

# Manager's Report to Members

UNDER SECTION 20 (3)(F) OF THE PLANNING AND DEVELOPMENT ACT 2000

## **Manager's Recommendations on the Proposed Amendment to the Bandon Electoral Area Draft Local Area Plan**

August 2005

**NOTE: This document should be read in conjunction with the Bandon Electoral Area Draft  
Local Area Plan (Public Consultation Draft – January 2005)**



## Section 20(3)(f) Manager's Report to Members

### 1 Introduction

- 1.1 This report has been prepared in response to the submissions and observations made on the Proposed Amendment to the Bandon Electoral Area Local Area Plan dated June 2005 and sets out the Manager's recommendation.
- 1.2 There are two Appendices to this report. Appendix A includes a full list of all of the submissions and observations made as well as a brief summary of the issues raised in each.
- 1.3 Appendix B contains details of the Manager's opinion in relation to the issues raised relevant to each draft change. To meet the requirements of the Planning and Development Acts, this takes account of:
  - The proper planning and sustainable development of the area;
  - Statutory obligations of local authorities in the area; and
  - Relevant policies or objectives of the Government or Ministers.
- 1.4 In submitting this report to Members it is recommended that the Amendment be accepted subject to the detailed modifications, omissions and other recommendations set out in the text of the report.

### 2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Bandon Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised. A total of 201 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of the Council resolved to publish the proposed amendment that was published on 6<sup>th</sup> June 2005.
- 2.2 A total of 44 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

### 3 Remaining Steps in the Process

- 3.1 This report commences the final phase in preparing the Bandon Electoral Area Local Area Plan. The Planning and Development Acts require the Members of the Council to consider this report together with the Amendment.
- 3.2 Under the provisions of section 12 (3) (g) the Planning and Development Act (as amended), the Local Area Plan shall be deemed to be made, subject to the modifications recommended by the Manager in this report, six weeks after this report has been furnished to all the members of the Authority unless the members of the planning authority, by resolution, decide to make or amend the plan otherwise (providing that the amendment that authority so decide upon is the original amendment proposed in the document published on 6<sup>th</sup> June 2005 or such amendment of it as considered appropriate).
- 3.3 These provisions of the Act (as amended) impose constraints on what can be considered for inclusion in the Local Area Plan at this stage. While there is still scope to modify the amendment, it is clear that matters that were not part of the amendment cannot now be introduced. Care should also be taken to ensure that where the amendment is to be modified, restraint should be exercised. This is to ensure that the extent or degree of modification doesn't result materially in a new change that falls outside the scope of what is allowed.
- 3.4 The Act also states as follows: "When performing their functions under this section the members of the authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government" (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

### 4 Scope for Modifying the Proposed Amendment

- 4.1 A number of submissions received referred only to matters that do not lie within the scope of the proposed amendment. These five submissions, which are listed in table 1 below, referred either to lands or topics that were not included in the amendment or to other general planning matters. As explained above, these submissions cannot now have a bearing on the final plan.

**Table 1: Submissions that lie outside the scope of the Proposed Amendment (Ref Nos.)**

9050, 9273, 9406, 9407 and 9507.

**5 Summary of Manager's Recommendations**

5.1 The following table summarises the Manager's recommendations in relation to the proposed amendment. It sets out the Manager's view on whether the relevant changes should be accepted (as published), omitted, or modified. The reasons for the recommendations, together with the text of any recommended modifications, are set out in the accompanying Appendix B with the relevant page numbers set out below.

**List of Proposed Changes**

<b>No.</b>	<b>Proposed Change</b>	<b>Accept/ Modify/ Omit</b>	<b>Page No.</b>
	<b>LOCAL AREA STRATEGY</b>		
BDN 03.05.01	Settlement of Ballineen/Enniskeane to be addressed only in the Skibbereen Electoral Area Local Area Plan and settlement shall be deleted from the settlement network in the Bandon Electoral Area.	Accept	27
BDN 03.05.02	Inclusion of Barrels Cross as an other location within the settlement network.	Accept	28
BDN 03.05.03	Inclusion of Browns Mills as an other location within the settlement network.	Accept	29
BDN 03.05.04	Inclusion of Jagoes Mills as an other location within the settlement network.	Accept	30
	<b>ENVIRONMENT AND HERITAGE</b>		
BDN 07.06.01	Delete last sentence of 7.6.3 and replace with new text.	Accept	33
	<b>SETTLEMENTS AND OTHER LOCATIONS</b>		
	<b>Ballineen/Enniskeane</b>		
BDN 08.03.01	Settlement of Ballineen/Enniskeane to be within Skibbereen Electoral Area Local Area Plan.	Accept	37
	<b>Inishannon</b>		
BDN 08.04.01	Extend development boundary at Inishannon to include new residential zoning at Laherfineen, Inishannon.	Accept	38
BDN 08.04.02	Extend development boundary at Farnahoe, Inishannon to include new open space zoning at Farnahoe, Inishannon.	Accept	39
BDN 08.04.03	Extend the development boundary at Farnahoe, Inishannon to include new open space zoning at	Accept	40

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	Farnahoe, Inishannon.		
BDN 08.04.04	Extend the development boundary at Laherfineen, Inishannon to include an extension of R-04 and the amendment of the specific objective R-04.	Accept	41
	<b>Ballinadee</b>		
BDN 08.05.01	Extend development boundary at Ballinadee to include extension of R-01.	Accept	44
BDN 08.05.02	Extend development boundary at Ballinadee to include a new residential zoning at Cloncouse, Ballinadee.	Omit	45
BDN 08.05.03	Extend development boundary at Ballinadee to include a new open space zoning at Cloncouse, Ballinadee.	Accept	46
	<b>Ballinspittle</b>		
BDN 08.06.01	Extend development boundary at Ballinspittle to include a new residential zoning at Ballymacredmond.	Accept	48
BDN 08.06.02	Modify part of O-01 to provide for a new utilities and infrastructure zoning objective at Kilmore, Ballinspittle.	Accept	49
BDN 08.06.03	Assimilative capacity of river in Ballinspittle: additional text.	Accept	50
BDN 08.06.04	Extend development boundary at Ballinspittle to include extension to R-04.	Accept	51
BDN 08.06.05	Extend development boundary at Ballinspittle to include a new residential zoning at Ballymacredmond.	Accept	52
	<b>Belgooly</b>		
BDN 08.07.01	Extend development boundary at Belgooly to include extension of R-01 at Lybe, Belgooly and the amendment of the specific objective R-01.	Accept	54
BDN 08.07.02	Extend development boundary at Belgooly to include extension of O-01 at Lybe, Belgooly.	Accept	56
BDN 08.07.03	Amendment to text for specific zoning objective R-03 in Belgooly.	Accept	57
	<b>Crossbarry</b>		
BDN 08.08.01	Extend development boundary at Crossbarry to include an established residential area at Killeen.	Accept	60
BDN 08.08.02	Extend development boundary at Crossbarry to include an extension to R-01.	Accept	61
BDN 08.08.03	Extend the development boundary at Crossbarry to include a new residential zoning at Lissagroom, Crossbarry.	Accept	62
	<b>Kilbrittain</b>		
BDN 08.10.01	Extend development boundary at Kilbrittain to provide	Accept	66

	for a new utilities and infrastructure zoning objective at Kilbrittain.		
BDN 08.10.02	Extend development boundary at Kilbrittain to include new open space zoning objective at Glanduff.	Accept	67
BDN 08.10.03	Extend development boundary at Kilbrittain to include a new educational, institutional and civic zoning objective at Glanduff.	Accept	68
BDN 08.10.04	Amendment to text for specific zoning objective R-02 in Kilbrittain.	Accept	69
BDN 08.10.05	Amendment to text for specific zoning objective R-03 in Kilbrittain.	Accept	70
BDN 08.10.06	Amendment to text for specific zoning objective R-04 in Kilbrittain.	Accept	71
	<b>Newcestown</b>		
BDN 08.11.01	Extend development boundary at Newcestown to include extension to R-01 at Coolanagh, Newcestown.	Accept	74
BDN 08.11.02	Modify part of R-01 to provide for an educational, institutional and civic zoning objective at Coolanagh, Newcestown.	Accept	75
BDN 08.11.03	Extend development boundary at Newcestown to include a new open space zoning objective at Newcestown.	Accept	76
BDN 08.11.04	Amendment to text for specific zoning objective R-02 in Newcestown.	Accept	77
BDN 08.11.05	Extend development boundary at Newcestown to include a new residential zoning at Newcestown.	Accept	78
	<b>Old Chapel</b>		
BDN 08.12.01	Delete open space zoning O-02 at Old Chapel, extend development boundary to the west to include lands at Knocknagarrane and to include a new commercial zoning over the entire area.	Accept	82
BDN 08.12.02	Extend development boundary at Old Chapel to include new commercial zoning at Knocknagarrane.	Accept	84
BDN 08.12.03	Extend the development boundary at Old Chapel to include a new residential zoning at Knocknagarrane, Old Chapel.	Modify	85
	<b>Riverstick</b>		
BDN 08.13.01	New residential zoning at Curra, Riverstick.	Accept	88
BDN 08.13.02	Extend development boundary at Riverstick to provide for a new utilities and infrastructure zoning objective at Curra, Riverstick.	Accept	89
BDN 08.13.03	Amendment to text for specific zoning objective R-02 in	Accept	90

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	Riverstick.		
BDN 08.13.04	Extend development boundary at Riverstick to provide for an extension of R-01 at Coruragh, Riverstick and the amendment of the specific objective R-01.	Accept	91
BDN 08.13.05	Extend development boundary at Riverstick to provide for a new residential zoning at Ballinvragnoisig, Riverstick.	Accept	93
	<b>Aghyohil</b>		
BDN 08.14.01	Extend development boundary at Aghyohil to include new residential zoning at Kilnameela.	Accept	96
BDN 08.14.02	Extend development boundary at Aghyohil to include new residential zoning at Aghyohil More, Aghyohil.	Accept	97
	<b>Ballyheada</b>		
BDN 08.17.01	Amendment to text for specific zoning objective GEN-01 in Ballyheada.	Accept	100
	<b>Crossmahon</b>		
BDN 08.18.01	Extend development boundary in Crossmahon to include additional lands at Knocknagarrane.	Accept	102
	<b>Dunderrow</b>		
BDN 08.19.01	Extend development boundary at Dunderrow to include new residential zoning at Horsehill Beg.	Modify	104
BDN 08.19.02	Extend development boundary at Dunderrow to include extension of R-02 at Horsehill More (South) and the amendment of the specific objective R-02.	Accept	105
BDN 08.19.03	Extend development boundary at Dunderrow to include extension of R-01 at Leighmoney More and the amendment of the specific objective R-01.	Accept	106
BDN 08.19.04	Extend development boundary at Dunderrow to include new residential zoning at Knocksmall.	Modify	107
	<b>Gaggan</b>		
BDN 08.20.01	Extend the development boundary to the southwest to include lands at Gaggan.	Accept	110
BDN 08.20.02	Extend the development boundary to the south to include lands at Gaggan.	Accept	111
BDN 08.20.03	Delete open space zoning O-01 and replace with a new residential zoning at Gaggan.	Accept	112
BDN 08.20.04	Extend development boundary at Gaggan to include new open space zoning at Curravarahane.	Accept	113
BDN 08.20.05	Extend the development boundary at Gaggan to include an extension to O-01 at Gaggan.	Accept	114

BDN 08.20.06	Extend the development boundary to the southwest to include lands at Gaggan.	Modify	115
	<b>Murragh</b>		
BDN 08.22.01	Amendment to the zoning map for Murragh to delete the specific zoning objective O-01.	Omit	118
BDN 08.22.02	Extend the development boundary of Murragh to the east to include lands at Dromavane.	Modify	119
BDN 08.22.03	Extend the development boundary of Murragh to the west to include additional lands at Murragh.	Modify	120
	<b>Nohoval</b>		
BDN 08.23.01	Extend the development boundary to the north and east to include lands at Ballyvorane South and Nohoval.	Accept	122
BDN 08.23.02	Extend the development boundary to the north to include lands at Ballyvorane South.	Omit	124
BDN 08.23.03	Extend the development boundary to the north to include lands at Ballyvorane South.	Omit	126
	<b>Tinkers Cross</b>		
BD 08.24.01	Extend the development boundary at Tinkers Cross to include lands to the southeast at Shinagh.	Accept	130
	<b>Ballymartle</b>		
BD 08.26.01	Planning Proposals in Ballymartle: additional text.	Accept	132
	<b>Garretstown/Garylucas</b>		
BDN 08.27.01	Extend the development boundary of the node in the vicinity of the local shop/former hotel to the east to include lands at Garylucas.	Accept	134
	<b>Gogganshill</b>		
BDN 08.28.01	Extend an existing A3 area northwards in Gogganshill to include additional lands at Gogganshill and to include additional text in the Planning Proposals for Gogganshill.	Omit	136
	<b>Barrels Cross</b>		
BDN 08.33.01	Inclusion of Barrels Cross as an other location within the settlement network.	Accept	140
	<b>Browns mills</b>		
BDN 08.34.01	Inclusion of Browns mills as an other location within the settlement network.	Accept	142
	<b>Jagoes Mills</b>		



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BDN 08.35.01	Inclusion of Jagoes Mills as an other location within the settlement network.	Accept	144
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## **Appendix A**

**(i) Numerical List of Submissions**

**(ii) Alphabetical List (by Interested Party) and  
Summary of Submissions**

**(i) Numerical List of Submissions**

<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9036	Lands at Kilbrittain	O'Donovan P, Butler, J, Fehily, P and Lordan, F
9042	Issues relating to Gogganshill	Donovan, Donal & Marian
9043	Issues relating to Gogganshill	Donovan, Maria
9044	Issues relating to Gogganshill	McSweeney, Laura
9045	Issues relating to Gogganshill	McSweeney, Sarah Kate
9046	Issues relating to Gogganshill	McSweeney, Gerard
9047	Issues relating to Gogganshill	McSweeney, Noel
9050	Issues relating the the Halfway	Coleman, Diarmuid
9065	Issues relating to Gogganshill	O'Sullivan, Denis
9082	Issues relating to Gogganshill	Crowley, Anne
9083	Issues relating to Gogganshill	Harrington, Margaret
9088	Issues relating to Gogganshill	O'Riordan, P.J. Board of Management Gogganshill NS
9097	Issues relating to Gogganshill	Kerins, Michael
9098	Lands at Garylucas	Morris, Des
9104	Lands at Browns Mills	Kearney, David and Pam and Hurley, Noel
9115	Issues relating to Gogganshill	O'Mahony, Larry
9116	Issues relating to Gogganshill	Burke, Teresa
9119	Lands at Riverstick	McSweeney, Mr.
9120	Issues relating to Gogganshill	Crowley, William and Jacqueline
9141	Issues relating to Gogganshill	Duff, Sandra
9142	Issues relating to Gogganshill	Nunan, Liz
9149	Issues relating to Carrigaline and Bandon Electoral Area Local Area Plans	Cork South Central Green Party
9176	Issues relating to Gogganshill	Crowley, Jeremiah
9209	Issues general to draft LAP's	Cork Environmental Forum
9246	Lands at Belgooly	Hollycourt Developments Ltd.
9264	Lssues relating to Gogganshill	O'Connor, Liam
9271	Issues relating to Nohoval	Oysterhaven and Nohoval Residents Association
9272	Issues relating to Nohoval	Tracton Athletic Club
9273	Lands at Knockbrogan, Bandon	O'Driscoll, John
9275	Issues relating to Nohoval	Tracton Community Council
9276	Lands at Nohoval	Lynch, Tadhg
9277	Lands at Dunderrow	O'Connell, Michael
9279	Lands at Gogganshill	O'Mahony, D

