide an opportunity to encourage orderly development in the village in the future and for a mixed use purpose. 2. Future Development would be low density on either individual effluent treatment plants or alternatively by means of a community treatment plant. 3. The submission includes details of design / layout for a proposed mixed use development on the site and details of the local policy and services in the area. 4. Submission states that the proposed cluster / country lane development would be compatible with the structure of the village. 5. Any new development within the village should be encouraged, particularly near the crossroads.	future residential growth.
Clonakilty	5,028	Campbell, Regina	<p>1. Submission acknowledges that Clonakilty is forecast to have significant population growth, one of the reasons being its proximity to Cork and coastal attractions like Clonakilty.</p> <p>2. The proximity of Clonakilty to the City poses certain challenges to the vibrancy of the town centre, in particular the competition small business face from larger shopping centres in the City and town. 3. Planning policy must ensure that small locally run businesses are allowed to thrive and that the town centre does not become unattractive with vacant shops and premises. 4. Future development of large supermarkets in the area should be carefully considered. 5. Pedestrian crossings need to be put in place from the public carpark at Deasy's yard as it is dangerous to walk into town.</p>	The issues raised in this submission are noted and will be considered in the preparation of the Draft LAP.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Clonakilty	5,269	Dineen, Jetta	<p>6. The by-pass is not working sufficiently for the town and has allowed once vibrant communities to become less attractive places to live. There are a number of vacant properties on the bypass and traffic jams are common. 7. Planning must ensure that the older neighbourhoods of Clonakilty remain attractive and vibrant places to live and that there is safe and secure parking spaces for residents. 8. Pedestrian pathways should be planned between Clonakilty / Inchydoney and Clonakilty/ Ring to enhance the tourism potential of the town. Planning should favour any developments that will enhance the tourism potential of the town. 9. Clonakilty needs to attract more sustainable industries to the town to ensure jobs growth. Planning policies need to ensure that infrastructure (wastewater, water, zoned land) are available.</p> <p>1. Detailed submission re flooding concerns in the River Feagle in Clonakilty. 2. Submitters property bounds the river. 3. Surface waters / drainage from housing development, industrial / commercial development / sporting and road drainage flows all flows into the River Feagle. 4. The Hydrology Compound has flooded and the bridges cannot cope with the dangerous water levels. 5. Flooding has taken place in the town including by the western road. 6. Submission states that the bridges are clogged and queries when they were last cleaned. 7. Submitter is sceptical about proposed plans to address flooding in the town as they may cause damage to the</p>	<p>Noted. In relation to flooding concerns the review of the LAP will have regard to the provisions of the Flood Risk Guidelines for Planning Authorities.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Clonakilty	5,364	Hilliard, Bob and Maria	wall / foundation of the submitters property which will be the responsibility of the Town Council / Contractors. 1. Submission request that the subject site within the Clonakilty Greenbelt be zoned for residential development. 2. Submission states that the site adjoins the town boundary, with the principle of development established in the next field. 3. The proposer requires the site for family use.	There is adequate residentially zoned land within Clonakilty to cater for projected growth.
Clonakilty	5,388	Droumleigh Construction	1. Submission requests that the planning authority extend the development boundary of the existing GB 1-2 zoning objective in the Clonakilty GreenBelt to cater for the demand for lower density housing options or that some of the existing 32ha is relocated south for this purpose. 2. The figures contained in the Outline Strategy do not take into account any 'headroom'. 3. The existing GB 1-2 zoning objective has not performed its function to cater for the demand for single one-off houses in the Clonakilty Greenbelt.	There is adequate residentially zoned land within Clonakilty to cater for projected growth. It is the intention that the Draft Plan will examine and review the existing GB 1-2 Green Belt zoning designations.
Clonakilty	5,437	Daytona Contractors Ltd.	1. Submission requests that the subject lands (within the Clonakilty Greenbelt) which are approx 0.9ha in size be zoned for residential (low density) development in the LAP. 2. LAP needs to address the demand for housing in the environs of the town and in particular the significant demand for one off housing within the Greenbelt area of the town.	There is adequate residentially zoned land within Clonakilty to cater for projected growth.
Clonakilty	5,494	Hill, Don	1. Submission was initially made to the Draft CDP in 2008. 2. The "Future Development Area" for Clonakilty should be extended northwards to encompass the lands	Submission is noted. There is adequate residential and commercial land identified within

<b>Settlement Name</b>	<b>Submission No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Response</b>
			<p>identified in this submission as it would provide the opportunity to deliver orderly, infrastructure led development (lands currently lie within the Clonakilty greenbelt). 2 Consideration should be given to requiring a masterplan approach for the development of these lands. Subject lands possess excellent potential for mixed use development. 3. The development of these lands would also ensure the delivery of attenuation measures in order to prevent flooding of the town and contribute to the implementation of the Clonakilty Flood Study Report. These attenuation measures could take the form of a riverside walkway / cycleway running along the Feagle River. 4. The identification of these lands as a Future Development Area would also help achieve the growth targets envisaged for Clonakilty. 5. The designation of these lands would secure the delivery of the U-01 relief road. The submission includes a detailed study which highlights the importance of the delivery of this relief road.</p>	<p>both the Clonakilty Town Council area and the environs of the town to accommodate future growth.</p>
Clonakilty	5,683	O'Gorman, Kieran	<p>1. Submission requests that the subject lands at the Miles, Clonakilty, be rezoned for the purpose of residential / commercial / retail development. 2. Subject lands are located within the Clonakilty Greenbelt.</p>	<p>There is adequate residentially zoned land within Clonakilty to cater for projected growth, therefore, there is no need to identify any green belt land for further residential development.</p>
Clonakilty	5,702	Connolly, Bernadette	<p>1. Population and Housing - (i) Level of projected Population growth is excessive, (ii) Plan should focus on addressing infrastructural deficits, (iii) Given the existence of many unoccupied houses in the</p>	<p>The issues raised in this submission are noted and will be considered in the preparation of the Draft LAP.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>area the focus should be on employment, (iv) Growth should occur in the towns and villages as one-off housing should be reduced due to its environmental, economic and social impacts, (v) Need for a stronger policy on cluster housing in rural areas, (vi) Need for more mixed housing types in housing developments. 2. Employment - (i) Need for emphasis on small and medium sized business (ii) Possible extension of the town boundary to include Shannonvale which would increase revenue and assist in the delivery of the strategy for Clonakilty as an Integrated Employment Centre, (iii) Need for focus on alternative energy production in the plan, (iv) forestry / woodlands should be mentioned as a key economic resource, (v) Need for support for diversification in the food / agriculture sector, (vi) More tourism marketing is required, (vii) Need for space to accommodate camper vans in towns with appropriate facilities, (viii) The Marine Leisure Infrastructure Strategy needs to be implemented with greater sensitivity, (ix) Local Authorities need to have clear and consistent policies in supporting communities to deliver sustainable development objectives. 3. Environment - (i) There is a lack of reference to the environment in the context of sustainable development, (ii) the only environmental issue highlighted in the plan is water quality (iii) It is essential to maintain an improve the quality of our drinking, bathing, river, coastal and lake water, (iv) Nutrients entering the</p>	



Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Clonakilty	5,789	Deegan, Cllr. Humphrey	<p>coastline have negatively impacted on water quality and there is a need for proper infrastructure (ie Clonakilty), (v) Consideration needs to be given relating to hard surfacing and flooding impact, (vi) Need for plan to mention climate change and include strategies to offset the costs incurred, (vii) Implementing a system of municipal bonds could provide funding for Local Authorities to address road deficiencies, (viii) priority within towns and villages should be to pedestrians, cyclists and lastly vehicles with cycle lanes along the main roads developed, (ix) All future development in Clonakilty and Skibbereen need to have regard to ACA designation, reference is made to retail development in Clonakilty. 4. The timeframe in relation to the proposed beach-laws curtailing activities is too extensive and will have an impact on Tourism.</p> <p>1. Development on western side of Clonakilty would allow surface water to be redirected west and away from the town into the marshlands. 2. Future developments would have to be subject to the upgrade of sewers / treatment plant. 3. Further development would take into account the fact that the road network on the western side of the town is unable to support further development without upgrading the Roundabouts at Lady's cross, footpaths and pedestrian crossings. This would have to be co-ordinated with Clonakilty's Traffic Management Plan.</p>	<p>The issues raised in this submission are noted. The WSIP has indicated that the planned capacity increase for Clonakilty Waste Water Treatment Plant is due to commence 2010-2012. The Draft LAP will incorporate the recommendations of the Clonakilty Transportation Study. The LAP will have regard to the provisions of the Flood Risk Guidelines for Planning Authorities for land use within</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Connonagh	5,290	Coillte Teo (Land Development Department)	<p>1. Requests that the subject lands (1.8ha) be included in the Skibbereen LAP. 2. States that the subject lands are strategically located on the N71, are adjacent to the Connonagh settlement and possess road frontage offering development potential. 3. States that the lack of availability of right sized office / commercial incubator units is a barrier to setting up small businesses. 4. Coillte lands are suitable for the development of medium incubator type units which would create local employment. 5. States that Coillte's purpose is to lease or develop a limited area of non-strategic land, for purposes other than forestry. Coillte has been successful in this objective. 6. States that the village would benefit from renewal and further development. 7. Connonagh would benefit from renewal and the provision of services for the residents and surrounding town lands. Small scale business would provide additional population and resultant economic benefit. 8. No development boundary or provision for commercial use was made in the 2005 LAP. Need for lands to be set aside for business / commercial activity to counterbalance existing residential bias. 9. Subject lands offer potential for a variety of uses - commercial, light industry and warehousing distribution. 10. Subject lands are the ideal location for a strategy that aims to encourage business into the locality. 11. An alternative option would be the designation of the lands for a nucleus of serviced sites</p>	<p>the town environs. Submission is noted. The site is located well outside the settlement of Connonagh village nucleus and it is not development plan policy to permit industrial type units in the open countryside off a National route.</p>

<b>Settlement Name</b>	<b>Submission No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Response</b>
Courtmacsherry	5,762	Sexton, Thomas	<p>served by communal services. 12. Lands offer potential to locate a communal treatment unit and a future water supply.</p> <p>1. The rate of population increases in Courtmacsherry has and will be above average, catering for the holiday market. 2. There will be a strong demand for permanent housing in the area to balance the provision of holiday homes in the village core. 3. The village community is striving to make Courtmacsherry an attractive place to live and work through the proposed marina and service facilities. 4. Need for zoned land for permanent residents to reduce pressure for one off houses. 5. Objective R-04 and R-05 should be changed to 'permanent occupation'. 6. New development should not be subject to part V. 7. Lands to the north of R-05 and to the east of Clearwater should be zoned residential. 8. Need for treatment plant immediately. 9. Need for tree protection status for the O-01, O-02, O-03, U-01 and the woodlands behind the hotel extending up to Kinraigie Estate.</p>	The issues raised in this submission are noted and will be considered in the preparation of the Draft LAP.
Courtmacsherry	6,039	Drake, Noelle	<p>1. The presence of algae in the coastal areas of Timoleague, Kilbrittan and Courtmacsherry needs to be addressed. 2. One of the major contributing problems to this is untreated sewage entering the estuary at Timoleague. 3. The lack of a proper sewage system contributes to this problem as Timoleague does not have a treatment plant and Courtmacsherry's is not functioning and the system is overloaded. 4. No further development should take place until these issues are resolved. 5. Although considerable development</p>	The concerns raised in this submission are noted. The WSIP has indicated that the Courtmacsherry / Timoleague Sewerage Scheme is due to commence 2010-2012. The preparation of the Draft LAP will review and assess the existing residential zoning objectives, with the aim of

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			has taken place in Timoleague and Courtmacsherry, full time occupancy of a high proportion of the houses (particularly Courtmacsherry) is limited. Future development in Courtmacsherry should have a higher proportion of full-time occupancy. The lack of facilities need to be addressed. Timoleague needs to be better promoted with indigenous industries encouraged.	creating a sustainable balance between seasonal and permanent housing occupancy in the village.
Courtmacsherry	5,782	Fleming, Niall	1. Submission requests that the subject lands located within the boundary of Courtmacsherry be zoned for very low density residential housing development. 2. Courtmacsherry has underachieved in terms of residential development and population growth. 3. Zoning of these lands will help reduce pressure for one-off housing. 4. There is a lack of housing mix with current residential zonings in the village.	Submission is noted. The preparation of the Draft LAP will include a review and assessment of the suitability of the current land-use zoning objectives in Courtmacsherry.
Drinagh	5,044	O'Donovan, Danny	1. Submission requests that the boundary of Drinagh be extended to include the subject site (0.34ha) which would increase the area of the R-01 and follow the boundary of the field. 2. The submission includes details of the planning history of the R-01 site and land within the development plan boundary. 3. The submission includes details of construction patterns which illustrate the village has not been over-developed during the past 15 years. 4. Submission requests that the land be zoned for low-density housing. 5. Submission includes details of the topography and vehicular access to the site and the suitability of the site for the proposed development. 6. Individual treatment systems	Submission is noted. The preparation of the Draft LAP will include a review and assessment of the suitability of the current land-use zoning objectives in Drinagh.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Drombeg	5,097	Daly, Finbarr & Nora	<p>should be used for each proposed dwelling. 7 The submission states that the proposal will address the problem of population decline in Drinagh.</p> <p>1. Submission requests that the subject site be included in the local area plan review. 2. The site had previously been granted permission in the 1960s and 1970s and has recently been refused permission for a dwelling. 3. It should be an objective of the plan review to strengthen the settlement network in rural areas and stimulate rural growth. By encouraging this new development, which respects existing settlement patterns, it facilitates the viability of local schools and amenities. 4. Traditional settlements and livelihoods in West Cork have almost disappeared and return migration should be viewed positively. 5. It should an objective of this plan review to accommodate appropriate proposals for housing within established village nuclei and to take account of the special requirements of local rural areas. 6. Upon re-zoning this site, special attention should be paid to design, siting and landscaping when applying for permission.</p>	The issues raised in this submission are noted. The site is located approx 300m north of the village nucleus of Drombeg and is subject to CDP settlement policy relating to housing in rural areas.
Dunmanway	5,188	Hurley, Arthur	<p>1. Requests a timber board walk for the towns marsh, west of Bridge St. States that there was a road incursion into the marsh by Cork Co Co in which there was large opposition to. 2. Requests the correct name of the river be used. 3. Acquire the site of the old NS for a town park / playground 4. Develop Chapel Lake as an Amenity Area for trout fishing and remove the pike in the water. 5. Voluntary litter clean up once a year around the periphery of the town centre</p>	The issues raised in this submission are noted.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Dunmanway	5,320	Aldi Stores (Ireland) Ltd	<p>spearheaded by Cork Co Co.</p> <p>1. Submission strongly supports the proposed expansion of the Town Centre of Dunmanway.</p> <p>2. Agrees that existing parking provision in the town creates congestion difficulties and impedes the creation of a pedestrian friendly environment and the town centre expansion will allow a more organised approach to parking within the town.</p> <p>3. The area east of the town centre is considered the most appropriate and should be included in the Draft LAP, including the subject site.</p> <p>4. The subject site when developed will act as a catalyst for the establishment of future business in Dunmanway as the ALDI discount foodstore, which is to be the anchor tenant will restore, retain and attract retail customers to the town and also encourage synergies between the town centre and the subject site.</p>	The issues raised in this submission are noted.
Dunmanway	5,434	Deane, Clement	<p>1. Submission requests that the subject lands (approx 2ha) be identified as an 'Opportunity Site' to include a mix of commercial, retail and residential uses'. 2. There is still a very substantial amount of undeveloped residentially zoned land within the town.</p> <p>3. The town has experienced significant imbalance between residential and commercial / employment uses.</p> <p>4. Submission does not agree that the former convent site is the most suitable location for the range of uses envisaged in the Outline Strategy. States that the subject site is more suitable.</p> <p>5. The LAP needs to address the population decline and the current imbalance between</p>	Contents of this submission are noted, which will require further consideration in the preparation of the Draft LAP.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Dunmanway	5,582	Crowley, Patrick	housing and commercial / employment uses. Requests the zoning of the subject lands which are within the town boundary for residential development. States that the lands are effectively an infill site. Site has an open space, sports, recreational and amenity zoning in the 2005 LAP.	There is currently an oversupply of residential land within the town. The LAP process will consider the provisions of the 'Flood Risk Management Guidelines' and the 'Sustainable Residential Guidelines for Development in Urban Areas' when designating land-use zoning objectives.
Dunmanway	5,581	Daughters of Charity, The Provincial	1. Submission requests that the subject lands (3.3ha) be zoned for an appropriate use, complementary to the existing use of the lands to the south. 2. A medical centre, retirement home, low density residential sheltered accommodation would be the most appropriate use. Submission states that a medium / high density residential development is not the most appropriate. 3. The subject lands may have a role in the development of a large retail unit in the lands to the south and east. 4. It is possible to access these lands from the existing and proposed internal road network to the south.	Contents of this submission are noted, which will require further consideration in the preparation of the Draft LAP.
Dunmanway	5,348	Cahalane Bros. Ltd.	1. Submission requests that the subject lands (including former convent site) be included for consideration in the LAP as an X-01 site. 2. Submission agrees with the text of the Outline Strategy relating to the X-01 site. 3. States that (a) there should be maximum flexibility in designating a new use for the Convent buildings, (b) detailed proposals for access to the site should be included in any review, (c) there is	The preparation of the Draft LAP will review and assess the existing zoning objectives for this opportunity site, with the aim of putting a policy context in place that encourages the sensitive development of this key site.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Dunmanway	5,690	Atkins, Winifred	<p>potential to create a northern relief road through the subject lands, (d) there is an opportunity to create public amenity facilities in the woodland / parkland setting areas, (e) the former school / sports hall could be incorporated into an overall amenity scheme for the town, (f) Not all lands zoned in the LAP are available for development, the subject lands would be available for any use for which it may be zoned, (g) Services needed to serve the development would be undertaken on a phased basis, (h) Subject lands should be designated X-01 to allow for the provision of relief roads and access to woodland and amenity areas. 4. There is a need for a special Study Plan for the subject site. 5. Proposal will assist in reversing population decline in the town, support the implementation of the Integrated Strategy, ease traffic congestion and the provision of amenity areas would add to the quality of life in the town.</p> <p>1. Submission requests that the subject lands (lands A which have an area of 8.3ha and lands B which have an area of 1.3ha) which are zoned industry / commercial be rezoned to general business use. 2. States that the current zoned lands have been undeveloped 3. Need to review our approach to attracting business to Dunmanway. 4. Much of the zoned land for industry / enterprise has been underdeveloped for its intended purpose. 5. Submission highlights the employment history of the</p>	<p>Issues raised in this submission are noted and further consideration will be given to the provision of land for employment uses and a review of existing zoning objectives relating to these lands.</p>



<b>Settlement Name</b>	<b>Submission No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Response</b>
Inchydoney	5,335	Hillbrack Developments Ltd	<p>town and how due to increasing unemployment, a change is now essential. 6. Dunmanway has suffered economically due to its location. 7. The town has not suffered as much as other areas from 'Ghost estates'. 8. Proposal would incorporate an on-site treatment system. 9. Submission includes details re topography, services and vehicular access. 10. Submission states that flexibility in the zoning could accommodate a range of uses which are outlined in the submission. 11. Submission states that the re-zoning application would support the tourism industry in the town. 12. Proposal would be of economic benefit to the town and surrounding area.</p> <p>1. Submission proposes to rezone the subject land as an energy-park to be used in the future to create an area to produce green energy to supply Clonakilty Town and Area. This idea is based on a successful model in the town of Gussing in Austria. 2. This development would be valuable and positive for the town. 3. Proposer sees this as an opportunity to build a sustainable extension to the town with green energy.</p>	<p>The issues raised in this submission relating to energy are noted. The subject lands are located outside the boundary of Inchydoney, within the Clonakilty Town Green belt. The LAP will have regard to the provisions of the Flood Risk Guidelines for Planning Authorities when assessing land use zoning.</p>
Inchydoney	5,426	Fleming Construction	<p>1. Submission requests that the Skibbereen LAP includes the following text within its objective for the development of Inchydoney Island "The environment in Inchydoney is sensitive to development and there is a general need to control the areas of new development. limited infill development may be</p>	<p>Submission is noted. The preparation of the Draft LAP will include a review and assessment of the suitability of the current land-use zoning objectives in Inchydoney. The</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			permitted in lands adjacent to the DEV 01 zoning, subject to due consideration of the scenic quality and elevated nature of the land". 2. Submission also requests that the lands immediately to the north of the DEV 01 zone are identified as existing open / undeveloped space, rather than being linked to the O-02 objective to protect the amenity of the coastline and dunes. These lands have the potential to contribute well designed, small scale development which will help consolidate the development pattern of Inchydoney. 3. The O-02 special objective is not appropriate to the subject lands which have no amenity use, are not directly on the coastline and do not incorporate any dunes. The lands are surrounded by existing residential development and would be more appropriately considered as potential infill sites for small scale developments.	Draft Plan will ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of the settlement.
Leap	5,749	Crowley, John & Maureen	1. Requests no further linear development in the village on the N71 other than what is already designated / infill development. 2. Zone the 'Little valley' adjoining the GAA pitch to allow for low density family homes that will support the GAA complex, school, shop and the village. 3. Submission notes the decline in the school population and the existence of just one Grocery shop in the village and states the need to actively support young people who wish to build and live in outlying townlands which traditionally make up the community of Leap. 4. Need to reconsider "bookending" the villages and	The points raised in this submission are noted. The Draft Plan will ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of Leap village. There are several unoccupied completed housing units within the village. The concerns raised in relation to the visual

<b>Settlement Name</b>	<b>Submission No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Response</b>
			towns with ugly industrial buildings which should be sheltered off road where they would not create the first visual impact to the town / village. 5. The 'local' restriction should be addressed. Locals should not have a geographical connection alone but should include persons in West Cork who genuinely work and live here. The 7 year occupancy restriction is restrictive as the village and surrounding area need people / families.	impact of industrial developments are noted. The concerns expressed in relation to population and services decline within the village are noted. This LAP will adopt a positive approach toward enterprise development in the EA, to encourage indigenous industries and rural diversification with the aim of improving employment opportunities and realising the tourism potential of the region.
Leap	5,771	O'Donovan, Jeremiah	1. Submission requests that the subject lands outside Leap village be zoned for Enterprise development. 2. Submission states that there is a shortage of development land to facilitate the construction of ancillary facilities to serve existing business in the village and proposes the zoning to assist the economic development of the village. 3. Submission includes a detailed rationale based on infrastructure, services and the suitability of the proposal. 4. Submitter will upgrade infrastructure to facilitate the proposal.	The site is located approx 1km outside the village boundary of Leap and any proposal for development on this site will be considered on its merits by Development Management having regard to the policies and objectives of the CDP.
Lisbealad	5,038	Di Rollo, Paul	1. Submission requests that the subject lands (2.25ha) be zoned and included in the development boundary of Lisbealad, to follow the existing field boundaries. 2. The submission includes a comprehensive assessment of	There is an extensive development boundary for Lisbealad, which encloses a substantial amount of land,