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<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9372	Issues relating to Gogganshill	Cronin, Julie
9373	Issues relating to Gogganshill	Cronin, Richard
9374	Issues relating to Gogganshill	Cronin, Angela
9375	Issues relating to Gogganshill	Gogganshill Community Action Group
9376	issues relating to Ballyheada	Ballyheada and District Residents Association
9401	Lands at Newcestown	Dineen, Thomas
9406	Lands at Old Chapel	Lombard, Seamus
9407	Lands at Ballylangley, Bandon	O'Sullivan, Conor
9441	Lands at Nohoval	Collins, Declan
9446	Lands at Crossbarry	Crowley, Fachtna
9507	Lands at Aghyohil	Coffey, Finbarr

**(ii) Alphabetical List (by Interested Party) and Summary of Submissions**

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Ballyheada and District Residents	9376 issues relating to Ballyheada	The submission welcomes the deletion of the word "village scale" as proposed in the amendment BDN 08.17.01. However, the submission believes that parts of the amended text are ambiguous. It is also considered that residential development of an appropriate scale to respect the rural character of a designated village nucleus should not need the facilities specified in the required Action Area Plan such as public open space, community facilities, a local shop, creche and nursing home and that if the objective is to remain, that these facilities should be removed from the requirements of an Action Area Plan.
Burke, Teresa	9116 Issues relating to Gogganshill	This submission expresses concern and is opposed to the proposed amendment BDN 08.28.01 and does not want urban style development. It is also outlined that there are other areas in the parish which should be developed first before allowing housing development in this area. Concern is also outlined regarding the roads in Gogganshill.
Coffey, Finbarr	9507 Lands at Aghyohil	This submission does not relate to any proposed change in the Amendment Document.
Coleman, Diarmuid	9050 Issues relating the the Halfway	This submission does not relate to any proposed change in the Amendment Document.
Collins, Declan	9441 Lands at Nohoval	This submission seeks the further extension of the proposed amendment BDN 08.23.01 to the east, to include additional lands at Nohoval. This submission proposes that the lands have been chosen due to their proximity to the village centre, their generally level topography and lack of
Cork Environmental Forum	9209 Issues general to draft LAP's	This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extensions to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. The submission also states that there has been a neglect of an opportunity to provide mixed use developments rather than simply housing. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft LAPs.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Cork South Central Green Party	9149 Issues relating to Bandon and Carrigaline LAP's	This submission opposes the proposed amendment BDN 07.06.01.
Cronin, Angela	9374 Issues relating to Gogganshill	This submission opposes the proposed amendment BDN 08.28.01 in Gogganshill as it would be contrary to green belt policy and has no existing infrastructure or existing large scale housing developments.
Cronin, Julie	9372 Issues relating to Gogganshill	The submitter opposes the proposed change BDN 08.28.01 and it is considered that there is not local demand for housing in a housing development and it is considered that the imposition of a development boundary in this area would be a huge mistake. It is requested that the lands be left as they are currently zoned in the County Development Plan.
Cronin, Richard	9373 Issues relating to Gogganshill	This submission objects to the proposed amendment BDN 08.28.01. It is considered that if there is local demand for houses it is in a rural setting, not in a housing estate. It is also considered that if there is a desire to help septic tank problems in the area then the appropriate help would be to develop a Group Sewerage Scheme.
Crowley, Anne	9082 Issues relating to Gogganshill	This submission is opposed to any urban style development in Gogganshill and any development would be unsuitable for the following reasons; no mains water or public sewerage, area does not have the basic infrastructure that would merit being expanded into a village nucleus, adequate supply of land in other villages, visual impact as lands are largely on the skyline, increasing volumes of traffic would lead to a seriously hazardous road and public transport facilities are practically non-existent. Concern is also expressed regarding the conditions attached to the proposed benefits that would accrue to the primary school, should an unrestricted zoning be put in place in Gogganshill.
Crowley, Fachtna	9446 Lands at Crossbarry	This submission welcomes the change BDN 08.08.02 which proposes to extend zoning objective R-01 in Crossbarry. However, the submitter requests that the density be increased from the proposed low density to medium density .

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Crowley, Jeremiah	9176 Issues relating to Gogganshill	This submission expresses strong opposition to the imposition of a development boundary with amended zoning on foot of the submission 6407 and the proposed amendment 08.28.01, which it is considered is contrary to the proper planning and development of this area. It is considered that there are a number of established settlements with superior infrastructure and services which would be more appropriate for development. It is also contended that the dwellings in close proximity to the school do not have septic tank problems and that the dwellings which experience septic tank difficulties lie a distance from the primary school. To serve these dwellings with a treatment plant may prove cost prohibitive and the developer may solely provide additional capacity leaving it up to residents to link to this system. Open unrestricted planning will not benefit locals seeking a serviced site.
Crowley, William and Jacqueline	9120 Issues relating to Gogganshill	This submission raises serious concerns regarding the submission 6407 and the proposed amendment BDN 08.28.01 regarding Gogganshill. Concern is expressed regarding the scale of the proposed change on highly visible lands and seeks not to have estate type development in Gogganshill. The submission also raises other issues which are not relevant to the proposed amendments.
Dineen, Thomas	9401 Lands at Newcestown	This submission welcomes the inclusion of parts of the lands included in the proposed amendment BDN 08.11.05, however, it is felt that a more appropriate zoning would be for medium density housing. These lands are located on the outskirts of the village, are considered suitable as the field is adjacent to the currently developed outskirts of the village, lies in close proximity to amenities, is level and easily developed, consists of a free-draining field with a stream at its boundary. Development has taken place beyond this point making the field an infill site and a suitable supply of water is available on site.
Donovan, Donal & Marian	9042 Issues relating to Gogganshill	This submission supports the submission 6407 and is in favour of low density open zoning adjoining Goggans Hill National School. Any development on foot of an open zoning, in accordance with submission 6407, would also provide mains water and a treatment unit to serve both existing and proposed dwellings. Land would also be made available to facilitate development of school and sporting facilities. Proposed development could help to slow traffic in the area. This submission objects to the change BDN 08.28.01 on the grounds that the settlement is suitable only for limited development, land to the south of submission 6407 is very high and the area would be unable to cope with very substantial increases in houses in a very short timeframe.



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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Donovan, Maria	9043 Issues relating to Gogganshill	This submission supports the submission 6407 and is in favour of low density open zoning adjoining Goggans Hill National School. The submitter is in favour of being able to acquire housing close to family home and development would also satisfy an ever increasing housing demand. Any development generated on foot of submission 6407 would also benefit Gogganshill National School and would allow for a sewerage connection, improved facilities and amenities for the school.
Duff, Sandra	9141 Issues relating to Gogganshill	This submission raises serious concerns regarding the proposed amendment BDN 08.28.01 in Gogganshill and to submission 6407. The lands in Gogganshill subject to the proposed amendment are elevated and any development would constitute skyline development. The submitters concerns relate to the ability of the local school to accommodate additional pupils on foot of development in the area and also to the fact that the school would only benefit from development in the area, if that development had unrestricted zoning. Concerns also relate to traffic safety and no mention has been made with regard to environmental impacts associated with any development.
Gogganshill Community Action	9375 Issues relating to Gogganshill	This submission opposes the proposed change BDN 08.28.01 for the following reasons; contrary to proper planning and sustainable development, contrary to the settlement strategy in the CDP, conflicts with basic principles of the Metropolitan Green Belt, cannot be justified in planning terms, would have significant implications in terms of visual impact, local service infrastructure, traffic hazard etc. and there is no demand for such a measure. The submitters outline that to amend the zoning of the lands from A2 to A3 would allow for further ribbon development, direct development northwards towards an A1 area and would still not allow for low density residential development, as requested by the submission 6407. A comprehensive assessment of previous applications for permission in Gogganshill is used to indicate that the majority of applications related to requests to build on family land. There are other villages which could meet with any significant housing demand closeby. The submitters request that the proposed development boundary be removed and the rezoning of lands from A2 to A3 be reversed.
Harrington, Margaret	9083 Issues relating to Gogganshill	This submission objects to any proposed urban style development in Gogganshill, concern is expressed regarding the fact that the roads in the area would not be able to accommodate additional traffic, there is a lack of amenities, inadequate public transport and there is no demand for this type of housing development in the area.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Hollycourt Developments Ltd.	9246 Lands at Belgooly	This submission proposes that additional lands at Belgooly be zoned for residential development, in addition to those lands proposed in the change no. BDN 08.07.01. The submission proposes that the lands the subject of BDN 08.07.01 be further extended to include approximately 12 acres for mixed density residential development. It states that the lands are easily serviced, would provide for development within proximity to Cork Airport, provide much needed residential development close to important community facilities, optimise the use of existing infrastructure, allow for development in an area with access to good public transport and accommodate a proportion of the growth envisaged in CASP.
Kearney, David and Pam and Hurley,	9104 Lands at Browns mills	This submission expresses concern that Browns mills was not included as a village nucleus. The submission requests that a development boundary be established for the settlement and that consideration should be given to the earlier submissions which sought the zoning of lands for residential development. It is considered that Browns mills is an active village, has mains water and has a permanently resident population.
Kerins, Michael	9097 Issues relating to Gogganshill	This submission is against any urban style development in Gogganshill. The 1996 County Development Plan stated that "substantial development there is impracticable". Low density residential development in a green belt area goes against planning guidelines. The road to the church is already dangerous and there are no planned improvements to the area. Concern is also expressed regarding the impact of any sewerage treatment runoff. There are other settlements which should be developed first, before developing on a green field in the countryside.
Lombard, Seamus	9406 Lands at Old Chapel	This submission does not relate to any proposed change in the Amendment Document.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Lynch, Tadhg	9276 Lands at Nohoval	The submission seeks additional lands to be zoned for residential development in Nohoval, in addition to the lands indicated in the proposed amendments 08.23.01, 08.23.02 and 08.23.03. This submission requests that the development boundary of the village should be extended eastwards and northwards. Should the additional lands for which residential zoning is requested be zoned, the submitter has indicated his willingness to provide a site for community and sports facilities immediately east of the enlarged zoned area.
McSweeney, Gerard	9046 Issues relating to Gogganshill	This submission raises a number of concerns regarding the submission 6407 and the proposed amendment BDN 08.28.01 in Gogganshill. The submitter indicates that lands to the north and south of submission 6407 are elevated. Water analysis has been carried out by the submitter and results show no contamination. Similarly, no sewerage problems are encountered by the submitter. Concerns are expressed regarding road safety and the visual impact of any development in Gogganshill on the skyline.
McSweeney, Laura	9044 Issues relating to Gogganshill	This submission raises a number of concerns regarding the submission 6407 and the proposed amendment BDN 08.28.01 in Gogganshill. The submitter indicates that lands to the north and south of submission 6407 are elevated. Water analysis has been carried out by the submitter and results show no contamination. Similarly, no sewerage problems are encountered by the submitter. Concerns are expressed regarding road safety and the visual impact of any development in Gogganshill on the skyline.
McSweeney, Mr.	9119 Lands at Riverstick	This submission proposes that lands zoned as R-01 in the Draft Local Area Plan and as proposed by BDN 08.13.04 be amended to a mix of low and medium density. The submission proposes that adequate infrastructural upgrading works including road improvement works, effluent treatment plant upgrading works and additional ancillary services are proposed in the near future which would allow for natural expansion in the village.
McSweeney, Noel	9047 Issues relating to Gogganshill	This submission raises a number of concerns regarding the submission 6407 and the proposed amendment BDN 08.28.01 in Gogganshill. The submitter indicates that lands to the north and south of submission 6407 are elevated. Water analysis has been carried out by the submitter and results show no contamination. Similarly, no sewerage problems are encountered by the submitter. Concerns are expressed regarding road safety and the visual impact of any development in Gogganshill on the skyline.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
McSweeney, Sarah Kate	9045 Issues relating to Gogganshill	This submission raises a number of concerns regarding the submission 6407 and the proposed amendment BDN 08.28.01 in Gogganshill. The submitter indicates that lands to the north and south of submission 6407 are elevated. Water analysis has been carried out by the submitter and results show no contamination. Similarly, no sewerage problems are encountered by the submitter. Concerns are expressed regarding road safety and the visual impact of any development in Gogganshill on the skyline.
Morris, Des	9098 Lands at Garylucas	This submission seeks a further extension to the development boundary proposed for Garretstown/Garylucas in the proposed amendment BDN 08.27.01, by including additional lands to the east.
Nunan, Liz	9142 Issues relating to Gogganshill	This submission raises serious concerns regarding the proposed amendment BDN 08.28.01 in Gogganshill and to submission 6407. Concerns expressed relate to the lack of infrastructure to cope with such a development, the impact on skyline, the lack of a regular bus service, no environmental impact study carried out and that the school has difficulty dealing with the current level of pupils.
O'Connell, Michael	9277 Lands at Dunderrow	This submission seeks additional lands to be zoned for residential development at Dunderrow, to the immediate west of the proposed amendment BDN 08.19.04.
O'Connor, Liam	9264 Lssues relating to Gogganshill	This submission raises objections to the proposed change BDN 08.28.01 on the grounds that a development of the scale proposed in the submission 6407 is inappropriate, would not benefit the local community and the necessary infrastructure is not in place. It is also stated that the sewage problems referred in Gogganshill do not exist in the area they were referred to occur.
O'Donovan P, Butler, J, Fehily, P and	9036 Lands at Kilbrittain	This submission proposes that the wording of the proposed amendments BDN 08.10.04 and 08.10.05 should be amended from "A flood study may be required" to state that "A flood study shall be required".
O'Driscoll, John	9273 Lands at Knockbrogan, Bandon	This submission does not relate to any proposed change in the Amendment Document.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Mahony, D	9279 Lands at Gogganshill	This submission proposes that if BDN 08.28.01 remains as an A3 area, this would eliminate the possibilities of providing a public water supply and public sewerage supply as was outlined in the submission 6407. The original submission 6407 said that sewerage and water supply schemes would be provided to serve existing and proposed houses but would be dependant on a large number of houses. A percolation area would be provided elsewhere on the owner's lands because there is no suitable watercourse available. The submitter is seeking that these lands would be zoned for residential use without restrictions. If the area is not amended to open zoning, it would not be economic to provide services. The submitter indicates that subject to open zoning being allowed in Gogganshill, an area of land to the rear of the school would be provided to extend school facilities. To compensate for the area of land to be given to the school, an additional area of land has been added to the original submission 6407. A quote for sewerage 8 hectares only of the lands has also been attached. The submitter also points to other existing settlements which have had areas zoned for residential development, without A3 restrictions.
O'Mahony, Larry	9115 Issues relating to Gogganshill	This submission expresses concern and is opposed to the proposed amendment BDN 08.28.01 in Gogganshill and does not want urban style development. It is outlined that there are other areas in the parish which should be developed first before allowing housing development in Gogganshill. Concern is also outlined regarding the roads in Gogganshill.
O'Riordan, P.J. Board of Management of Gogganshill National School	9088 Issues relating to Gogganshill	This submission supports the submission 6407 and is in favour of open zoning on 8 hectares on land adjoining the primary school in Gogganshill, where low density serviced sites would be provided, without any restrictions. The primary school has a serious problem with the sewerage system and alternative provisions must be made in the near future at the school. The school would benefit from additional land and facilities should open zoning for 8 hectares be adopted. The submitter would be extremely concerned if the land in question would be zoned with a local restriction, as the school would continue to have problems of land shortage and difficulties with sewerage treatment.
O'Sullivan, Conor	9407 Lands at Ballylanglely, Bandon	This submission does not relate to any proposed change in the Amendment Document.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Sullivan, Denis	9065 Issues relating to Gogganshill	This submission opposes the rezoning of lands at Gogganshill for the following reasons; the area is unsuitable for a development of the scale proposed, no public water supply and no indication that an extension of any existing water supply can provide sufficient pressure to service this elevated area, no public sewer, public road not capable of dealing with additional traffic, any such development would result in an increase in traffic hazard, the 1996 County Development Plan stated that any substantial development in the area would be impracticable, proposed rezoning would also contravene the policies of the National Spatial Strategy and the Cork County Development Plan 2003.
Oysterhaven and Nohoval Residents	9271 Issues relating to Nohoval	This submission expresses concern that the proposed amendments would not enhance the picturesque nature of the village, nor would it provide any public amenities for an expanding community. The submission gives support to a revised proposal, (submission no. 9276) by the landowner who owns the land that is the subject of some of the proposed amendments in Nohoval, which would provide for additional lands to be included for residential development, on the basis that should these lands be included within an extended development boundary, a sports field would be provided for community use by the landowner.
Tracton Athletic Club	9272 Issues relating to Nohoval	The submission gives support to a revised proposal, (submission no. 9276) by the landowner who owns the land that is the subject of some of the proposed amendments in Nohoval, which would provide for additional lands to be included for residential development, on the basis that should these lands be included, a sports field would be provided for community use by the landowner. The need for a proper sports field to facilitate training, dressing room and storage facilities is outlined and it is stated that the sports facility would be available to the local community, in addition to athletic club members.
Tracton Community Council	9275 Issues relating to Nohoval	This submission expresses concern that the proposed amendments would not enhance the picturesque nature of the village, nor would it provide any public amenities for an expanding community. The submission gives support to a revised proposal, (submission no. 9276) by the landowner who owns the land that is the subject of some of the proposed amendments in Nohoval, which would provide for additional lands to be included for residential development, on the basis that should these lands be included within an extended development boundary, a sports field would be provided for community use by the landowner.