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Ring	5,109	Darrara Muintir na Tire	<p>the planning history, construction patterns, site details, topography, services, vehicular access and development potential of the site in question which adjoins Lisbealad development boundary.</p> <p>1. Submission states that low density housing (one off housing) should be accepted in the village. 2. The submission states that Ring is a lovely area and should remain so.</p>	<p>which is currently designated as an 'Other Location'.</p> <p>The Draft Plan will ensure that future development is considered at an appropriate size and scale, contiguous to the existing built footprint of Ring village.</p>
Rosscarbery	5,076	Wycherley Jnr., Geoffrey	<p>1. Submission requests that the development boundary for Rosscarbery be extended to include the subject lands to be considered for zoning in the LAP. 2. The lands are serviced by mains sewer to the east and by water mains supply.</p>	<p>There is adequate residentially zoned and unzoned land within the village boundary to cater for projected growth.</p>
Rosscarbery	5,593	Wycherley, Geoff	<p>1. Requests that the subject lands are zoned for low density residential development in accordance with the following objective 'low density residential development for permanent occupation, detailed landscaping proposals shall accompany any application for development and sensitive design solutions will be required for any development to the east of the site'. 2. Submission states that as the R-01 and R-02 lands have been actively pursued and as no substantial development has been sought on the R-03 site, Rosscarbery may be left without additional zoned residential land to accommodate its future growth. 3. Requests that the PA should look to zone more land in Rosscarbery to accommodate residential</p>	<p>The subject lands are currently located within the development boundary of Rosscarbery. The Draft Plan will ensure that future development is considered at an appropriate size and scale to support the existing built footprint of the village.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Rosscarbery	5,692	Wycherley, Geoffrey	<p>growth and to ensure that this growth is accommodated / prioritised within the development boundary of the town and not in rural areas. 4. Submission includes a comprehensive landscape character assessment of the subject site which states that the lands are amenable to change, without significant impact to landscape character, so long as particular criteria are adhered to. 5. Includes a indicative master plan layout for the proposed site. 6. Majority of recent growth in the Rosscarbery DED was not accompanied on zoned residential land and possibly achieved through one-off development.</p> <p>Requests that the subject lands are considered for 'tourist related accommodation' in the proposed LAP for Rosscarbery. The lands adjoin the development boundary for the town and would be serviced by an extension of sewage and water facilities.</p>	<p>The subject lands which are visually prominent and elevated are located outside the boundary of the village. There is adequate land within the village boundary to cater for future development.</p>
Skibbereen Environs	5,048	Bright, Ned	<p>1. Framework omits any consideration for water and should give guidance in matters of water supply, water treatment, water recreation, flood control and navigation. 2. The Fair Field site in Skibbereen is not suitable for 'industrial strength' retail development. There is access and parking issues with this site. Submission states that population projections do not justify an additional large retail unit. Submission requests that the Fair Field and its margins should be off limits to large scale high density development in the LAP. Retail development should be</p>	<p>The contents in this submission are noted. The site mentioned in this submission is located within the Skibbereen Town Council area, which is a separate planning authority covered by the Skibbereen Town Development Plan 2009-2015.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>accommodated in designated commercial / industrial in the plan. 3. Submission requests flood control measures to prevent further flooding in Skibbereen. 4. Need for a coherent solid waste disposal scheme as the landfill at Derryconnell is nearly full. The CDP did not appear to indicate a site for a new landfill. 5. The need for a sewage treatment plant in Skibbereen 6. Submission suggests that the need to build a treatment plant where the sewage can flow by gravity rather than the current site which does not make engineering sense and would prove expensive. 7. The proposed site opposite the grave yard could be regarded as being insensitive. 8. Submission also notes that the plant will be covered from public sight and questions the reasoning for this. 8. Submission requests that this site be omitted from consideration for a sewage treatment plant.</p>	
Skibbereen Environs	5,220	Dempsey, Derry & Mary-Jo	<p>Submission requests that the subject land (1.3 acres) be rezoned from primarily residential to medium density residential in the new Skibbereen LAP.</p>	<p>The preparation of the Draft LAP will include a review of all established residential sites.</p>
Skibbereen Environs	5,607	Tesco Ireland Ltd	<p>1. This submission requests that the subject edge of centre site currently zoned for residential use should be retained as zoned land and that the range of uses permissible in the zones be made as flexible as possible to ensure that the lands can, if needed, meet the needs of the town where flood areas cannot be developed. Submission states the land does not flood and has the potential to meet the need for additional commercial / industrial lands. The Council</p>	<p>The preparation of the Draft LAP will include a review of the suitability of the existing residential land-use zoning objective for the subject site. The preferable location for retail development in Skibbereen is within the defined retail core, as identified in the</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Skibbereen Environs	5,504	Coleman, Daniel J	<p>should not consider the de-zoning of these lands as the lands do not flood and can provide for either Residential uses or Enterprise and Employment Uses. 2. Council to give consideration to preparing a zoning matrix for inclusion in the LAPs. 3. Need for some flexibility to provide retail development on a sequential basis if a risk of flooding prevents town centre sites from being developed. 4. Need for some realism relating to how retail development are planned in certain towns to prevent leakage etc to other areas. 5. States that many of the retail permissions that exist in the catchment of Skibbereen do not provide for large format retailers and some permissions are not viable development prospects. The Council must consider the nature of peripheral zonings in Skibbereen given recent flooding in Skibbereen. 6. The onus is on the Council to zone lands for forms of development in areas which are not at risk from flooding.</p> <p>1. Subject I-03 site should retain a zoning for enterprise development in the LAP. 2. The requirement under the current zoning objective for a 'detailed overall scheme' should be removed in the LAP. 3. The following text should be included as the special objective to introduce an appropriate level of flexibility 'Enterprise development, to include the provision of serviced sites and incubator units, subject to the provision of high quality landscaping, appropriate access and phasing arrangements, and satisfactory disposal of surface water and effluent'. 4. This text would provide flexibility and</p>	<p>Skibbereen Town Development Plan, which adopts a sequential approach to retail development with the Town Council Area. There is sufficient zoned lands and opportunity sites identified within the Town Council area to accommodate the retail requirements of the town. In relation to flooding, the LAP process will consider the provisions of the Flood Risk Management Guidelines when designating land-use zoning objectives.</p> <p>The preparation of the Draft LAP will include a review and assessment of the suitability of both the current zoning objective and the subject I-03 industrial site itself.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Skibbereen Environs	5,319	Aldi Stores (Ireland) Ltd	<p>enable the development of the site for appropriate uses.</p> <p>1. Ensure that the LAP acknowledges the importance of discount format retailing in the provision of local services within the LAP area. 2. In accordance with the Retail Planning Guidelines the LAP should acknowledge the role of the discount foodstore in anchoring neighbourhood centres and promote and provide for the accommodation of these uses at appropriate locations within the Skibbereen Environs area. Submission seeks policy support for the provision of a suitable discount retailing and a neighbourhood centre site at an appropriate location within the Northern Environs of the town. submission states there is sufficient residential catchment and expenditure capacity to accommodate the provision of an ALDI foodstore. 3. Consider the provision of a new neighbourhood centre in the northern environs of Skibbereen to provide for the needs of the existing and proposed population. 4. ALDI operates a low cost model and is therefore more suited to edge of centre or neighbourhood centre locations often on prominent key access routes. The ALDI strategy conform with the strategy for the town plan in relation to the 'east west alignment of the N71 offering the greatest opportunities for future economic and employment growth' 5. Submission states that based on a review of planning documentation, Skibbereen is underperforming its retail function. The challenge for the</p>	<p>The preferable location for retail development in Skibbereen is within the defined retail core, as identified in the Skibbereen Town Development Plan, which adopts a sequential approach to retail development with the Town Council Area. There is sufficient zoned lands and opportunity sites identified within the Skibbereen Town Council area to accommodate the retail requirements (including the subject discount retailer) of the town. In relation to flooding, the LAP process will consider the provisions of the Flood Risk Management Guidelines when designating land-use zoning objectives.</p>



Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>town is to enhance the towns role as a service provider. Planning policy for the town limits opportunities for further development within the town centre which could result in further leakage to other county towns. There is an opportunity to address this issue in an effective and integrated manner through the LAP's with a clear strategy for delivery of additional retail provision for the environs of the town. 6. The continued growth and development of Skibbereen as the primary urban centre for a large rural hinterland needs to be further promoted in line with CDP strategy. 7. The LAP should formally differentiate discount foodstores as a separate retail format to mainstream convenience as per the Retail Planning Guidelines. The CDP does not acknowledge the distinctive features of discount retailing and request local policy support. The plan should contain specific policies and objectives in relation to this type of retail development, should define discount foodstores and their specific role within the retail hierarchy and should concur with the Retail Planning Guidelines in relation to the capacity for a discount foodstore to serve as neighbourhood centre anchors. 8. Difficulties with the opportunity sites within the town centre mean that in reality only one site could accommodate a large brand / multiple retailer which severely restricts retail expansion opportunities in the settlement. 9. Most of the town centre is located in an ACA which proposes difficulties with the development of an ALDI store. 10. Flooding is an issue in the town having regard to the</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Skibbereen Environs	5,656	O'Donovan, Lar	<p>DoEHLG Flood Risk Management Guidelines. Sites will have to undergo the justification test at planning application stage. 12. ALDI stores require a retail footprint of 990m<sup>2</sup> net floor area and 1,455 m<sup>2</sup> gross floor area, which very often cannot be accommodated by way of infill development within the town.</p> <p>Submission includes details of the national, county and local policy framework.</p> <p>1. Submission requests that the subject lands (1.8ha) zoned 'primarily open space/sports/recreation/amenity' in the 2005 LAP be rezoned for residential use. 2. Subject site is more suitable to cater for residential development than adjoining zoned lands. 3. The existing residentially zoned land in the LAP should be reviewed to ensure that the most suitable lands are zoned for residential development. 4. The supply of open space lands for recreational purposes in the south and east of the town is limited at present, while the northern section provides the most recreational and usable open space. 5. Site does not serve any recreational use at present. 6. Submission includes supporting policies / objectives in the CDP. 7. Requests that the approach taken to zoning land within the town / environs is a common one with the realization that zoned lands within the town may not be developed. 8. The submission includes a detailed rationale for the proposal based on (a) proximity to services (b) infrastructural benefits (c) suitable location for future housing (d) more suitable than</p>	<p>The submission is noted and the current open space designation of the subject site will be reviewed, to ensure the subject lands are given the most appropriate land use zoning objective. There is no requirement for additional residential land in the Skibbereen Environs to accommodate projected growth.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Skibbereen Environs	5,268	Stern, Roman	<p>existing zoned lands (e) lands are in accordance with the CDP objectives (f) lands are not prone to flooding. 9. If a sequential test to zoning land was carried out the subject site would prove more favourable. 10. Following text should be included to correspond with the proposed zoning "Low density residential development at a scale that reflects the existing pattern and density of development in the locality. Any proposal on these lands in terms of design, layout and open space provisions will be subject to normal and proper planning considerations".</p> <p>1. Requests that the text of the existing 2005 LAP be amended to allow for the existing tourist facilities to expand and progress. Specifically requests the insertion of more substantial paragraph texts to allow for the future growth of existing tourism facilities at this location (site area - 200 acres). 2. Submission includes details on all buildings / features on site. 3. Submission also includes details of supporting policy objectives of the proposal contained in the LAP, CDP and Skibbereen Town Development Plan. 4. States that Liss Ard is the perfect setting to expand on sustainable tourism policies / objectives in the 2009 CDP to include recreational trails and an expanded residential element. 5. The Skibbereen TDP should be reviewed during the LAP process to ensure aims / objectives are consistent with this plan. 6. States that Liss Ard would provide a valuable source in terms of meeting the tourism objectives of the TDP. Lis Ard has the potential to address the lack of tourism promotion / product in the</p>	<p>Contents of this submission are noted, will require further consideration in the preparation of the Draft LAP with the aim of realising the tourism potential of this key site within the Electoral Area.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>area and reference to supporting policies / objectives in the TDP are referenced in the submission. 7. Submission refers to text in the Outline Strategy supporting the proposed development. 8. The following new text is proposed "The recently adopted Skibbereen Town Development Plan, 2009-2015 has recognised that Skibbereen lacks a theme in terms of tourist promotion and lacks a marketing product. There is also a need identified for greater diversity and an improvement in quality. Liss Ard Estate and the surrounding grounds are within close proximity to the development boundary of Skibbereen and within walking distance to the town centre. Liss Ard Estate for reasons of its setting and proximity to Skibbereen obtains this identified potential to allow for the expansion of an existing tourism product. Further development at Liss Ard should be promoted and encouraged to allow for diversification and a high end quality development to attract, retain and reinforce the tourism and economic potential for Skibbereen Town and the surrounding hinterland". "Liss Ard Estate, situated to the south of Skibbereen Town has a long established commercial use and is situated entirely within the mapped Greenbelt, where it is considered that proposals could be made for the expansion/intensification of the existing use to include increased tourist accommodation and facilities as set out in policy objective RCI 8-9 of the Cork County Development Plan, 2009. The</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>growth of this existing tourism product should provide for a sustainable and competitive tourism product as set out in paragraph note 5.6.9 of the Development Plan whereby any development proposal should ensure that it is centred around the existing features and resources and newly proposed facilities on the site to retain the Greenbelt character of the area". 9. The submission includes details of proposed amendment to the text of paragraph 2.4.26 and 2.3.3, to include the insertion of additional text (outlined in the submission). 10. Liss Ard offers an opportunity to expand the existing tourism product. 11. Tourism facilities will attract tourism and the natural features can be further developed to increase walking etc. 12. Liss Ard has the potential to offer a different product from all existing tourism products in the locality. 12. Need to change the perception that Skibbereen is a tourism market rather than a tourism destination. 13. Liss Ard would provide competition to other higher quality tourism models. 14. Liss Ard is a Tourism opportunity site for Skibbereen to improve the tourism product of the area. 14. The site holds the potential to allow for the expansion of tourism within its current setting in accordance with the proposed additional text to the LAP (included in the submission).</p>	
Teerelton	5,475	Dairygold	<p>1. This submission requests that additional operations be given consideration on current Dairygold properties in the county, to allow for greater flexibility in offering and services to the Agri/ Farming and wider communities, in order to adapt to changing farming and economic trends.</p>	<p>The preparation of the draft plan will review the subject site, to ascertain if there is a need for the inclusion of a specific zoning objective and / or specific text to</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			It is submitted that the properties, by virtue of their unique site specific and locational characteristics can assist in achieving the strategic economic objectives set out in the current plan. The merits of the sites are listed as: a) the established employment use of the sites, b) the proximity of the sites to settlements and employment bases, c) the opportunity for rejuvenation, d) compliance with CDP objectives, e) potential to reduce commuting, f) contribution to local economic development, and g) opportunity to maintain and secure, and diversify, existing enterprise. 2. Requests that the current zoning within the development boundary is retained, with open consideration for other land uses, such as commercial / industry and Enterprise.	reflect the enterprise / business function and value of the site within Teerelton village.
Timoleague	5,008	Travers, Robert	1. The submission states that the proposed public walkway outlined in the existing Skibbereen LAP for Timoleague is unacceptable and unrealistic and should therefore be amended to remove the proposed access to the submitters property. 2. There is no public right of Way to the submitters property and none will be permitted. 3. The proposed 'figure of eight' walk in Timoleague should be redesigned to go up Wood Road and across the grounds to the Church of the Nativity to join Chapel Hill. 4. This should be done in conjunction with the Church Authorities and would be a route that the Council could deliver, offering views of the Bay.	The comments relating to the route of the existing walkway through private property are accepted. It is the intention to review this walkway and any amendments will be included in the Draft LAP.
Timoleague	5,741	Drake, Noelle	1. The presence of algae in the coastal areas of Timoleague, Kilbrittan and Courtmacsherry	The concerns relating to deficiencies in