## **Appendix B**





**Amendments to Section 3:  
LOCAL AREA STRATEGY**



**PROPOSED CHANGE NO. BDN 03.05.01**

**SETTLEMENT OF BALLINEEN/ENNISKEANE TO BE ADDRESSED ONLY IN THE SKIBBEREEN ELECTORAL AREA LOCAL AREA PLAN AND SHALL BE DELETED FROM THE SETTLEMENT NETWORK IN THE BANDON ELECTORAL AREA.**

**PROPOSED CHANGE**

To avoid duplication it is proposed that the settlement of Ballineen/Enniskeane, which straddles the electoral area boundaries of Bandon and Skibbereen shall be omitted from the Bandon Electoral Area Local Area Plan and addressed only in the Skibbereen Electoral Area. The settlement shall be deleted from the settlement network in section 3.5.

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**RELEVANT SUBMISSIONS RECEIVED**

None							

**PLANNING ISSUES**

There are no new planning issues in relation to this change.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BTY 03.05.02****INCLUSION OF BARRELS CROSS AS AN OTHER LOCATION WITHIN THE SETTLEMENT NETWORK****PROPOSED CHANGE**

It is proposed to make a modification to the table in Section 3.5 of the Draft Local Area Plan, which outlines the settlement network for the Bandon Electoral Area, by including Barrels Cross as an additional other location.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

The purpose of this proposed change is to include Barrels Cross as an additional other location within the Draft LAP. There are no new planning issues in relation to this change.

The proposed text relating to this settlement is outlined in change no. BDN 08.33.01.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE***

**PROPOSED CHANGE NO. BTY 03.05.03****INCLUSION OF BROWNSMILLS AS AN OTHER LOCATION WITHIN THE SETTLEMENT NETWORK****PROPOSED CHANGE**

It is proposed to make a modification to the table in Section 3.5 of the Draft Local Area Plan, which outlines the settlement network for the Bandon Electoral Area, by including Brownsmills as an additional other location.

**RELEVANT SUBMISSIONS RECEIVED**

9104							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

The purpose of this proposed change is to include Brownsmills as an additional other location within the Draft LAP. There are no new planning issues in relation to this change.

The proposed text relating to this settlement is outlined in change no. BDN 08.34.01.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BTY 03.05.04****INCLUSION OF JAGOE'S MILLS AS AN OTHER LOCATION WITHIN THE SETTLEMENT NETWORK****PROPOSED CHANGE**

It is proposed to make a modification to the table in Section 3.5 of the Draft Local Area Plan, which outlines the settlement network for the Bandon Electoral Area, by including Jagoes Mills as an additional other location.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

The purpose of this proposed change is to include Jagoes Mills as an additional other location within the Draft LAP. There are no new planning issues in relation to this change.

The proposed text relating to this settlement is outlined in change no. BDN 08.35.01.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**Amendments to Section 7:  
ENVIRONMENT AND HERITAGE**





**PROPOSED CHANGE NO. BDN 07.06.01**

**DELETE LAST SENTENCE OF 7.6.3 AND REPLACE WITH NEW TEXT.**

It is proposed to delete the last sentence of 7.6.3, "As part of the consultation process..... and replace with new text as follows:

'It is an objective in assessing proposals for development to have regard to the relevant landscape character description and values.'

**RELEVANT SUBMISSIONS RECEIVED**

9149							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

A submission has been received which disagrees with the proposed change and recommends that the section remain unchanged. However, there are no new planning issues in relation to this change and it is considered that the proposed change should be accepted as published.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



**Amendments to Section 8:  
SETTLEMENTS AND OTHER LOCATIONS**



**PROPOSED CHANGE NO. BDN 08.03.01**

**SETTLEMENT OF BALLINEEN/ENNISKEANE TO BE ADDRESSED ONLY IN THE SKIBBEREEN ELECTORAL AREA LOCAL AREA PLAN AND SHALL BE DELETED FROM SECTION 8 OF BANDON ELECTORAL AREA LOCAL AREA PLAN.**

**PROPOSED CHANGE**

To avoid duplication it is proposed that the settlement of Ballineen/Enniskeane, which straddles the electoral area boundaries of Bandon and Skibbereen shall be omitted from the Bandon Electoral Area Local Area Plan and addressed only in the Skibbereen Electoral Area. The settlement and zoning map shall be deleted from Section 8.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**PLANNING ISSUES**

There are no new planning issues in relation to this change

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.04.01****EXTEND DEVELOPMENT BOUNDARY AT INISHANNON TO INCLUDE A NEW RESIDENTIAL ZONING AT LAHERFINEEN, INISHANNON.****PROPOSED CHANGE**

It is proposed to make a modification to the Inishannon Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include a new residential zoning at Laherfineen, Inishannon.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include the retention of natural boundaries and the provision of a 10 metre wide landscaping buffer along the north-western boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Inishannon is proposed as a Key Village in the Draft LAP, which has a sensitive scenic and environmental setting. It is intended that key villages be the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities and services.

In the Draft LAP there are in excess of 12 ha of land zoned for residential development in Inishannon, which would yield almost an additional 300 dwellings units in the village. The public water supply has capacity to accommodate additional development, however, a new waste water treatment plant is required in the village.

The zoned lands are located at the northeastern end of Inishannon and adjoin the development boundary proposed in the Draft Local Area Plan. It is considered that the lower parts of these lands would be suitable for additional residential development in the village during the lifetime of this LAP. The lands rise gently in a northwesterly direction and the extent of the additional lands proposed adjoin Roselawn Estate. It is considered appropriate not to extend the boundary any further northwards within this field to avoid any development on prominent lands.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

**PROPOSED CHANGE NO. BDN 08.04.02**

**EXTEND DEVELOPMENT BOUNDARY AT LAHERFINEEN, INISHANNON TO INCLUDE NEW OPEN SPACE ZONING AT FARNAHOE, INISHANNON.**

**PROPOSED CHANGE**

It is proposed to make a modification to the Inishannon Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include a new open space zoning at Farnahoe, Inishannon.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe access and based on a single entrance from the road. Existing natural boundaries should be retained and strengthened.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Inishannon is proposed as a key village in the Draft LAP, which has a sensitive scenic and environmental setting. It is intended that key villages be the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities and services. In the Draft LAP there are in excess of 12 ha of land zoned for residential development in Inishannon, which would yield almost an additional 300 dwellings units. The public water supply has capacity to accommodate additional development, however, a new waste water treatment plant is required in the village.

The subject lands, which are currently part of the Rural Housing Control Zone, are located to the northeast of the village centre of Inishannon and directly adjoin the development boundary proposed in the Draft Local Area Plan. These lands are triangular in shape and are bounded on two sides by public roads, the minor road Bothernasop and the N71. There are mature hedgerows along the boundaries of these lands and levels also fall gently from northwest to southeast.

These lands are located at the entrance to the village and all existing landscaping and natural boundaries should be retained and strengthened. These lands would form the transition from Rural Housing Control Zone to the built up area of the village. If these lands remain generally open and rural in character, there is some potential for individual dwellings at very low density, thereby reducing the pressure for individual houses in the countryside.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

**PROPOSED CHANGE NO. BDN 08.04.03**

**EXTEND DEVELOPMENT BOUNDARY AT LAHERFINEEN, INISHANNON TO INCLUDE NEW OPEN SPACE ZONING AT FARNAHOE, INISHANNON.**

**PROPOSED CHANGE**

It is proposed to make a modification to the Inishannon Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include a new open space zoning at Farnahoe, Inishannon.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

‘Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe access and based on a single entrance from the road. Existing natural boundaries should be retained and strengthened.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Inishannon is proposed as a Key Village in the Draft LAP, which has a sensitive scenic and environmental setting. It is intended that key villages be the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities and services.

In the Draft LAP there are in excess of 12 ha of land zoned for residential development in Inishannon, which would yield almost an additional 300 dwellings units in the Key Village. The public water supply has capacity to accommodate additional development, however, a new waste water treatment plant is required in the village.

These lands form part of the Rural Housing Control Zone and are located to the northeast of the village. These lands are removed from the existing development boundary of Inishannon and are located at the northeastern end of Bothernasop. There is a gentle rise in levels on these lands, with levels rising to the northwest.

When these lands are taken in conjunction with other changes contained in the Proposed Amendment document, these lands would lie in close proximity to the amended development boundary of the village and would be suitable as lands, which are primarily open space on the approach to Inishannon.

If these lands remain generally open and rural in character, there is some potential for individual dwellings at very low density, thereby reducing the pressure for individual houses in the countryside.

**MANAGER’S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



**PROPOSED CHANGE NO. BDN 08.04.04**

**EXTEND DEVELOPMENT BOUNDARY AT LAHERFINEEN, INISHANNON TO INCLUDE AN EXTENSION TO R-04 AND THE AMENDMENT OF THE SPECIFIC OBJECTIVE R-04.**

**PROPOSED CHANGE**

It is proposed to make a modification to the Inishannon Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include an extension to R-04 and the amendment of the specific objective R-04.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a modification of the specific objective R-04 to be replaced by the following:

'Medium density residential development, including the retention of natural boundaries and the provision of a 10 metre wide broad leaf tree planted buffer along the northern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Inishannon is proposed as a Key Village in the Draft LAP, which has a sensitive scenic and environmental setting. It is intended that key villages be the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities and services. In the Draft LAP there are in excess of 12 ha of land zoned for residential development in Inishannon, which would yield almost an additional 300 dwellings units. The public water supply has capacity to accommodate additional development, however, a new waste water treatment plant is required in the village.

These lands lie immediately to the north of the proposed development boundary for Inishannon and to the north of the proposed specific zoning objective R-04. It is considered that the lands in question are sensitive to development and are visually prominent. The subject lands comprise of .55 hectares and could yield up to an additional 14 dwellings in the village.

The proposed specific objective on the lands takes account of the sensitivity of these lands by requiring that a 10 metre wide tree planted buffer is provided along the northern boundary. The northern extent of this proposed amendment follows an existing contour line.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



**MAP**

**PROPOSED CHANGE NO. BDN 08.05.01****EXTEND DEVELOPMENT BOUNDARY AT BALLINADEE TO INCLUDE AN EXTENSION OF R-01****PROPOSED CHANGE**

It is proposed to make a modification to the Ballinadee Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include an extension to R-01.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

Ballinadee is designated as a village within the settlement network in the Draft LAP. It is intended that villages should encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

In the Draft LAP there are 3.6 hectares of land zoned for residential development in Ballinadee, which could yield up to an additional 64 dwellings in the village. There are no public sewerage facilities available and public water supply is available, but limited.

In this context, the lands in question gently fall from north to south and lie to the immediate northwest and west of lands, which are proposed for residential zoning in Ballinadee. To the immediate south of these lands there is an existing small residential development. These lands form part of the field within which the draft specific zoning objective R-01 is proposed in the eastern part. It is considered that the proposed change is a small extension to the proposed zoning objective R-01 and having regard to the topography of the land and its proximity to the village centre, that the entire field is suitable for residential development. This proposed extension would yield up to an additional 15 dwellings in Ballinadee.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.05.02**

**EXTEND DEVELOPMENT BOUNDARY AT BALLINADEE TO INCLUDE THE PROVISION OF A NEW RESIDENTIAL ZONING AT CLONCOUSE, BALLINADEE.**

**PROPOSED CHANGE**

It is proposed to make a modification to the Ballinadee Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include the provision of a new residential zoning at Cloncouse, Ballinadee.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include the retention of natural boundaries and the provision of a landscaping buffer along the southern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Ballinadee is designated as a village within the settlement network in the Draft LAP. It is intended that villages should encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. In the Draft LAP there are 3.6 hectares of land zoned for residential development in Ballinadee, which could yield up to an additional 64 dwellings in the village.

There are no public sewerage facilities available in Ballinadee, public water supply is available, but limited. Given the lack of public services in the village, it is also considered that there is sufficient land zoned within the development boundary including the proposed amendment 08.05.01 for residential development for the life of this plan and which allows for a doubling of the size of the village.

The lands proposed as part of this amendment are located on the southern side of Ballinadee Creek, comprise of 0.55 hectares and form part of a large field within which levels rise to the south up to a playing pitch. The field within which these lands are located form part of the attractive backdrop to the village and should remain outside of the development boundary. These lands are prominent to the south of the village, are detached from the main street and to develop any dwellings on these lands would visually detract from the attractiveness of the village. It is considered that the proposed amendment should be omitted.

**MANAGER'S RECOMMENDATION:**

***OMIT THE PROPOSED CHANGE***

**PROPOSED CHANGE NO. BDN 08.05.03****EXTEND DEVELOPMENT BOUNDARY AT BALLINADEE TO INCLUDE THE PROVISION OF A NEW OPEN SPACE ZONING AT CLONCOUSE, BALLINADEE.****PROPOSED CHANGE**

It is proposed to make a modification to the Ballinadee Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include the provision of a new open space zoning at Cloncouse, Ballinadee.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Passive Open Space.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES****Planning Issues**

These lands are planted, include mature trees and form part of the attractive setting of Ballinadee. The retention of this area as passive open space would help to maintain the character and attractiveness of Ballinadee.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.06.01**

**EXTEND DEVELOPMENT BOUNDARY AT BALLINSPITTLE TO INCLUDE A NEW RESIDENTIAL ZONING AT BALLYMACREDMOND.**

**PROPOSED CHANGE**

It is proposed to make a modification to the Ballinspittle Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include a new residential zoning at Ballymacredmond, Ballinspittle.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

‘Low density residential development to include street frontage development, a mixture of house types and sizes, the retention of natural boundaries and the provision of tree planting along the northern and eastern boundaries.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Ballinspittle is designated as a village within the settlement network in the Draft LAP. It is intended that villages should encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

In the Draft LAP for Ballinspittle there are 4.9 hectares of land zoned for residential development, which has the potential to yield 98 dwellings. Public water supply is from a bored well and is at capacity, there is also an issue with regard to water quality in Ballinspittle. The existing septic tank is also at capacity.

The lands the subject of this amendment comprise of 1.61 hectares, directly adjoin the proposed development boundary, are adjacent to the Catholic Church, are relatively flat and would have the potential to yield an additional 19 dwellings in Ballinspittle. Having regard to the fact that this land adjoins the development boundary and catholic church and lies in close proximity to the village centre and community facilities, it is considered that the proposed site is suitable for low density residential development. However, as outlined in the specific objective, all existing natural boundaries should be retained together with the provision of additional landscaping along the northern and eastern boundaries.

**MANAGER’S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**



**PROPOSED CHANGE NO. BDN 08.06.02**

**MODIFY PART OF O-01 TO PROVIDE FOR A NEW UTILITIES AND INFRASTRUCTURE ZONING OBJECTIVE AT KILMORE, BALLINSPITTLE**

**PROPOSED CHANGE**

It is proposed to make a modification to the Ballinspittle Zoning Map in Section 8 of the Draft Local Area Plan by modifying part of O-01 to provide for a new utilities and infrastructure zoning objective at Kilmore, Ballinspittle.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Maintain existing septic tank and percolation area.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

It is proposed in this change to indicate the site of the existing septic tank and percolation area and to ensure its maintenance as an important part of the village's infrastructure.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.06.03****ASSIMILATIVE CAPACITY OF RIVER IN BALLINSPITTLE: ADDITIONAL TEXT****PROPOSED CHANGE**

It is proposed to make a modification to the text in the Ballinspittle section of Chapter 8 of the Draft Local Area Plan to include additional text in the planning considerations.

The following additional text is proposed as paragraph 6.2.9:

'It should be noted that the assimilative capacity of the Ballinspittle River may be an issue for any future development.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

There are no new planning issues in relation to this change

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.06.04****EXTEND DEVELOPMENT BOUNDARY AT BALLINSPITTLE TO INCLUDE AN EXTENSION TO R-04.****PROPOSED CHANGE**

It is proposed to make a modification to the Ballinspittle Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include an extension to R-04.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

Ballinspittle is designated as a village within the settlement network in the Draft LAP. In the Draft LAP for Ballinspittle there are 4.9 hectares of land zoned for residential development, which has the potential to yield 98 dwellings. The proposed amendment 08.06.01 would allow for a further 19 dwellings in the village. Public water supply is from a bored well and is at capacity, there is also an issue with regard to water quality in Ballinspittle. The existing septic tank is also at capacity.

The subject lands, comprising of 0.69 hectares lie to the south and adjoin the proposed southern extent of the development boundary of the village. These lands are located on the approach to the village from Garretstown and within these lands there is a gentle fall in levels from west to east. These additional lands would form part of the transition from the Rural Housing Control Zone to the village and would form a minor extension to the very low density zoning R-04, upon which development is currently under construction. The proposed amendment would yield an additional 3 dwellings within the village of Ballinspittle and is considered as a minor extension to the development boundary.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.06.05****EXTEND DEVELOPMENT BOUNDARY AT BALLINSPITTLE TO INCLUDE A NEW RESIDENTIAL ZONING AT BALLYMACREDMOND.****PROPOSED CHANGE**

It is proposed to make a modification to the Ballinspittle Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include a new residential zoning at Ballymacredmond, Ballinspittle.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include a mixture of house types and sizes, the retention of natural boundaries and the provision of tree planting along the northern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The subject lands which comprise 0.81 hectares adjoin the Regional Road the R600 and lie to the northern end of Ballinspittle. These lands lie immediately to the north of the proposed development boundary of the village and are also to the immediate north of the proposed R-03 area. These lands are situated above road level, are above the level of the lands to the south and have the potential to yield an additional 10 dwellings. The specific objective requires the retention of natural boundaries and the provision of tree planting along the northern boundary.

Having regard to the extent of lands zoned for residential development in the village and the fact that these lands adjoin the proposed development boundary of Ballinspittle, it is considered that on balance the scale of any low density development on these lands comprising 0.81 hectares could be accommodated.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**MAP**

**PROPOSED CHANGE NO. BDN 08.07.01****EXTEND DEVELOPMENT BOUNDARY AT BELGOOLY TO INCLUDE EXTENSION OF R-01 AT LYBE, BELGOOLY AND THE AMENDMENT OF THE SPECIFIC OBJECTIVE R-01.****PROPOSED CHANGE**

It is proposed to make a modification to the Belgooly Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary north-eastwards to include an extension to R-01.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a modification of the specific objective R-01 to be replaced by the following:

'Low density residential development to include the maintenance of existing hedgerows, road improvement works at the north-eastern end of the site and the provision of a 10 metre wide landscaping buffer along the eastern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

9246							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Belgooly is designated as a village within the settlement network in the Draft LAP. It is intended that villages should encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

As part of the proposals in the Draft LAP for Belgooly there are 6.8 hectares zoned for residential development, which have the potential to yield 113 dwellings in the village. The existing septic tank is at capacity and primary treatment is required before any further development discharges to the sewer. Recent developments have used private waste water treatment plants to serve newly constructed dwellings. There are proposals to upgrade the water supply and sewerage system in Belgooly.

In this context the proposed lands comprise of 0.87 hectares and lie adjacent to the proposed eastern extent of the development boundary of the village. The road where these lands are located is poorly aligned. As part of this proposed amendment, the specific objective seeks road improvement works along the north-eastern boundary of the site, to improve the road alignment. It is considered that having regard to the required road improvement works and the provision of a 10 metre wide landscaping buffer along the eastern boundary up to an existing fence line that the proposed extension to R-01 would be in accordance with proper planning and sustainable development of the village. The subject lands would have the potential to yield an additional 10 dwellings and would form part of the development that is currently under construction on the lands to the immediate west.

It is considered that subject to this minor addition to R-01 and to the benefit that road improvement works will generate, that there is sufficient land zoned for residential development in Belgooly and in the Bandon Electoral Area.

One submission was received which sought to further extend the development boundary to the east to include approximately an additional 12 acres for residential development. However, to extend this site as proposed in submission no. 9246 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.07.02****EXTEND DEVELOPMENT BOUNDARY AT BELGOOLY TO INCLUDE EXTENSION OF O-01 AT LYBE, BELGOOLY.****PROPOSED CHANGE**

It is proposed to make a modification to the Belgooly Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary southwards to include an extension to O-01.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

This amendment proposes to extend the boundaries of the proposed specific objective O-01 to ensure that the entire lands used for sport and recreation uses are correctly mapped. The inclusion of additional lands used for sports and recreation uses does not raise any new planning issues.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



**PROPOSED CHANGE NO. BDN 08.07.03**

**AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE R-03 AT BELGOOLY**

**PROPOSED CHANGE**

It is proposed to make a modification to the text of the specific zoning objective R-03 in the Belgooly section of Chapter 8 of the Draft Local Area Plan to include additional text.

The existing text of R-03 should be replaced by the following:

'Medium density residential development including a high quality design and layout incorporating a mix of house types and sizes.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

This amendment proposes to include in the specific objective the need for a high quality design and layout for this site, having regard to the visual prominence of these lands, located in the centre of Belgooly. This change does not raise any new additional planning issues.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



**MAP**

**PROPOSED CHANGE NO. BDN 08.08.01****EXTEND DEVELOPMENT BOUNDARY AT CROSSBARRY TO INCLUDE AN ESTABLISHED RESIDENTIAL AREA AT KILLEEN.****PROPOSED CHANGE**

It is proposed to make a modification to the Crossbarry Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary south-eastwards to include an established residential area at Killeen.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

The proposed change involves the inclusion of two existing dwellings within the development boundary of the village. The inclusion of these existing dwellings does not raise any new planning issues in relation to Crossbarry.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.08.02****EXTEND DEVELOPMENT BOUNDARY AT CROSSBARRY TO INCLUDE EXTENSION OF R-01.****PROPOSED CHANGE**

It is proposed to make a modification to the Crossbarry Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary westwards to include an extension to R-01.

**RELEVANT SUBMISSIONS RECEIVED**

9446							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

The settlement of Crossbarry is designated as a village within the settlement network in the Draft LAP. It is intended that villages should encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

As part of the proposals in the Draft LAP for Crossbarry there are 8.4 hectares zoned for residential development, which have the potential to yield an additional 135 dwellings in the village. There is no public sewer serving the village and the most recent residential development in the village was served by a private waste water treatment plant. Public water supply is available and is considered adequate to meet with current needs, however, future development may be constrained by distribution network capacity.

These lands, the subject of this amendment, comprise 1.43 hectares and directly adjoin the western extent of the development boundary of the village, as proposed in the Draft LAP. These lands are flat and have attractive mature trees and hedgerows on the natural boundaries. It is considered that having regard to the location of this site, its topography and the potential yield from these lands of an additional 17 dwellings that this proposal is acceptable as an extension to R-01. The specific objective for R-01 also requires the maintenance of the attractive mature trees and hedgerows on these lands and that access be permitted only from the minor county road to the south.

One submission was received which sought that the density on these lands should be amended from low to medium density. However, to change the proposed density on these lands to medium density, as proposed in submission no. 9446 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.08.03****EXTEND DEVELOPMENT BOUNDARY AT CROSSBARRY TO INCLUDE A NEW RESIDENTIAL ZONING AT LISSAGROOM, CROSSBARRY.****PROPOSED CHANGE**

It is proposed to make a modification to the Crossbarry Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include a new residential zoning at Lissagroom, Crossbarry.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include the provision of serviced sites, the retention of natural boundaries and the provision of a broad leaf tree planted buffer along the southern boundary. A flood study may be required.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

These lands comprise of 4.55 hectares are located to the southern end of the village of Crossbarry and lie immediately to the south of the development boundary proposed in the Draft Local Area Plan. The Aughnaboy River flows through the site which is relatively flat and there are also attractive natural boundaries both within and on the boundaries of these lands. Opposite these lands an estate type development of approximately 50 dwellings is nearing completion.

Crossbarry is designated as a village within the settlement network in the Draft LAP. It is intended that villages should encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. There is no public sewer serving the village and the most recent residential development in the village was served by a private waste water treatment plant. Public water supply is available and is considered adequate to meet with current needs, however, future development may be constrained by distribution network capacity.

In the Draft LAP there are 8.4 hectares of land zoned for residential development, which would yield an additional 135 dwellings in the settlement. The proposed amendment 08.06.02 would also allow for an additional 17 dwellings in Crossbarry, in addition to the 135 already provided for. Having regard to the scale of the existing village and to the levels of infrastructure in Crossbarry, it is considered that there is adequate lands zoned for residential development in the village for the lifetime of this plan.

However, while it is considered that there is sufficient land zoned in the village for the lifetime of this Plan, on balance, these lands, which have to potential to yield 55 dwellings, are relatively flat, are contiguous to the development boundary and lie opposite an existing estate development and the specific objective would allow for a further mix of house types in the Crossbarry.

The specific objective also provides for the retention of natural boundaries and the provision of a broad leaf tree planted buffer along the southern boundary. The protection of natural boundaries would also relate to protection of the Aughnaboy River and the existing trees within the site that lie in close proximity to the river. The proposed change should be accommodated in the plan if possible.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE***





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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.10.01****EXTEND DEVELOPMENT BOUNDARY AT KILBRITTAIN TO PROVIDE FOR A NEW UTILITIES AND INFRASTRUCTURE ZONING OBJECTIVE AT KILBRITTAIN****PROPOSED CHANGE**

It is proposed to make a modification to the Kilbrittain Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary southeastwards to provide for a new utilities and infrastructure zoning objective at Kilbrittain.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Proposed sewage treatment plant.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

It is proposed in this amendment to indicate the site of the proposed sewage treatment plant and to ensure its maintenance as an important part of the village's infrastructure in the future.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.10.02****EXTEND DEVELOPMENT BOUNDARY AT KILBRITTAIN TO INCLUDE NEW OPEN SPACE ZONING OBJECTIVE AT GLANDUFF****PROPOSED CHANGE**

It is proposed to make a modification to the Kilbrittain Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary southwards to provide for a new open space zoning objective at Glanduff.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Open Space to include the maintenance of playing pitch.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

It is considered that in general these subject lands should be reserved and maintained as open space in order to protect this prominent site, to the south of the Main Street from development and to maintain a much-needed resource for the community in tandem with the continuing growth of Kilbrittain.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

**PROPOSED CHANGE NO. BDN 08.10.03****EXTEND DEVELOPMENT BOUNDARY AT KILBRITTAIN TO INCLUDE A NEW EDUCATIONAL, INSTITUTIONAL AND CIVIC ZONING OBJECTIVE AT GLANDUFF****PROPOSED CHANGE**

It is proposed to make a modification to the Kilbrittain Zoning Map in Section 8 of the Draft Local Area Plan to extend the development boundary westwards to include a new educational, institutional and civic zoning objective at Glanduff, to facilitate an extension to the school.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Extension to school.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The lands the subject of the proposed amendment are reserved for an extension to the school and the proposed change will ensure the reservation of the subject lands for educational use in the village.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.10.04****AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE R-02 AT KILBRITTAIN.****PROPOSED CHANGE**

It is proposed to make a modification to the text of the specific zoning objective R-02 in the Kilbrittain section of Chapter 8 of the Draft Local Area.