<b>Settlement Name</b>	<b>Submission No.</b>	<b>Interested Party</b>	<b>Summary of Submission</b>	<b>Response</b>
			needs to be addressed. 2. One of the major contributing problems to this is untreated sewage entering the estuary at Timoleague. 3. The lack of a proper sewage system contributes to this problem as Timoleague does not have a treatment plant and Courtmacsherry's is not functioning and the system is overloaded. 4. No further development should take place until these issues are resolved. 5. Although considerable development has taken place in Timoleague and Courtmacsherry, full time occupancy of a high proportion of the houses (particularly Courtmacsherry) is limited. Future development in Courtmacsherry should have a higher proportion of full-time occupancy. The lack of facilities need to be addressed. Timoleague needs to be better promoted with indigenous industries encouraged.	wastewater treatment in Timoleague are noted. The WSIP has indicated that the Courtmacsherry / Timoleague Sewerage Scheme is due to commence 2010-2012. The preparation of the Draft LAP will review and assess the suitability of all existing industrial sites within Timoleague, with the aim of promoting enterprise development within the Electoral Area.
Togher	6,022	Dairygold	1. This submission requests that additional operations be given consideration on current Dairygold properties in the county, to allow for greater flexibility in offering and services to the Agri/ Farming and wider communities, in order to adapt to changing farming and economic trends. It is submitted that the properties, by virtue of their unique site specific and locational characteristics can assist in achieving the strategic economic objectives set out in the current plan. The merits of the sites are listed as: a) the established employment use of the sites, b) the proximity of the sites to settlements and employment bases, c) the opportunity for rejuvenation, d) compliance with CDP objectives, e) potential to	The site is outside the village nucleus of Togher and any proposal for development on this site will be considered on its merits by Development Management having regard to the existing use of these lands. The inclusion of text relating to the subject lands, given the relative proximity of the site to the nucleus of Togher will be considered during the preparation of the Draft LAP.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Union Hall	5,235	Union Hall Development Co. Ltd.,	<p>reduce commuting, f) contribution to local economic development, and g) opportunity to maintain and secure, and diversify, existing enterprise. 2. Requests a landuse to allow for rural based industry / enterprise.</p> <p>1. Submission states that Union Hall makes an important contribution to the Economy in terms of fisheries, industry (fishing), agriculture, tourism and water sport opportunities. 2. It is important that the infrastructure of the area is upgraded so that the area can continue to thrive as an industrious village providing opportunities for young people. 3. States that an upgrade of the existing substandard sewage system to a new tertiary treatment plant is required. 4. Requests support in the LAP for the development of a scenic walkway from Union Hall to Glandore taking into account pedestrian safety, tourist benefit, health and keeping communities together. 5. Submission states there is currently a lot of enthusiasm for this project. 6. A new link road should be included to be designed to take into account the volume of traffic which will use the facility and also pedestrian safety. When additional development goes ahead in the R-02 a link road will be vital to avoid traffic congestion. 7. Is it possible to have some grant aid to assist with the renovation of older houses in the village to make them more attractive to young families? 8. The current main road into Union Hall over Brade &amp; Ardagh needs to be upgraded to allow for the volume of traffic using it. Council</p>	<p>The concerns outlined relating to wastewater infrastructural and roads deficiencies in Union Hall are noted. The provision of a scenic walkway from Glandore to Union Hall will merit further consideration during the preparation of the Draft Plan. This LAP will re-iterate the need for the provision of a link road (existing U-01 objective) through the R-01 and R-02 sites.</p>



Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Union Hall	5,664	Taylor, Sean	<p>maintenance of the road ways, ditches and dikes should be a priority. 9. If the zoned land R01 and R02 is to be developed, the county plan should stipulate that the Listarkin culvert should be upgraded to ensure that future generations will not fear of flooding. 10. The submission also includes a report of sewage treatment in the village and details of how the development of the area has been restricted due to these factors.</p> <p>1. Submission requests that the subject lands be included in the development boundary for Union Hall. The inclusion of this area would help to achieve the population targets in the Outline Strategy. Submission includes a rationale for the proposal based on proximity to services &amp; facilities, location and infrastructural considerations. 2. Infrastructural deficiencies are a key problem in the town with sewage capacity in the village currently at full capacity. This issue needs to be addressed in the LAP. 3. Further specific zoning should be curtailed until improvements and the upgrade to the wastewater treatment capacity are put in place. ABP have refused permission due to wastewater treatment deficiencies. 4. The existing boundary of Union Hall should be increased to include existing and established development located on the edges. 5. Text should be included in the LAP for Union Hall indicating that development on these lands should reflect the existing pattern of development in the area. 6. Submission states that the concept upon which development boundaries are defined needs to be clear and</p>	<p>The concerns outlined relating to infrastructural deficiencies in Union Hall are noted. In relation to development boundaries, this LAP will have regard to the Guidance outlined in the Sustainable Residential Guidelines for Development in Urban Areas. There is adequate residentially zoned and unzoned land within the village boundary to cater for projected growth.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			consistently applied and capable of being easily understood by users of the LAPs. Development boundaries should be based on clearly defined physical features, encompassing the true built up area and recognising geographical and established development and built structures.	

## Appendix A (ii) List of General Submissions for the Electoral Area

Submission No.	Interested Party	Summary of Submission	Response
5,015	Flavin, Tony	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 what so ever as they are not qualified and they disregard the decisions of qualified people.	The contents of the submission are noted.
5,024	County Cork VEC	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	The review of the LAP will include consideration of and provision for the educational requirements of each EA.