The existing text of R-02 should be replaced by the following:

'Low density residential development to include the maintenance and strengthening of natural hedgerows, protection of the stream and the provision of a 20 metre wide landscaping buffer along the northern boundary. A flood study may be required.'

**RELEVANT SUBMISSIONS RECEIVED**

9036							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

One submission was received which sought that the issue regarding the need for a flood study should be mandatory. However, it is considered that the requirement for a flood study in relation to the development of these lands would be assessed as part of the preplanning and development control process and would depend on factors such as the scale, form, layout etc of any proposal. There are no new planning issues in relation to this change.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.10.05****AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE R-03 AT KILBRITTAIN.****PROPOSED CHANGE**

It is proposed to make a modification to the text of the specific zoning objective R-03 in the Kilbrittain section of Chapter 8 of the Draft Local Area Plan.

The existing text of R-03 should be replaced by the following:

'Low density residential development to include the maintenance and strengthening of natural hedgerows, protection of the stream, the provision of a 20 metre wide landscaping buffer along the northern boundary and the provision of an amenity walk along the northern boundary. A flood study may be required.'

**RELEVANT SUBMISSIONS RECEIVED**

9036							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

One submission was received which sought that the issue regarding the need for a flood study should be mandatory. However, it is considered that the requirement for a flood study in relation to the development of these lands would be assessed as part of the preplanning and development control process and would depend on factors such as the scale, form, layout etc of any proposal. There are no new planning issues in relation to this change.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.10.06****AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE R-04 AT KILBRITTAIN.****PROPOSED CHANGE**

It is proposed to make a modification to the text of the specific zoning objective R-04 in the Kilbrittain section of Chapter 8 of the Draft Local Area Plan.

The existing text of R-04 should be replaced by:

'Medium density residential development to include the maintenance and strengthening of natural hedgerows and the provision of a landscaping buffer along the southern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

Outline permission exists on part of these lands for residential development. To the south of these lands lies Glanduff Wood, an area of designated scenic landscape. This proposed change specifies that existing natural hedgerows are maintained and strengthened and also seeks to ensure that an additional landscaping buffer is provided along the southern boundary. The inclusion of a tree planted buffer along the southern boundary will protect and strengthen Glanduff Wood.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**





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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.11.01****EXTEND DEVELOPMENT BOUNDARY AT NEWCESTOWN TO INCLUDE AN EXTENSION TO R-01 AT COOLANAGH, NEWCESTOWN.****PROPOSED CHANGE**

It is proposed to make a modification to the Newcestown Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include an extension to R-01 at Coolanagh, Newcestown.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

This proposed change provides for a 0.27 hectare extension to the proposed residential zoning R-01, so that the area proposed for residential development is not reduced by the conversion of part of the site for use as a cemetery.

This proposed change should be read in conjunction with the proposed change BDN 08.11.02.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.11.02**

**MODIFY PART OF R-01 TO INCLUDE A NEW EDUCATIONAL, INSTITUTIONAL AND CIVIC ZONING OBJECTIVE AT COOLANAGH, NEWCESTOWN**

**PROPOSED CHANGE**

It is proposed to make a modification to the Newcestown Zoning Map in Section 8 of the Draft Local Area Plan by modifying part of R-01 to provide for a new educational, institutional and civic zoning objective at Coolanagh, Newcestown.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Extension to cemetery.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

This amendment will allow for an extension to the existing cemetery in Newcestown village and should be read in conjunction with the proposed change BDN 08.11.01.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.11.03****EXTEND DEVELOPMENT BOUNDARY AT NEWCESTOWN TO INCLUDE A NEW OPEN SPACE ZONING OBJECTIVE AT NEWCESTOWN****PROPOSED CHANGE**

It is proposed to make a modification to the Newcestown Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include a new open space zoning at Newcestown.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Maintain existing pitch and putt club.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

This proposed change will bring the existing pitch and putt course in Newcestown within the development boundary of the village as an area of open space. The proposed change does not raise any new planning issues.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.11.04**

**AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE R-02 AT NEWCESTOWN.**

**PROPOSED CHANGE**

It is proposed to make a modification to the text of the specific zoning objective R-02 in the Newcestown section of Chapter 8 of the Draft Local Area Plan to include additional text to maintain existing tennis courts.

The existing text of R-02 should be replaced by the following:

‘Medium density residential development to include the provision of frontage housing and the maintenance of existing tennis courts.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

While R-02 will provide residential zoning in Newcestown, the tennis courts are an important asset to the community and should be maintained. The specific objective for the land allows for residential development, particularly street frontage as is appropriate to its village location and the retention and maintenance of the tennis courts.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.11.05****EXTEND DEVELOPMENT BOUNDARY AT NEWCESTOWN TO INCLUDE A NEW RESIDENTIAL ZONING AT NEWCESTOWN.****PROPOSED CHANGE**

It is proposed to make a modification to the Newcestown Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include a new residential zoning at Newcestown.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include the provision of serviced sites, based on a single entrance from the public road and the provision of a landscaping buffer along the southern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

9401							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

These lands, which comprise of 1.15 hectares, are located towards the eastern end of the village of Newcestown and adjoin the eastern edge of the development boundary proposed in the draft Local Area Plan. Within the development boundary on the approach road to this site there are a number of individual dwellings fronting directly onto the public road and similarly to the east there are further individual dwellings.

Newcestown is designated as a village in the settlement network in the Draft LAP. It is intended that villages should encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. Newcestown does not have a public sewer and the water supply serving the village comes from a bored well source, however, there is no reservoir serving the village.

Having regard to the pattern of development to the east and west of these lands, the location of these lands in close proximity to the centre of the village and to the level of services in the village, It is considered on balance to develop these lands for low density residential development, yielding c. 14 dwellings, would be in accordance with the proper planning and development of the village.

The specific objective relating to these lands requires the provision of serviced sites which would be in keeping with the pattern of existing development in the village and would also reduce the pressure for individual houses in the countryside.

One submission was received which sought that the density proposed on these lands should be increased from low to medium density. However, to change the proposed density on these lands to medium density, as proposed in submission no. 9401 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***





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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.12.01**

**DELETE OPEN SPACE ZONING O-02 AT OLD CHAPEL, EXTEND DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT KNOCKNAGARRANE AND TO INCLUDE A NEW COMMERCIAL ZONING OVER THE ENTIRE AREA**

**PROPOSED CHANGE**

It is proposed to make a modification to the Old Chapel Zoning Map in Section 8 of the Draft Local Area Plan by deleting O-02, extending the development boundary to the west to include lands at Knocknagarrane and to provide a new commercial zoning objective over the entire area.

*NOTE: This will result in a consequential change in the Bandon Green Belt Map in Section 3 of the Draft Local Area Plan.*

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

‘Hotel and ancillary uses, based on a single entrance off the existing access road serving “Castlewoods” and to include the maintenance and strengthening of natural boundaries. Any proposals for development shall include detailed proposals for the provision of open space on the lands to the west of the access road, which currently serves the rugby club. Measures to protect the existing stream will also be required.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The relevant planning issue in this case is whether or not it is appropriate to designate this site for commercial development or open space use.

It is considered that having regard to the prominent location of this site adjoining the N71 within the 60km/ph speed limit, it’s proximity to Bandon town, the nature of surrounding uses and the size of this site, that these lands are suitable, in part for development. These lands mark the entrance to Old Chapel and to the outskirts of Bandon town and having regard to the mixed nature of surrounding uses, the ease of access to this site and to the lack of a range of hotel accommodation within the town, it is considered that part of this site would be suitable for use, as a hotel.

However, while also having regard to the visual prominence of this site at the western end of Old Chapel adjoining the N71 to the south and an area of existing open space to the north, it is also considered that open space should be provided on this site, on the lands to the west of the access road which serves the rugby club.

The specific objective also requires that measures should be taken to protect the existing stream along the northern boundary and that existing natural boundaries are maintained.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.12.02**

**EXTEND DEVELOPMENT BOUNDARY AT OLD CHAPEL TO INCLUDE NEW COMMERCIAL ZONING AT KNOCKNAGARRANE**

**PROPOSED CHANGE**

It is proposed to make a modification to the Old Chapel Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include a new commercial zoning at Knocknagarrane.

*NOTE: This will result in a consequential change in the Bandon Green Belt Map in Section 3 of the Draft Local Area Plan.*

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new commercial specific zoning objective as follows:

‘Non-retail commercial – suitable for car showroom development and based on access through the existing commercial development to the east.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The relevant planning issue in this case is whether the land zoned for non-retail commercial is appropriate and whether the site is suitable for this purpose. It is considered that as this land is adjacent to existing commercial and compatible uses, lies partly within the 60 km/ph speed limit and is very gently sloping that this site is on balance, suitable for a non-retail commercial car showroom development.

To ensure no new access points onto the N71, particularly onto an area where the national speed limit applies, the specific zoning objective specifies that there would be no new access points onto the N71 and access to this site would be through the existing commercial development to the east.

**MANAGER’S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.12.03****EXTEND DEVELOPMENT BOUNDARY AT OLD CHAPEL TO INCLUDE NEW RESIDENTIAL ZONING AT KNOCKNAGARRANE.****PROPOSED CHANGE**

It is proposed to make a modification to the Old Chapel Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the southwest to include a new residential zoning at Knocknagarrane.

*NOTE: This will result in a consequential change in the Bandon Green Belt Map in Section 3 of the Draft Local Area Plan.*

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new residential specific zoning objective as follows:

'Low density residential development - serviced sites, to include the retention of natural boundaries and the provision of landscaping buffers along the northern and southern boundaries.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Old Chapel is designated as a village in the Draft LAP. It is intended that villages should encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

In the Draft LAP there are 9.7 hectares of land zoned for residential development in Old Chapel, which could yield an additional 152 dwellings. The public sewer is linked to Bandon, where the network is inadequate and limits possibilities for future development. In order for Old Chapel to develop, improvements to the public sewerage network are required.

The lands, which are the subject of this change, are located to the southwest of the village of Old Chapel and comprise 1.61 hectares. The relevant planning issue is whether the proposed change to include this site for additional low density residential zoning is in line with the proper planning and sustainable development of Old Chapel.

While there is ample land zoned within the development boundary, it is considered that, on balance, this site is suitable for residential development, subject to a satisfactory layout and design of any dwellings proposed. Having regard to the elevated location of this site, its sloping topography together the visual prominence of any development on these lands when viewed from the N71, in particular, it is important that any layout and any dwellings constructed on this site should be appropriately designed to take account of the sites topography. Therefore, it is proposed to modify the proposed amendment to ensure that any development on this site is also subject to a satisfactory design and layout.

It is also important that landscaping buffers are provided along the northern and southern boundaries to minimise any visual impacts associated with residential development on this site, particularly when viewed from the N71. It is considered that the provision of serviced sites, allowing for single storey dwellings only, would also help to reduce some of the pressure for individual housing in the countryside close to Bandon town.

**MANAGER'S RECOMMENDATION:*****MODIFY THE PROPOSED CHANGE***

It is proposed to modify the proposed change as follows:

'Low density residential development – serviced sites, subject to a satisfactory design and layout, to include the retention of natural boundaries and the provision of landscaping buffers along the northern and southern boundaries.

**MAP**

**PROPOSED CHANGE NO. BDN 08.13.01****NEW RESIDENTIAL ZONING AT CURRA, RIVERSTICK.****PROPOSED CHANGE**

It is proposed to make a modification to the Riverstick Zoning Map in Section 8 of the Draft Local Area Plan by including a new residential zoning objective at Curra, Riverstick.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Medium density residential development to include the provision of frontage housing and the provision of a public car park at the western end of the site.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

These lands are located close to the centre of Riverstick and are to the west of the main road that runs through the village. These lands are also situated above the level of dwellings and other structures that front directly onto the main road and were zoned for housing in the 1996 County Development Plan.

The lands subject to this amendment comprise of c. 0.39 hectares and could yield up to 10 units. The specific zoning objective provides for medium density development to include the provision of a public car park at the western end of the site. The provision of a public car park as part of this site would provide for public parking in close proximity to the church and would also benefit the village by allowing for parking facilities off the R600.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



**PROPOSED CHANGE NO. BDN 08.13.02**

**EXTEND DEVELOPMENT BOUNDARY AT RIVERSTICK TO PROVIDE FOR A NEW UTILITIES AND INFRASTRUCTURE ZONING OBJECTIVE AT CURRA, RIVERSTICK**

**PROPOSED CHANGE**

It is proposed to make a modification to the Riverstick Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary southwards to provide for a new utilities and infrastructure zoning objective at Curra, Riverstick.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Maintain existing sewage treatment plant.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

This change is intended to indicate and maintain the site of the treatment plant in the village of Riverstick.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

**PROPOSED CHANGE NO. BDN 08.13.03**

**AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE R-02 AT RIVERSTICK.**

**PROPOSED CHANGE**

It is proposed to make a modification to the text of the specific zoning objective R-02 in the Riverstick section of Chapter 8 of the Draft Local Area Plan to include additional text to increase the buffer between the proposed residential development and the existing sewage treatment plant.

The existing text of R-02 should be replaced by the following:

‘Low density residential development to include the provision of a nursing home, an amenity walk along the river and measures to protect the flood plain. A minimum 50 metre wide buffer of open space, to include a 10 metre wide broadleaf tree planted buffer, shall be provided at the southern end of the site. A flood study may be required.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

The proposed change is intended to increase the buffer between this site and the existing waste water treatment plant to the south. A minimum of 50 metres separation is required between the waste water treatment plant and any development on this site. The specific objective also requires that a 10 metre wide tree planted buffer should also be provided along the southern boundary.

**MANAGER’S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.13.04****EXTEND DEVELOPMENT BOUNDARY AT RIVERSTICK TO INCLUDE AN EXTENSION TO R-01 AT CORRURAGH AND BOULALING AND THE AMENDMENT OF THE SPECIFIC OBJECTIVE R-01.****PROPOSED CHANGE**

It is proposed to make a modification to the Riverstick Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include an extension to R-01 at Corruragh and Boulaling.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a modification of the specific objective R-01 to be replaced by the following:

'Low density residential development to include the provision serviced sites, a crèche, a 10 metre broadleaf tree planted buffer along the northern boundary and the retention and strengthening of landscaping along the eastern and western boundaries.'

**RELEVANT SUBMISSIONS RECEIVED**

9119							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The relevant planning issue in this case is whether the proposed extension of R-01 is appropriate and if these lands are suitable for low density residential development. These lands comprise c. 4 hectares and are bounded to the east by the R600. Within these lands levels rise steeply to the west. The River Stick also flows through the eastern end of these lands, close to the R600. These lands, zoned for low density would have the potential to yield an additional 48 dwellings in the village and would allow for an extension to the developments Cnoc Ard and Cnoc Abhann currently under construction.

The specific objective on these lands specifies the need for serviced sites to be provided on these lands, which would allow for an improvement to the range of house types in the village. The objective also requires the provision of a crèche on these lands to serve both this and other developments in the village.

These lands are steeply sloping to the west and the objective requires the retention and strengthening of landscaping along this boundary. Similarly, as these lands are visible on the approach to Riverstick from the north, the objective also requires the provision of a 10 metre broadleaf tree planted buffer along the northern boundary. This 10 metre broadleaf buffer would establish the northern limit for development in the village and would also mark the entrance to the village.

One submission was received which proposes that the density of these lands be amended from low to medium. However, to change the proposed density on these lands to medium density, as proposed in submission no. 9119 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.13.05**

**EXTEND DEVELOPMENT BOUNDARY AT RIVERSTICK TO INCLUDE A NEW RESIDENTIAL ZONING AT BALLINVRAGNOSIG, RIVERSTICK.**

**PROPOSED CHANGE**

It is proposed to make a modification to the Riverstick Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include a new residential zoning at Ballinvragnosig.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

‘Very low density residential development – serviced sites, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based on a single entrance from the cul de sac.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The subject lands, which comprise 2 hectares, lie to the west of an existing ribbon of dwellings on the southeast of Riverstick. These lands are detached from the village and are located in a relatively elevated position, overlooking the village to the north. These lands also overlook the busy Regional Road, the R600. Within these lands levels fall steeply to the south and there are existing palm trees on the boundaries. The existing treatment plant serving the village, lies in close proximity to this site on the northwest.

It is considered that the Draft Local Area Plan together with the proposed amendments that are recommended for adoption in Riverstick provide for an ample supply of land for new housing in the village and within the Bandon Electoral Area as a whole. In the village of Riverstick residentially zoned lands will yield c. 129 units over the lifetime of this plan.

However, whilst there may be concerns that any additional lands at this location may impact on the setting and scale of the village, on balance, it is considered that this change should be accommodated in the plan if possible. The specific objective has had regard to the sensitive nature of these lands, on a hillside, and the specific objective specifies very low density residential development, serviced sites, which would yield c. 10 dwellings. It is considered that the scale of this amendment could be accommodated in the village of Rivestick.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE***



**MAP**

**PROPOSED CHANGE NO. BDN 08.14.01****EXTEND DEVELOPMENT BOUNDARY AT AGHYOHIL TO INCLUDE NEW RESIDENTIAL ZONING AT KILNAMEELA****PROPOSED CHANGE**

It is proposed to make a modification to the Aghyohil Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include new residential zoning at Kilnameela.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include the provision of frontage housing and the maintenance of existing trees along the eastern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Aghyohil is designated as a village nucleus in the Draft Local Area Plan. It is the objective to preserve the character of village nuclei and to encourage small scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.

These lands, which comprise 0.48 hectares, are located in close proximity to Aghyohil Cross Roads and directly adjoin the development boundary proposed in the Draft LAP. These lands also lie directly opposite lands zoned as R-01 in the Draft Plan.

Aghyohil does not have a public sewer and there is a Group Water Scheme serving the village. Having regard to the scale of Aghyohil, the proximity of these lands to Aghyohil Cross Roads, the potential of these lands to yield c. 6 additional dwellings, it is considered that these lands would be appropriate for low density residential development.

The specific objective for these lands allows for frontage housing, which would add to the village type character of this small settlement and be of an appropriate scale for Aghyohil. To minimise the visual impact of any development on these elevated lands, the existing trees on the eastern boundary should be retained.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**



**PROPOSED CHANGE NO. BDN 08.14.02****EXTEND DEVELOPMENT BOUNDARY AT AGHYOHIL TO INCLUDE NEW RESIDENTIAL ZONING AT AGHYOHIL MORE****PROPOSED CHANGE**

It is proposed to make a modification to the Aghyohil Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the east to include new residential zoning at Aghyohil More.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include the provision of a 10 metre broadleaf tree planted buffer along the eastern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

These lands are located on the eastern side of the minor county road that links Aghyohil Cross Roads with the Catholic church in Aghyohil. These lands are situated in an elevated hilltop location and afford extensive views to the east and southeast.

Aghyohil does not have a public sewer and there is a Group Water Scheme serving the village. It is considered that having regard to the scale of Aghyohil and the proximity of these lands to Aghyohil Cross Roads, that on balance, these lands could be included within the development boundary of the settlement. These lands comprise of 0.61 hectares and have the potential to yield an additional c. 7 dwellings in the village.

However, these lands are located in a hill top location affording extensive views and the specific objective requires the provision of a 10 metre broadleaf tree planted buffer along the eastern boundary to minimise the visual impact of any development on the site.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.17.01**

**AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE GEN-01 IN BALLYHEADA**

**PROPOSED CHANGE**

It is proposed to make a modification to the text of the specific zoning objective GEN-01 in the Ballyheada section of Chapter 8 of the Draft Local Area Plan.

The existing text of GEN-01 should be replaced by the following:

‘Before any development can take place in Ballyheada, an Action Area Plan must be submitted for all of the lands within the development boundary. The Action Area Plan must address the provision for new residential development of an appropriate scale to respect the rural character of the area, public open space, community facilities, a local shop, creche and nursing home. No development may take place within the development boundary until such time as sewage disposal and surface water disposal are agreed with the Council’s Infrastructure Sanitary and Environmental departments. Agreements on improvements to access roads is a prerequisite to development.’

**RELEVANT SUBMISSIONS RECEIVED**

9376							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

It is proposed to modify the text of the specific objective contained in the Draft LAP to ensure that any Action Area Plan submitted for all of the lands within the development boundary provides for new residential development of “an appropriate scale” and which also respects the “rural character of the area”, in addition to all of the other issues that should to be addressed or included in the objective contained in the Draft LAP.

One submission was received which outlined that having regard to the fact that Ballyheada was designated as a village nucleus, suitable for small scale expansion, it was considered that the settlement should clearly not need the facilities which were required in an Action Area Plan. It is considered in the submission that residential development of an appropriate village nucleus scale would not require public open space, community facilities, a local shop, crèche and nursing home given that development in a village nucleus should consist of small scale expansion.

However, the development boundary proposed for Ballyheada reflects the extent of the development boundary identified for the settlement in the 1996 County Development Plan. It is considered that having regard to the extent of the development boundary and the scale of Ballyheada that if any residential development is to take place within the development boundary, during this plan period, that the existing community should also benefit through the provision of improved community facilities and areas of amenity, to allow for a more sustainable and appropriate form of development which does not consist solely of additional dwellings in the settlement. It is considered that the proposed change as published should be adopted.

**MANAGER’S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



**PROPOSED CHANGE NO. BDN 08.18.01**

**EXTEND DEVELOPMENT BOUNDARY AT CROSSMAHON TO INCLUDE ADDITIONAL LANDS AT KNOCKNAGARRANE**

**PROPOSED CHANGE**

It is proposed to make a modification to the Crossmahon Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the southwest to include additional lands at Knocknagarrane.

*NOTE: This will result in a consequential change in the Bandon Green Belt Map.*

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

Crossmahon is designated as a village nucleus in the Draft LAP. It is intended that the rural character of village nuclei should be preserved and small-scale expansion is encouraged generally through low density individual or multiple housing and other development, in tandem with the provision of services.

The lands the subject of the proposed amendment, comprise 0.39 hectares and are located to the southwest of the primary school and to the south of the public house. While Crossmahon has access to a public water supply, there is no public sewer in the settlement and therefore development is limited to small scale development of individual houses served by individual septic tanks or treatment systems. This minor extension to the development boundary is considered as acceptable.

**MANAGER’S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.19.01****EXTEND DEVELOPMENT BOUNDARY AT DUNDERROW TO INCLUDE NEW RESIDENTIAL ZONING AT HORSEHILL BEG.****PROPOSED CHANGE**

It is proposed to make a modification to the Dunderrow Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the northwest to include new residential zoning at Horsehill Beg.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include the provision of broad leaf planting along the north-western boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The lands, subject of the proposed change, are located to the west of the village and are bounded to the immediate north by the Kinale-Bandon road, the R605. The school is located in close proximity to this site, to the south. While Dunderrow has a public water supply, having regard to the level of development that has taken place in the settlement since 1996, the existing water network is inadequate to accommodate additional development. There is no public sewer in the village and therefore, development is limited to small scale development. A recently developed new residential development is served by a private waste water treatment plant

The relevant planning issues are whether the proposed amendment to allow additional lands for low density residential development, is in line with the proper planning and sustainable development of Dunderrow. The site of the proposed change has an area of 1.41 hectares and would have a potential yield of c. 17 dwellings, any dwellings constructed on this site could form part of an extension to the existing estate to the east.

Access to this site should be from the existing estate road or from the minor county road to the south and no access to this site shall be taken from the Regional Road, the R605. To ensure that no access would be taken from the R605, it is proposed to modify the proposed amendment.

**MANAGER'S RECOMMENDATION:*****MODIFY THE PROPOSED CHANGE***

It is proposed to modify the proposed change to the following:

'Low density residential development to include the provision of broad leaf planting along the north-western boundary. Access shall be through the existing estate development or from the minor county road to the south, no access to this site shall be made from the R605.'



**PROPOSED CHANGE NO. BDN 08.19.02**

**EXTEND DEVELOPMENT BOUNDARY AT DUNDERROW TO INCLUDE EXTENSION OF R-02 AT HORSEHILL MORE (SOUTH) AND THE AMENDMENT OF THE SPECIFIC OBJECTIVE R-02**

**PROPOSED CHANGE**

It is proposed to make a modification to the Dunderrow Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south-east to include an extension to R-02.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a modification of the specific objective R-02 to be replaced by:

'Low density residential development to include a mixture of house types and sizes and the provision of a broadleaf landscaping buffer along the southern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

Dunderrow is designated as a village nucleus in the Draft LAP and it is the objective of the LAP to preserve the character of village nuclei and to encourage small scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services. Dunderrow has a public water supply however, having regard to the level of development that has taken place in the settlement since 1996, the existing water network is inadequate to accommodate additional development. There is no public sewer in the village and development is limited to small scale development. A recently developed new residential development is served by a private waste water treatment plant.

The subject lands comprise of 1.11 hectares and lie immediately to the south of an existing estate development in Dunderrow, which consists of terraced housing. These lands also directly adjoin the development boundary proposed and access to these lands could be taken from the access road, which serves the existing terraced dwellings. Having regard to the fact that this site adjoins the development boundary of Dunderrow and that the topography of the land is generally suitable for development, it is considered that the inclusion of these lands within the development boundary would not be contrary to the proper planning and development of the village. The lands would yield approximately 13 dwellings, which could be accommodated in a settlement of this scale.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

**PROPOSED CHANGE NO. BDN 08.19.03**

**EXTEND DEVELOPMENT BOUNDARY AT DUNDERROW TO INCLUDE EXTENSION OF R-01 AT LEIGHMONEY MORE AND THE AMENDMENT OF THE SPECIFIC OBJECTIVE R-01.**

**PROPOSED CHANGE**

It is proposed to make a modification to the Dunderrow Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the southwest to include an extension to R-01.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a modification of the specific objective R-01 to be replaced by:

‘Very low density residential development, individual serviced sites to include the retention and strengthening of natural boundaries and the provision of a tree planted buffer along the southern boundary.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The subject lands directly adjoin the development boundary for Dunderrow, proposed in the Draft LAP and lie to the southwest of the centre of Dunderrow. It is proposed to extend the development boundary of Dunderrow to allow for an extension to R-01 by including these lands, which comprise of 0.70 hectares. Construction has commenced on R-01 and the existing permitted development consists of 12 no. dwellings, permitted at very low density. It is considered that this minor extension to R-01, which would yield up to an additional 3 dwellings on these lands zoned for very low density, would be in accordance with proper planning and development.

These lands are also located in a locally elevated area and to minimise the visual impact on the landscape, the specific objective also requires the provision of a tree planted buffer along the southern boundary.

**MANAGER’S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.19.04****EXTEND DEVELOPMENT BOUNDARY AT DUNDERROW TO INCLUDE TO INCLUDE A NEW RESIDENTIAL ZONING AT KNOCKSMALL.****PROPOSED CHANGE**

It is proposed to make a modification to the Dunderrow Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the northwest.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include the provision of broad leaf planting along the north-western boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

9277							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The lands, subject of the proposed change, are located to the west of the village and are located immediately to the west of the proposed amendment BDN 08.19.01. These lands are also bounded to the immediate north by the Kinsale-Bandon road, the R605.

These lands comprise 0.8 hectares and would have a potential yield of 10 dwellings. The dwellings could form part of an extension to the existing estate to the east. The scale of growth associated with this change and the other proposed changes are considered reasonable for a settlement such as Dunderrow. However, access to this site should be from the existing estate road to the east through the lands that are subject to BDN 08.19.01. No access to this site shall be taken from the Regional Road, the R605.

While Dunderrow has a public water supply, having regard to the level of development that has taken place in the settlement since 1996, the existing water network is inadequate to accommodate additional development. There is no public sewer in the village and therefore, development is limited to small scale development. A recently developed new residential development is served by a private waste water treatment plant

One submission was received which sought to further extend the development boundary to the west to provide additional lands for residential development. However, to extend the development boundary further west, as proposed in submission no. 9277 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

**MANAGER'S RECOMMENDATION:*****MODIFY THE PROPOSED CHANGE***

It is proposed to modify the proposed change to the following:

'Low density residential development to include the provision of broad leaf planting along the north-western boundary. Access shall be through the existing estate development or from the minor county road to the south, no access to this site shall be made from the R605.'

**MAP**

**PROPOSED CHANGE NO. BDN 08.20.01**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCLUDE LANDS AT GAGGAN**

**PROPOSED CHANGE**

It is proposed to make a modification to the Gaggan Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the southwest to include additional lands at Gaggan.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

This proposed amendment to the development boundary, to extend the boundary to the south-west, is to include land that reflects planning permission granted under Ref. 03/6216.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.20.02****EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT GAGGAN****PROPOSED CHANGE**

It is proposed to make a modification to the Gaggan Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the south to include additional lands at Gaggan.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

The lands, subject of the proposed amendment, are located to the southeast of the centre of Gaggan. While Gaggan does have access to a public water supply, there is no public sewer and therefore development is limited to small scale development of individual houses served by individual septic tanks or treatment systems. The site of the proposed amendment comprises 0.27 ha, which if developed at very low density would yield c. 1 additional dwelling. It is considered that the proposed amendment constitutes a minor extension to the development boundary of Gaggan.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.20.03****DELETE OPEN SPACE ZONING O-01 AND REPLACE WITH A NEW RESIDENTIAL ZONING AT GAGGAN****PROPOSED CHANGE**

It is proposed to make a modification to the Gaggan Zoning Map in Section 8 of the Draft Local Area Plan by deleting the zoning objective O-01 and replace with a new residential zoning objective at Gaggan.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new specific objective as follows:

'Low density residential development to include frontage housing.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The lands, subject of the proposed amendment, are located to the east of the crossroads in Gaggan. While Gaggan does have access to a public water supply, there is no public sewer and therefore development is limited to small scale development of individual houses served by individual septic tanks or treatment systems. It is proposed to delete the open space zoning and to replace it with a residential zoning for low density residential development on these lands, which it is considered are suitable for frontage housing. The subject lands comprise 0.55 hectares, which if developed at low density would yield c. 6 dwellings. This scale of growth for the settlement of Gaggan is considered reasonable.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**



**PROPOSED CHANGE NO. BDN 08.20.04****EXTEND DEVELOPMENT BOUNDARY AT GAGGAN TO INCLUDE NEW OPEN SPACE ZONING AT CURRAVARAHANE****PROPOSED CHANGE**

It is proposed to make a modification to the Gaggan Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the east to include additional lands at Curravarahane.