Submission No.	Interested Party	Summary of Submission	Response
5,027	Bus Eireann	<p>education in Carrigaline and Carrigwohill and welcomes the opportunity to discuss this further. 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 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</p>	<p>The LAP review will take into consideration bus services availability and how the use of such services can be maximised.</p>

Submission No.	Interested Party	Summary of Submission	Response
5,068	Rossdale Enterprises Ltd	<p>for Bus Stops suitable for Wheelchair Accessible Coaches. 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, Midleton 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>	<p>Further consideration will be given to the issues raised in preparing the draft plans.</p>
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</p>	<p>The contents of the NRA submission will be taken into consideration when reviewing each of the Local Area Plans</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>consultation on the ten Outline Strategy papers and requests that the following be considered:</p> <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</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>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>	
		<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, Middleton and Middleton 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</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>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;</p> <p>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 junctions along 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 Carrigtwohill Traffic and Transportation Study. Does not support the proposed location of retail development in Carrigtwohill. Should reconsider objectives I-06 and I-07 in Carrigtwohill 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 Castlemartyr. The N25 Carrigtwohill-Midleton scheme is at preliminary design</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>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 busway 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 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>	



Submission No.	Interested Party	Summary of Submission	Response
5,129	Irish Farmers Association (Cork)	<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> <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 benefit</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>

Submission No.	Interested Party	Summary of Submission	Response
5,277	Keane, Margaret C	<p>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 goods 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> <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	<p>(1) This submission stresses the increased imperative, in the current economic climate, of the</p>	<p>Noted. The issues raised will be given further consideration</p>

Submission No.	Interested Party	Summary of Submission	Response
	(Cork Branch)	<p>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 growth. The LAP review process provides the Council with the opportunity to:</p> <p>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 &amp; CASP UPDATE: The CIF is of the view that the dwelling</p>	<p>during the preparation of the draft LAP's</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>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, 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</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>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 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. In relation to the Council's Recreation &amp; 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,</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>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>	
		<p>MARKET CONSIDERATIONS : While development needs to be planned, it is important that the</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>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</p>	

Submission No.	Interested Party	Summary of Submission	Response
5,605	Crean, John	<p>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 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> <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 Pleanala. The submission states that at 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>Noted. The Council intend to review how zoning is applied and zoning definitions as part of the review process and further consideration will be given to the issues raised.</p>



Submission No.	Interested Party	Summary of Submission	Response
5,482	O'Flynn Construction	<p>Permission was granted for a crèche facility as part of the Brightwater and Drakes Point development, however the crèche 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>
5,285	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</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>

Submission No.	Interested Party	Summary of Submission	Response
		<p>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 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</p>	

Submission No.	Interested Party	Summary of Submission	Response
5,712	Reynolds, Stan	<p>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> <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 pontoonage. 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 the river rather than high powered zooming of power boats and jet skis. It is important that the marina and pontoons</p>	<p>Noted. Further consideration to the issues raised around Cork harbour will be given during the preparation of the draft LAP's.</p>

Submission No.	Interested Party	Summary of Submission	Response
5,718	The Campaign for Sustainable Rural Housing	<p>are publicly owned to ensure access is available and affordable in the public interest. Facilities for launching tailored boats 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 have 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. 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> <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 contents of this detailed report are noted. The main issues relating to rural housing policy raised in the report are more appropriately</p>

Submission No.	Interested Party	Summary of Submission	Response
		<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 issue. A range of novel methodologies and the collection of significant new data in relation to rural change and housing in Ireland underpins the report.</p> <p>Key Findings</p> <ul style="list-style-type: none"> <li>- Rural Ireland is not a homogeneous area with a single shared experience. Depending on geographical location and economic circumstances rural areas face contrasting experiences.</li> <li>- The buoyancy of the 1990's helped rural areas to absorb the decline in the primary sectors of agriculture and fisheries.</li> <li>- 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.</li> <li>- Reasons for moving to rural area included social and physical characteristics of rural areas, good place to raise kids, sense of community, social networks, importance of dwelling type.</li> <li>-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.</li> <li>- Effective environmental design can provide a valuable tool in mitigating some of the impacts of rural dwellings.</li> <li>- Scattered rural housing presents additional costs such as maintaining minor roads,</li> </ul>	<p>dealt with in the County Development Plan.</p>

Submission No.	Interested Party	Summary of Submission	Response
		<p>supplying electricity, school transport and postal services. cost are generally passed on to the wider community. Economic costs must also be evaluated in terms of perceived social benefits.</p> <ul style="list-style-type: none"> <li>- Some evidence that in-migration can encourage investment, however this appears more complex and less inevitable than sometimes presumed.</li> <li>- 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</li> </ul>	
		<p>Report states that policy implications would include</p> <ul style="list-style-type: none"> <li>- Planning policy that reflects the diversity of rural Ireland</li> <li>-Need to develop integrated, holistic and multidimensional approaches to rural sustainable development.</li> <li>-Need to understand residential behaviour</li> <li>-need to move beyond development control to a more positive planning response.</li> <li>-Good design plays a key role in mitigating some of the visual and environmental impacts of rural housing.</li> <li>-Need a more interactive deliberative communication between decision makers, technical experts, other stakeholders and the public.</li> <li>- Need to identify new instruments which encourage the delivery of sustainable rural development.</li> <li>- Need improved data in relation to numbers, distribution uses and impacts of second homes.</li> <li>- Report encourages further research in areas of rural housing affordability, implications of rural housing and an aging society,</li> </ul>	

Submission No.	Interested Party	Summary of Submission	Response
		supply-side issues and technological innovation in relation to improving environmental performance.	

## List of Submissions by Interested Party – Skibbereen Electoral Area

Interested Party	Submission No.	Settlement Name (where relevant)
Aldi Stores (Ireland) Ltd	5,320	Dunmanway
Aldi Stores (Ireland) Ltd	5,319	Skibbereen Environs
Atkins, Winifred	5,690	Dunmanway
Baltimore Sailing Club	5,083	Baltimore
Baltimore Sailing School	5,659	Baltimore
Baltimore Tidy Towns Committee	5,660	Baltimore
Birdwatch Ireland	5,285	
Bright, Ned	5,048	Skibbereen Environs
Bus Eireann	5,027	
Cahalane Bros. Ltd.	5,348	Dunmanway
Campbell, Regina	5,028	Clonakilty
Cochrane-Townshend, Anne	5,209	Castletownshend
Coillte Teo (Land Development Department)	5,289	Castletownshend
Coillte Teo (Land Development Department)	5,290	Connonagh
Coleman, Daniel J	5,504	Skibbereen Environs
Collins, John	5,652	Castletownshend
Comharchumann Chleire Teo	5,001	Cape Clear
Concerned Residents of Ardgehane/Ballinglanna	5,786	Ballinglanna
Connolly, Bernadette	5,702	Clonakilty
Construction Industry Federation (Cork Branch)	5,281	
Cork North West Sinn Fein	6,006	Ballineen/Enniskeane
County Cork VEC	5,024	
Crean, John	5,605	
Crowley, John & Maureen	5,749	Leap
Crowley, Patrick	5,582	Dunmanway
Dairygold	5,475	Teerelton
Dairygold	6,022	Togher
Daly, Finbarr & Nora	5,097	Drombeg
Darrara Muintir na Tire	5,109	Ring
Daughters of Charity, The Provincial	5,581	Dunmanway
Daytona Contractors Ltd.	5,437	Clonakilty
Deane, Clement	5,434	Dunmanway
Deegan, Cllr. Humphrey	5,789	Clonakilty
Dempsey, Derry & Mary-Jo	5,220	Skibbereen Environs
Di Rollo, Paul	5,038	Lisbealad
Dineen, Jetta	5,269	Clonakilty
Drake, Noelle	5,741	Timoleague
Drake, Noelle	6,039	Courtmacsherry
Droumleigh Construction	5,388	Clonakilty
Flavin, Tony	5,015	
Fleming Construction	5,427	Castletownshend
Fleming Construction	5,426	Inchydoney
Fleming, Niall	5,782	Courtmacsherry
Harper, Ed and Duncan	5,737	Cape Clear
Hill, Don	5,494	Clonakilty