It is proposed to make a modification to Section 8 of the Draft Plan to allow for a new open space specific objective as follows:

'Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe access and based on access through the adjoining lands to the west. Existing natural boundaries should be retained and strengthened.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The lands subject of the proposed amendment are located to the east of the centre of Gaggan, lie immediately to the south of the N71 and are accessed through the site of the dwelling to the immediate west. While Gaggan does have access to a public water supply, there is no public sewer and therefore development is limited to small scale development of individual houses served by individual septic tanks or treatment systems. The site of the proposed amendment comprises 0.61 hectares, which if developed at very low density would yield c. 3 additional dwellings. It is considered that the proposed amendment constitutes a minor extension to the development boundary of Gaggan.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

**PROPOSED CHANGE NO. BDN 08.20.05****EXTEND THE DEVELOPMENT BOUNDARY AT GAGGAN TO INCLUDE AN EXTENSION OF O-02.****PROPOSED CHANGE**

It is proposed to make a modification to the Gaggan Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to include an extension to O-02.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

The lands subject of the proposed amendment are located to the southeast of the centre of Gaggan and lie immediately to the south of lands that are zoned as open space. The proposed amendment proposed to extend the lands zoned as open space to include these lands, which comprise 0.39 hectares. If these lands remain generally open and rural in character, there is some potential for individual dwelling at very low density and these lands would yield c. 2 dwellings. It is considered that the proposed amendment constitutes a minor extension to the development boundary of Gaggan.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.20.06**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCLUDE LANDS AT GAGGAN**

**PROPOSED CHANGE**

It is proposed to make a modification to the Gaggan Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the southwest to include additional lands at Gaggan.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

The lands the subject of the proposed amendment are located to the southwest of the centre of Gaggan, comprise 0.86 hectares and are steeply sloping with levels rising quickly from north to south. Gaggan is designated as a village nucleus in the Draft LAP and has access to a public water supply. However, there is no public sewer in the settlement and therefore development is limited to small scale development of individual houses served by individual septic tanks or treatment systems.

The proposed amendment outlines that these lands should be included within the development boundary of the Gaggan. However, it is also considered that having regard to the visual prominence of these lands that the proposed amendment should be modified to ensure that the lands remain primarily open and rural in character.

If these lands remain generally open and rural in character, there is some potential for individual dwellings at very low density on these lands, thereby reducing the pressure for individual houses in the countryside. The site if developed at very low density would yield c. 4 additional dwellings. Accordingly, it is proposed that this amendment should be modified and the lands designated as lands that should remain predominantly open and rural in character.

**MANAGER'S RECOMMENDATION:**

***MODIFY THE PROPOSED CHANGE***

It is proposed to modify the change and to designate the lands as O-02, primarily open space, with the following specific objective:

'Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road.'



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MAP

**PROPOSED CHANGE NO. BDN 08.22.01****AMENDMENT TO THE ZONING MAP FOR MURRAGH TO DELETE THE SPECIFIC ZONING OBJECTIVE O-01.****PROPOSED CHANGE**

It is proposed to make a modification to the Murragh Zoning Map and text in Section 8 of the Draft Local Area Plan by deleting the specific zoning objective O-01.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**PLANNING ISSUES**

The subject lands are located to the north of the Regional Road, within the 50 km/ph speed limit and the proposed amendment intends that the specific objective designating these lands as lands that should remain predominantly open and rural in character, with limited potential for individual new dwellings, would be deleted and the lands would simply be located within the development boundary for Murragh, without a specific objective.

However, having regard to the scale of Murragh, to the very limited level of services in the settlement and the objective to seek funding for the upgrading of the R586 to national road status, it is considered that Murragh is more suited to small scale development of individual dwellings on septic tanks or individual treatment systems. The scale and location of Murragh adjoining the R586 is not suited to low or medium density estate type developments and it is considered therefore, that the proposed change should be modified.

These lands should remain as primarily open and rural in character, however, there is some potential on these lands for individual dwellings at very low density. The change should be modified and the lands revert to being designated as O-01, primarily open and rural in character with some provision for limited development accommodated on these lands at very low density. However, no direct access shall be permitted from the R586.

**MANAGER'S RECOMMENDATION:*****OMIT THE PROPOSED CHANGE***

It is proposed to omit the proposed change and to revert to the proposal in the Draft LAP, amended as follows:

'Lands to remain predominantly open and rural in character. Limited potential for individual new dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road. No direct access shall be permitted from the R586.'

**PROPOSED CHANGE NO. BDN 08.22.02****EXTEND THE DEVELOPMENT BOUNDARY OF MURRAGH TO THE EAST TO INCLUDE LANDS AT DROMAVANE****PROPOSED CHANGE**

It is proposed to make a modification to the Murragh Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the east to include additional lands at Dromavane.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

The subject lands are located to the north of the Regional Road, within the 50 km/ph speed limit and the proposed amendment intends that these lands would be included within an extended development boundary for Murragh.

However, having regard to the scale of Murragh, to the very limited services in the settlement, the large volumes of traffic that run through Murragh daily including a high proportion of heavy goods vehicles and the objective to seek funding for the upgrading of the R586 to national road status, it is considered that the proposed change should be modified. The proposed amendment should be modified and a new specific objective added which designates these lands as predominantly open and rural in character. However, there is some potential for individual dwellings at very low density. No direct access shall be permitted from the R586.

**MANAGER'S RECOMMENDATION:*****MODIFY THE PROPOSED CHANGE***

It is proposed to modify the proposed change, to zone these lands as lands to remain predominantly open and rural in character, and to designate these lands as O-02 with the following specific objective:

'Lands to remain predominantly open and rural in character. Limited potential for individual new dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road. No direct access shall be permitted from the R586.'

**PROPOSED CHANGE NO. BDN 08.22.03**

**EXTEND THE DEVELOPMENT BOUNDARY OF MURRAGH TO THE WEST TO INCLUDE LANDS AT MURRAGH**

**PROPOSED CHANGE**

It is proposed to make a modification to the Murragh Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the west to include additional lands at Murragh.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

The subject lands are located to the north of the Regional Road, the R586, within the 60 km/ph speed limit and the proposed amendment intends that these lands would be included within an extended development boundary for Murragh.

However, having regard to the scale of Murragh, to the very limited level of services in the settlement and the objective to seek funding for the upgrading of the R586 to national road status, it is considered that Murragh is more suited to small scale development of individual dwellings on septic tanks or individual treatment systems. The scale and location of Murragh adjoining the R586 is not suited to low or medium density estate type developments and it is considered therefore, that the proposed change should be modified. These lands should form a westward extension to the O-01 area, as is recommended by the change BDN 08.22.01.

Therefore, this change should be modified and the subject lands should form an extension to the proposed O-01 lands to the immediate east. These lands would form part of lands designated as predominantly open and rural in character. However, some provision for limited development may be accommodated. No direct access shall be permitted from the R586 and access to these lands would have to be through the lands to the immediate east.

**MANAGER’S RECOMMENDATION:**

***MODIFY THE PROPOSED CHANGE***

It is proposed to modify the proposed change to allow for the extension of the development boundary to the west to include additional lands at Murragh with the following specific objective:

‘Lands to remain predominantly open and rural in character. Limited potential for individual new dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road. No direct access shall be permitted from the R586.’



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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.23.01****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH AND EAST TO INCLUDE LANDS AT BALLYVORANE SOUTH AND NOHOVAL****PROPOSED CHANGE**

It is proposed to make a modification to the Nohoval Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the north and east to include additional lands at Ballyvorane South and Nohoval.

**RELEVANT SUBMISSIONS RECEIVED**

9271	9272	9275	9276	9441			

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

Nohoval is designated as a village nucleus in the Draft LAP. It is intended that the rural character of village nuclei should be preserved and small-scale expansion is encouraged generally through low density individual or multiple housing and other development, in tandem with the provision of services. Nohoval does not have a public sewer and therefore development is limited to small scale development on individual houses served by individual septic tanks or treatment systems.

The lands subject of the proposed amendment are located to the north and east of the village core and comprise 2.12 ha, which if developed at very low density would yield 11 dwellings. The proposed extension of the development boundary as proposed in this amendment will provide for a doubling of the scale of the village within this Plan period.

These lands lie in closest proximity to the church, local shop, public house and restaurant and this scale of growth is considered reasonable for a settlement such as Nohoval. The northern extent of the development boundary extends to the end of the 50 km/ph speed limit and is considered as the most appropriate northern development limit for the growth of the village during the plan period. There is a stream which traverses these lands and any development on these lands should not compromise the stream, which should be maintained as an amenity feature in Nohoval.

Two submissions were received regarding the provision of additional lands to be included within the development boundary of Nohoval, in addition to the lands indicated in the Proposed amendment document. One of these submissions (submission no. 9276) sought the extension of the development boundary to provide additional lands within the development boundary and if the boundary was further extended to the north and east, lands would be made available for the provision of a community and sports facility to serve the Nohoval and Tracton areas. Three submissions were received which were also in support of this request to extend the development boundary and the provision of community and sports facilities should this request be successful.

However, to extend the development boundary of Nohoval, as proposed in submission no. 9276 or 9441 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

**PROPOSED CHANGE NO. BDN 08.23.02****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS AT BALLYVORANE SOUTH****PROPOSED CHANGE**

It is proposed to make a modification to the Nohoval Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the north to include additional lands at Ballyvorane South.

**RELEVANT SUBMISSIONS RECEIVED**

9271	9272	9275	9276				

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

Nohoval is designated as a village nucleus in the Draft LAP. It is intended that the rural character of village nuclei should be preserved and small-scale expansion is encouraged generally through low density individual or multiple housing and other development, in tandem with the provision of services. Nohoval does not have a public sewer and therefore development is limited to small scale development on individual houses served by individual septic tanks or treatment systems. The infrastructural deficiencies have limited the amount of development to date but this has ensured that the development that has taken place has been at a scale appropriate and in character with the existing settlement.

These lands, which comprise 0.22 hectares, are located to the north of the village, adjoin the northern boundary of the proposed amendment BDN 08.23.02 and are also located to the north of the 50 km/ph speed limit. There is a gentle rise in levels within these lands to the north.

Given the scale of Nohoval and its designation as a village nucleus in the settlement network, it is important that the rural character of the settlement is preserved and that any development should consist of low density individual or multiple housing. The proposed amendment 08.23.01 provides for a doubling of the size of the settlement and it is considered that to allow for any further development in Nohoval would be seriously injurious to the character of the settlement.

There are adequate lands within the development boundary as proposed by the amendment 08.23.01 to cater for the needs of the village nucleus within the plan period. The end of the 50 km/ph zone is taken as being the northern extent of the development boundary for this plan period and to include any additional lands to the north should be omitted.

One submission was received which sought to provide for additional lands within an extended development boundary in Nohoval. The submission (no. 9276) sought the extension of the development boundary and if the boundary was further extended to the north and east, lands would be made available for the provision of a community and sports facility to serve the Nohoval and Tracton areas. Three submissions were received which were in support of this request to extend the development boundary and the provision of a community and sports facility, should this request be successful. However, to extend the development boundary of Nohoval, as proposed in submission no. 9276 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

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**MANAGER'S RECOMMENDATION:**

***OMIT THE PROPOSED CHANGE***

**PROPOSED CHANGE NO. BDN 08.23.03****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS AT BALLYVORANE SOUTH****PROPOSED CHANGE**

It is proposed to make a modification to the Nohoval Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the north to include additional lands at Ballyvorane South.

**RELEVANT SUBMISSIONS RECEIVED**

9271	9272	9275	9276				

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

Nohoval is designated as a village nucleus in the Draft LAP. It is intended that the rural character of village nuclei should be preserved and small-scale expansion is encouraged generally through low density individual or multiple housing and other development, in tandem with the provision of services. Nohoval does not have a public sewer and therefore development is limited to small scale development on individual houses served by individual septic tanks or treatment systems. The infrastructural deficiencies have limited the amount of development to date but this has ensured that the development that has taken place has been at a scale appropriate and in character with the existing settlement.

These lands, which comprise 0.45 hectares, are located to the north of the village, adjoin the northern boundary of the proposed amendment BDN 08.23.01 and are also located to the north of the 50 km/ph speed limit. There is a gentle rise in levels within these lands to the north.

Given the scale of Nohoval and its designation as a village nucleus in the settlement network, it is important that the rural character of the settlement is preserved and that any development should consist of low density individual or multiple housing. The proposed amendment 08.23.01 provides for a doubling of the size of the settlement and it is considered that to allow for any further development in Nohoval would be seriously injurious to the character of the settlement.

There are adequate lands within the development boundary as proposed by the amendment 08.23.01 to cater for the needs of the village nucleus within the plan period. The end of the 50 km/ph zone is taken as being the northern extent of the development boundary for this plan period and to include any additional lands to the north should be omitted.

One submission was received which sought to provide for additional lands within an extended development boundary in Nohoval. The submission (no. 9276) sought the extension of the development boundary and if the boundary was further extended to the north and east, lands would be made available for the provision of a community and sports facility to serve the Nohoval and Tracton areas. Three submissions were received which were in support of this request to extend the development boundary and the provision of a community and sports facility, should this request be successful. However, to extend the development boundary of Nohoval, as proposed in submission no. 9276 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

**MANAGER'S RECOMMENDATION:**

***OMIT THE PROPOSED CHANGE***





**MAP**

**PROPOSED CHANGE NO. BDN 08.24.01**

**EXTEND THE DEVELOPMENT BOUNDARY OF TINKERS CROSS TO THE SOUTHEAST TO INCLUDE LANDS AT SHINAGH**

**PROPOSED CHANGE**

It is proposed to make a modification to the Tinkers Cross Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary to the southeast to include additional lands at Shinagh.

*NOTE: This will result in a consequential change in the Bandon Green Belt Map.*

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

The lands subject of the proposed amendment are located to the southeast of the Tinkers Cross Roads and adjoin the road that leads back to Bandon. The primary school is located to the north-west of the site. Tinkers Cross does not have a public water supply or a public sewer available and development is therefore limited to small scale development of individual houses served by individual septic tanks or treatment systems. The site of the proposed amendment comprises 0.23 hectares and would only yield 1-2 dwellings. This minor extension of the development boundary does not raise any new planning issues.

**MANAGER’S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.26.01****PLANNING PROPOSALS IN BALLYMARTLE: ADDITIONAL TEXT.****PROPOSED CHANGE**

It is proposed to make a modification to the planning proposals text for Ballymartle in Section 8 of the Draft Local Area Plan by amending the existing planning proposals to include the following additional paragraph:

'The Planning Authority shall investigate lands in the vicinity of the existing graveyard for the provision of a public car park.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

The proposed amendment outlines that the Planning Authority shall investigate lands in the vicinity of the graveyard with a view to the provision of a public car park. There are no new planning issues in relation to this change.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***



**PROPOSED CHANGE NO. BDN 08.27.01****EXTEND THE DEVELOPMENT BOUNDARY OF THE NODE IN THE VICINITY OF THE LOCAL SHOP/FORMER HOTEL TO THE EAST TO INCLUDE LANDS AT GARYLUCAS.****PROPOSED CHANGE**

It is proposed to make a modification to the Garretstown/Garylucas Zoning Map in Chapter 8 of the Draft Local Area Plan by amending the development boundary of the of the node in the vicinity of the local shop/former hotel to the east to include additional lands at Garylucas.

**RELEVANT SUBMISSIONS RECEIVED**

9098							

**NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.**

**PLANNING ISSUES**

Garretstown/Garylucas is identified in the Draft LAP as an other location, which is a coastal settlement and holiday resort. The area consists largely of dispersed and linear residential development. Three settlement centres are proposed in the Plan, which are located at 1. the eastern end of the settlement, adjacent to a public house 2. in the vicinity of the local shop/former hotel and 3. at the western end of Garretstown Strand. Garretstown/Garylucas does have a public water supply, but there are water problems in the area during peak periods. A new sewerage scheme has been approved to complete the planning process in the Department of the Environment, Heritage and Local Government.

The subject lands lie immediately to the east of and adjoin the proposed development boundary of the largest settlement centre that lies in the vicinity of the local shop/former hotel. These lands comprise 3.71 hectares of land. It is considered that the provision of individual or multiple dwellings on these lands or the redevelopment of existing sites, subject to satisfactory sanitary services is acceptable on these lands in this coastal settlement.

One submission was received which sought to further extend the revised development boundary proposals for the settlement node in the vicinity of the local shop/former hotel by extending the boundary further eastwards. However, it is considered that to extend the development boundary would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act, 2000.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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Bandon Electoral Area Draft Local Area Plan

MAP

**PROPOSED CHANGE NO. BDN 08.28.01****EXTEND AN EXISTING A3 AREA NORTHWARDS IN GOGGANSHILL TO INCLUDE ADDITIONAL LANDS AT GOGGANSHILL AND TO INCLUDE ADDITIONAL TEXT IN THE PLANNING PROPOSALS FOR GOGGANSHILL.****PROPOSED CHANGE**

It is proposed to make a modification in Chapter 8 of the Draft Plan to Gogganshill to allow for an extension to an existing A3 area northwards to include additional lands at Gogganshill.

It is also proposed to make a modification to the planning proposals text for Gogganshill in Section 8 of the Draft Local Area Plan by amending the existing planning proposals to include the following additional paragraph 28.2.2, which relates solely to the newly extended A3 area:

"It is proposed to draw a development boundary around Gogganshill to include some or all of the lands contained in the submission, subject to satisfactory confirmation of commitment of the developer, to provide infrastructure capable of accommodating any new development land and existing homes not connected to sewers. It was also agreed that within any new development boundary, housing would be restricted to persons who would qualify under existing greenbelt policy."

**RELEVANT SUBMISSIONS RECEIVED**

9042	9043	9044	9045	9046	9047	9065	9082
9088	9097	9093	9115	9116	9120	9141	9142
9176	9264	9279	9372	9373	9374	9375	

**NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.**

**NOTE: THIS CHANGE IS ALSO RELEVANT TO THE PROPOSED LOCAL AREA PLAN AND SPECIAL LOCAL AREA PLAN ENABLING VARIATION TO THE CORK COUNTY DEVELOPMENT PLAN 2003.**

**PLANNING ISSUES**

Gogganshill is recognised as an other location within Metropolitan Cork in the Draft LAP. The key planning issues in this case are whether the scale, nature and impact of the proposed amendment are appropriate to this "other location" in the Metropolitan Green Belt.

It is considered that the amendment which proposes that these land are amended from A2 to A3 as outlined above would be contrary to the proper planning and sustainable development of the Gogganshill area on the grounds of the following:

- Location
- Scale
- Visual Impact
- Infrastructure/Serviceing
- Content of Submissions



## Bandon Electoral Area Draft Local Area Plan

Location

Lands in Gogganshill are designated as A1, A2 and A3 areas of the Cork Metropolitan Green Belt in the Cork County Development Plan 2003 (as varied) and these designations reflect the pressure for individual urban generated housing in this area. It is an objective of the Cork County Development Plan 2003 that lands in the Metropolitan Green Belt are reserved generally for use as agriculture, open space and recreation uses.

Scale

The proposal to convert a large area of land in Gogganshill from A2 to A3 would allow for a relaxation in policy and a possible proliferation of individual dwellings. The reference to a developer in the text of the proposed amendment would also suggest that any development within this amended A3 area would be excessive in terms of scale and contrary to the objectives of the Metropolitan Green Belt specified in the County Development Plan 2003. No estate type developments are ever envisaged in the Metropolitan Green Belt and to give consideration to an estate type development in this rural location, which does not constitute a village or a village nucleus, would be contrary to the County Development Plan and to the proper planning and sustainable development of the area.

Visual Impact

Much of the lands in Gogganshill are located in an elevated location, particularly in the vicinity of the church and primary school and afford extensive views to the east. The lands, which are the subject of the submission 6407 and submission 9279, are situated in an elevated location. Any large scale estate type development on these lands would constitute skyline development, would also have a negative impact on the visual amenities of the area and would be visually obtrusive in this elevated location. Similarly, large numbers of individual dwellings in this area, if the area was to become a new A3 zone would also be visually prominent in the rural landscape and detract from the visual amenities of the area.

Infrastructure/Servicing

Gogganshill is not served by a public water supply or a public sewer. The existing narrow roads carry large volumes of traffic and some of the road junctions in the area are also problematic. There are no public footpaths or public lighting in the area.

To provide a public water supply and public sewer in this area to serve both existing and any new dwellings would necessitate major infrastructural investment. Similarly, to improve the roads infrastructure and provide for public footpaths and lighting would also be expensive. Having regard to the Metropolitan Green Belt location of Gogganshill, it is considered that the lack of public infrastructure in the area does not lend this area to large-scale development, as envisaged by submissions 6407 and 9279. The area is more suited to individual dwellings, subject to the availability of suitable sites and normal proper planning considerations.

Content of Submissions

The majority of the submissions received (19 of 23), with a few exceptions, are completely opposed to any large-scale development in Gogganshill on the grounds that it would be contrary to; proper planning and sustainable development, the settlement strategy in the County Development Plan and with the principles of the Metropolitan Green Belt. The submissions also stated that development on these land would have significant implications in terms of visual impact, that local infrastructure is inadequate and that it would lead to traffic hazards. It is also outlined that there is no local demand for such a measure.

Having regard to the above, it is considered that the proposed amendment providing for an extended A3 zone in Gogganshill, subject to the satisfactory commitment of the developer to provide infrastructure capable of accommodating any new development land and existing homes not connected to sewers, would not in be accordance with the proper planning and sustainable development of the area. There remain sound reasons to support the view that the proposed change conflicts with the proper planning and sustainable development of the area.

In the light of the above, it is considered that the proposed change BDN 08.28.01 should be omitted and the lands revert to the zonings adopted for the Gogganshill area as indicated in the Cork County Development Plan, 2003 and the policy for the area should remain as outlined in the Draft Local Area Plan. In this case Gogganshill would be recognised as an "other location" within the Bandon Electoral Area, any development in the area should be in accordance with the objectives for the Metropolitan Green Belt and would be subject to the availability of suitable sites and normal proper planning considerations.

**MANAGER'S RECOMMENDATION:**

***OMIT THE PROPOSED CHANGE***

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Bandon Electoral Area Draft Local Area Plan

MAP

## PROPOSED CHANGE NO. BDN 08-33-01

### **INCLUSION OF BARRELS CROSS AS AN "OTHER LOCATION" WITHIN THE SETTLEMENT NETWORK**

#### PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Barrels Cross as an "other location" within the settlement network. The following text should be included:

#### **33 Barrels Cross in Context**

**33.1.1.** The settlement of Barrels Cross is located at Barrels Cross Roads, to the southwest of Kinsale and to the northeast of Ballinspittle. Barrels Cross adjoins the busy Regional Road the R600, which links Kinsale to Ballinspittle. The R604 which serves the Old Head also extends southwards from Barrels Cross.

**33.1.2.** In the overall strategy of this Local Area Plan, Barrels Cross is recognised as a centre which provides a local service. There is an existing shop in Barrels Cross with an area of open space to the immediate south of the shop. A number of individual dwellings lie a short distance to the north of the shop and front directly onto minor county roads. Similarly, to the south of the existing shop a number of dwellings also front onto the R600, the R604 and other minor county roads.

**33.1.3.** The designated Scenic Route the A63 which extends from Innishannon to Ballinadee to Kinsale Western Bridge runs through Barrels Cross. Similarly, the scenic route the A64 extends southwards from the Bandon River Estuary through Barrels Cross and extends to the Old Head of Kinsale. To the north of Barrels Cross lands are designated as scenic landscape along the northern and southern sides of the Bandon River Estuary.



**33.1.4.** The settlement is located within the Cork Area Strategic Plan study area. In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

**33.1.5.** A number of submissions regarding Barrels Cross were received prior to the completion of the Draft Local Area Plan for the Bandon Electoral Area. Two submissions were received for lands at Barrels Cross. The submissions related to the zoning of land.

**33.2 Planning Proposals**

**33.2.1.** Having regard to the location of Barrels Cross in close proximity to Kinsale, the Old Head of Kinsale and the coast, the area is seen as an attractive area for individual dwellings and there is pressure in this area for individual new dwellings. A very limited amount of further development may be suitable in the vicinity of Barrels Cross. However, any additional development in Barrels Cross should be subject to the availability of suitable sites, normal proper planning considerations and should not compromise the area's attractiveness or landscape setting.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

The purpose of this proposed change is to include Barrels Cross as an additional other location within the Draft LAP. There are no new planning issues in relation to this change.

The change also refers to change no. BDN 03.05.02.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE***

## PROPOSED CHANGE NO. BDN 08-34-01

### INCLUSION OF BROWNSMILLS AS AN "OTHER LOCATION" WITHIN THE SETTLEMENT NETWORK

#### PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Browns Mills as an "other location" within the settlement network. The following text should be included:

#### **34 Browns Mills in Context**

**34.1.1.** Browns Mills is an attractive small settlement, located a short distance to the north of Kinsale. Browns Mills lies in relative close proximity to the north of the development boundary of Kinsale Environs, as established in the Cork County Development Plan, 2003 (as varied). Browns Mills is a short distance to the east of the busy Regional Road, the R607 which links the Halfway with Kinsale.

**34.1.2.** In the overall strategy of this Local Area Plan, Browns Mills is recognised as a centre which provides a local service. There is an existing public house in Browns Mills together with some attractive old mill buildings and a stone faced apartment building. The old mill building, Browns Mills, is listed in the initial Record of Protected Structures.

**34.1.3.** A small stream flows through Browns Mills.

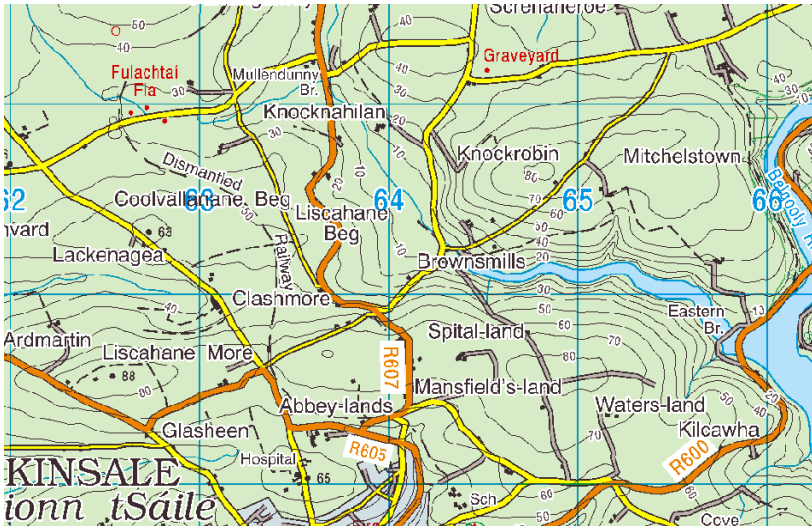
**34.1.4.** The settlement is located within the Cork Area Strategic Plan study area and the lands that surround Browns Mills lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

**34.1.5.** A number of submissions regarding the settlement were received prior to the completion of the Draft Local Area Plan for the Bandon Electoral Area. Two submissions were received for lands at Browns Mills. The submissions related to the zoning of land.



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**34.2.1.** A very limited amount of further development may be suitable in the vicinity of Brownsmills. However, any additional development in Brownsmills should be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.



**RELEVANT SUBMISSIONS RECEIVED**

9104						

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

The purpose of this proposed change is to include Brownsmills as an additional other location within the Draft LAP.

A submission was received which sought to have Brownsmills designated as a village nucleus, to have lands zoned in the settlement and to have the settlement excluded from the objectives of the Rural Housing Control Zone.

However, to consider the designation of Brownsmills as a village nucleus and to zone lands in the settlement, as proposed in submission no. 9104 would amount to a material change and therefore, cannot be accommodated under the Planning and Development Act 2000.

The change also refers to change no. BDN 03.05.03.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

**PROPOSED CHANGE NO. BDN 08-35-01****INCLUSION OF JAGOE'S MILLS AS AN "OTHER LOCATION" WITHIN THE SETTLEMENT NETWORK****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Jagoes Mills as an "other location" within the settlement network. The following text should be included:

**35 Jagoes Mills in Context**

**35.1.1.** Jagoes Mills is a small settlement at a crossroads, located a short distance to the north of Kinsale. Jagoes Mills adjoins the busy Regional Road, the R607 which links the Halfway with Kinsale. Two minor county roads also converge at Jagoes Mills.

**35.1.2.** In the overall strategy of this Local Area Plan, Jagoes Mills is recognised as a centre which provides local services. There is an existing public house and pottery workshop in Jagoes Mills. The pottery workshop lies in an old mill which dates back to the seventeenth century. There are also a number of individual dwellings which front directly onto the R607 and the minor county roads in the vicinity of Jagoes Mills.

**35.1.3.** Mullendully Bridge is located at Jagoes Mills where two small streams converge and then extend southwards to Browns Mills to the southeast.

**35.1.4.** Hettyville House at Farrangalway lies a short distance to the west of Jagoes Mills and is listed in the Record of Protected Structures.

**35.1.5.** Farrangalway Golf Course also lies a short distance to the northwest of Jagoes Mills.



**35.1.6.** Jagoes Mills is located within the Cork Area Strategic Plan study area and the lands that surround the settlement lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

**35.1.7.** A number of submissions regarding the settlement were received prior to the completion of the Draft Local Area Plan for the Bandon Electoral Area. One submission was received for lands at Jagoes Mills and related to the zoning of land.



**35.2 Planning Proposals**

**35.2.1.** As Jagoes Mills is located within the Rural Housing Control Zone and offers limited community facilities, any additional development should be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.**

**PLANNING ISSUES**

The purpose of this proposed change is to include Jagoes Mills as an additional other location within the Draft LAP. There are no new planning issues in relation to this change.

The change also refers to change no. BDN 03.05.04.

**MANAGER'S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***