<b>Interested Party</b>	<b>Submission No.</b>	<b>Settlement Name (where relevant)</b>
Hillbrack Developments Ltd	5,335	Inchydoney
Hilliard, Bob and Maria	5,364	Clonakilty
Hurley, Arthur	5,188	Dunmanway
Irish Farmers Association (Cork)	5,129	
Johnson, Rory & Sheila	5,106	Baltimore
Keane, Margaret C	5,277	
Lawlor, John	5,071	Baltimore
McCarthy, Chris & Dineen, Michael	5,580	Butlerstown
Murphy, Peter	5,688	Baltimore
National Roads Authority	5,119	
Naylor, James & Judy	5,282	Baltimore
O' Donovan, Tomas	5,442	Ardfield
O'Donovan, Danny	5,044	Drinagh
O'Donovan, Jerimiah	5,771	Leap
O'Donovan, Lar	5,656	Skibbereen Environs
O'Flynn Construction	5,482	
O'Gorman, Kieran	5,683	Clonakilty
O'Sullivan, Con & Eleanor	5,223	Clogagh
Reynolds, Stan	5,712	
Roberts, Peter and Jacqueline	5,715	Baltimore
Rossdale Enterprises Ltd	5,068	
Sexton, Thomas	5,762	Courtmacsherry
Stern, Roman	5,268	Skibbereen Environs
Taylor, Sean	5,664	Union Hall
Tesco Ireland Ltd	5,607	Skibbereen Environs
The Campaign for Sustainable Rural Housing	5,718	
Travers, Robert	5,008	Timoleague
Union Hall Development Co. Ltd.,	5,235	Union Hall
Wycherley Jnr., Geoffrey	5,076	Rosscarbery
Wycherley, Geoff	5,593	Rosscarbery
Wycherley, Geoffrey	5,692	Rosscarbery

## Appendix B

### Summary of Issues raised at the Skibbereen Electoral Area Stakeholder Meeting

#### Issues identified at the Skibbereen EA Stakeholder Meeting

Venue: Parkway Hotel, Dunmanway. Date: 2<sup>nd</sup> of February, 2010

#### In attendance:

##### Stakeholders

Ann Beave, Union Hall Development Committee Ltd.

Karla O'Connell, Cork County Childcare Committee (West Div)

Margaret O'Donovan, HSE

Frank McCarthy, Darrara C.Council, Muintir naTire, Cork County Federation

Tommy Collins, Dunmanway Community Council.

#### Items discussed:

##### **Area Profile/Population Structure**

It was queried whether mobility/commuting patterns within the electoral area had been investigated i.e. to Cork and other centres. Those in attendance were informed that a study exists (POWCAR) which was carried out by the Planning Policy Unit and is based on the Census results. A member of the group noted that West Cork Leader have information on commuting on a DED basis which they make available to the public.

The hour glass type demographics of the population was of particular concern i.e. a disproportionate representation of young people of school going age and an elderly population. Lack of 3<sup>rd</sup> level educational opportunities was suggested as one reason. It was recognised that the population structure was very imbalanced with those in the middle sector left sharing the burden in caring for young and elderly dependants. Concerns were expressed in relation to a disproportionate imbalance of an ageing population which in time will become increasingly dependant. How could the local area plan assist?

##### **Remit/Scope of the Plans:**

It was outlined to the group present that the plans related primarily to physical land use. It was felt that the plan should at least record what is present in a local area and to identify the critical gaps in social or community infrastructure. Andrew Hind noted that a simple gap analysis for each town should be provided which identifies necessary facilities. The plan would aim to make provision for these gaps.

It was proposed by some of the stakeholders that the plans be called 'Integrated Local Area Plans' which would allow a broader remit.

It was noted that the County Development Board have a broad remit and that the Local Area Plans should have this also. Rural Transport Initiative is important. It should

be expanded and integrated with proper planning and development. The problem is that there are various agencies involved and bringing these together is critical. Giving a broader remit to the local area plans should be considered.

### **Social and Community Facilities:**

Childcare Facilities Guidelines have requirements for crèches per 75 dwelling units. Use of these buildings for generally community use should also be considered where they aren't required for childcare.

There have been many changes in childcare this year. Department have a free pre-school year now. In many cases there is actually a lack of available places. Problematic that childcare is tied up with housing developments. A submission should be included identifying where possible the major gaps which we can include in the plan e.g. provision of such facilities even where there are less than 75 dwellings and plan will try and take account of this. If additional information arises as we are preparing the draft, etc the Planning Policy Unit will take account of it. Childcare services need to be added to the list and have not been given adequate consideration in the outline strategy along with other community services. Generally social infrastructure does not feature on this list e.g. Skibbereen has no childcare at present. This should be highlighted.

### **Village Regeneration/Renewal**

Older housing stock has no attraction for people. People want to 'new build' taking over green fields and countryside. A change in fiscal policy is needed to address this. Centre of our villages/potentials of village should be captured and targeted. Within the Local Area Plan process we have the opportunity to identify possibilities in the streetscape. Perhaps in time community groups could realise funding to achieve the suggestions.

We should be refurbishing existing villages as opposed to using green fields e.g. Darrara Model Rural Village. Ring Village should be considered as a pilot scheme providing the opportunity to create an integrated and balanced sustainable community.

The scale of developments in other villages has been of concern. Often this has been caused by the fact that it is more cost effective to provide treatment plants for larger developments.

It was outlined to the stakeholders that the LAP's are the appropriate place to express a vision for the local area which can then go forward to members for consideration. The group queried the councils powers in relation to Compulsory Purchase Orders (CPO's) etc around villages? It was noted that the Council has general powers to allow us to purchase lands to realise objectives in plan. Often this is difficult and time consuming. It was also outlined that the Council have powers under the Derelict Sites Act.

If a community had specific proposals would council be willing to support? In general the council welcome community involvement and would consider all proposals.

### **Rural/Village Communities**

Our current plans perhaps don't emphasise a vision for small communities which seeks to maintain community spirit and bring people together.

Strategy in relation to local/village renewal should be clarified. We should try to build clusters which allows neighbours engage, communicate, etc. The 'Baile' concept which is mentioned in the County Development Plan is one possibility.

The identified Village Nuclei provide opportunities for people to build in rural locations. Options exist but perhaps are not being taken as the first place people consider.

Leisure space is needed for the elderly within villages. There should be a focus toward the elderly who are less mobile in the refurbishment of villages. Imagination needs to be used. It was noted that in France the municipalities provide more civic and communal space. Ireland has traditionally been a more club dependant society where facilities for the casual user are not well provided for.

### **Housing:**

Should we look at vacancy in housing and impact of second homes? It was outlined that an accurate count of vacant houses could be complicated. The tax contribution on second homes could be of some use in this regard but this was only now establishing itself.

It is intended that the council would have a count of vacant new homes in Spring and also incomplete houses. A clear approach for the County Council is needed.

### **Clonakilty/Ring:**

Clonakilty has a 75% population growth target. Could renewal of the village of Ring, which is in such proximity to Clonakilty be a possibility? This village is being neglected. It was outlined that the West Cork area selected Clonakilty as a focus for development as a counterbalance to Mallow hub and this is the rationale for the high population target. The key villages were all selected in the previous plan due to key criteria which included established population, infrastructure and social facilities. A settlement network was established on this basis. Investment is generally prioritised based on the standing of settlements in the network. The planning team would be willing to meet and discuss potential ideas with the local community.

### **Marine Leisure**

Clonakilty bay does not feature as a hub in the Marine Leisure Infrastructure Strategy for the Western Division but Failte Ireland are promoting it very strongly on an ongoing basis. Clonakilty bay should be included in the plan as a tourism resource.