

# **County Manager's Report to Members**

Under Section 20 (3) (c) of the Planning and Development Act 2000

## **Written Report on the Blarney-Kilbarry Draft Special Local Area Plan**

<b>Part A: MAIN ISSUES RAISED</b>
<b>Part B: LIST AND SUMMARY OF SUBMISSIONS</b>



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## Part A: Main Issues Raised

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## Part B: List and Summary of Submissions



*This report focuses on the submissions and observations received from the public following publication of the Draft Blarney-Kilbarry Special Local Area Plan and on the Manager's response to the issues raised. The report forms part of the statutory procedure for preparing new Local Area Plans that is set out in the Planning and Development Acts. It is a key element of the process of bringing the published draft plan to final adoption (with or without amendments) by the Members of the Council.*

*The report, which should be read in conjunction with the written statement and maps of the Draft Plan, is presented to the Members of the Council for their consideration.*

## **Part A: Main Issues Raised**

### ***Introduction***

The Draft Special Local Area Plan for Blarney-Kilbarry was published on 10th January 2005 and the public was invited to submit comments and observations up to 21st February 2005. The draft plan was also sent to the statutory bodies (including Government Departments and other agencies) required under the Planning and Development Act 2000.

A public exhibition was held at the Blarney Park Hotel on Tuesday 18<sup>th</sup> January 2005 to help inform the public of the Draft plan's proposals and to encourage participation in the plan process.

84 submissions raised issues relevant to this plan.

The full list of submissions is given in part B of this report and gives the name of the interested party, the reference number, the title and a brief summary of the points raised.

The submissions / observations received have raised a wide range of issues, and the Council's consideration of these may give rise to the need to amend the draft plan. The responses given in this report have been presented in such a way as to assist the Members of the Council in reaching their decisions.

### ***The remaining steps in the process***

Following the distribution of this report, the Planning and Development Acts provide a period of six weeks for the Council to consider the report and to decide whether to make, amend or not make the plan. If the proposed amendments are not a material alteration to the proposals concerned, then the Plan can formally be made by resolution of the Council. If however the proposed amendments are material, then the Acts provide a 4-week period for the public to make submissions and observations on them.

At the end of this period, the County Manager will once again prepare a report on the submissions and observations received (the Section 20(3)(f) report) and the Council will then have to 'make' the final plan either with or without the proposed amendments (or with modifications to the amendments). Formally making the Local Area Plans is done by resolution of the Council and, in this instance, it must be done no later than 12 September 2005.

During the entire plan-making process, the Council is restricted to considering the proper planning and sustainable development of the areas. They must also take into account statutory obligations and any relevant Government policies and objectives in force.

**Issues Relating to the Overall Strategy of the Plan**

The following issues were raised by the submissions received for this plan:

<u>Overall Strategy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	<b>Is the draft Special Local Area Plan consistent with the objectives of the County Development Plan 2003?</b>	<p>It is a requirement of the Planning and Development Acts that local area plans “shall be consistent with the objectives of the development plan”.</p> <p>Objective LAP 4 -1of chapter 10 in volume 1 of the County Development Plan 2003 calls for the preparation of this plan “It is an objective to carry out detailed planning assessment of the suitability of any possible locations for such a settlement, having regard to the outcome of the feasibility study and to prepare a Special Local Area Plan to guide any associated development”. The draft plan is considered consistent with that objective.</p> <p>However, it may be appropriate for the Council to vary the County Development Plan 2003 prior to the adoption of this plan in order to give effect to a number of consequential changes and secure a high degree of consistency between the plans.</p>
B	<b>Should the growth planned for Monard be dispersed to other locations along the rail corridor?</b>	<p>The draft plan gives consideration to the possibility that the growth planned for Monard could be dispersed to a number of other locations along the rail route. The plan concludes that only the area near Blarney Station is capable of accommodating part of this growth while maintaining the strategic impetus envisaged by CASP to bring population growth to the rail corridor north of Cork.</p>
C	<b>Are the draft plan proposals for Blarney consistent with CASP?</b>	<p>Although CASP proposes a relatively modest scale of new growth at Blarney, the draft plan has set out proposals on a larger scale to:</p> <ul style="list-style-type: none"> <li>• Help overcome the longer than anticipated lead-in time to the development of a new settlement at Monard; and</li> <li>• To take advantage of the level of developer interest to maintain the strategic impetus for growth in this corridor.</li> </ul> <p>Overall, the quantum of population and housing growth proposed in the draft plan for the period to 2020 is consistent with CASP.</p>
D	<b>Is the comprehensive approach taken towards larger-scale development in the best interests of the proper planning and sustainable development of the area?</b>	<p>The scale of planned growth in population and housing envisaged by CASP for the area of this plan is considered to necessitate a comprehensive approach. Not to follow such an approach would risk in the provision of infrastructure and key community facilities.</p>

<u>Overall Strategy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
E	<p><b>Do the draft plan proposals justify the revision of the Metropolitan Green Belt in this area?</b></p>	<p>The new housing and population growth proposed by CASP for this corridor and set out in detail in this plan is consistent with the National Spatial Strategy and the most recent demographic projections issued and is necessary if the CASP objectives for Metropolitan Cork are to be achieved.</p> <p>For the draft plan proposals to be adopted, a variation to the County Development Plan 2003 revising the boundaries of the Metropolitan Cork Green Belt where they overlap with the areas identified for development will be required.</p> <p>Outside the areas selected for development, the principles underlying the County Development Plan 2003 Metropolitan Green Belt objectives will be retained.</p>
F	<p><b>Does the plan zone sufficient land for new housing?</b></p>	<p>A number of submissions propose that additional land should be made available for new housing but, it is considered that, to avoid uncertainty or unnecessary duplication in the provision of services, additional land should only be identified if there are serious concerns that the land identified in the plan is likely to be insufficient to achieve the new housing development envisaged in CASP.</p> <p>CASP suggests that about 6,600 new dwellings will be required in this corridor during the period from 2000 to 2020. By mid 2003 is estimated that only about 65 new dwellings had been completed. The land identified in the draft plan will accommodate the additional dwellings required and is, therefore, considered sufficient to achieve the level of growth envisaged in CASP.</p> <p>Because this plan looks forward to the year 2020 rather than the more usual period of about six years, there is considered no need to provide additional land as 'headroom' at this stage.</p> <p>The Planning and Development Acts oblige the local authorities to review this plan at least every six years and, in the review process, if it was considered that the remaining land identified for housing was likely to be sufficient to achieve the CASP target, then consideration could be given to the need to identify additional land.</p>
G	<p><b>Does the plan make adequate provision for industrial development land?</b></p>	<p>The draft plan includes no new provision for industrial or enterprise development. At Blarney, the existing business park is considered to be sufficient. The draft plan makes, no major new provision is proposed at this stage because of the elevated nature of the site and its proximity to major proposals by the IDA at</p>



<b>Overall Strategy</b>	<b>Summary of Issue Raised</b>	<b>Response</b>
		Kilbarry
H	<b>Should the draft plan be amended to take account of the proposals for the Cork Northern Ring Route recently published?</b>	<p>The National Roads Authority have published route corridor options for the Northern ring Road scheme. Two alternative routes pass through the area of this plan.</p> <p>Until the Authority has announced its preferred route (not expected until mid-2006) it is considered inappropriate to include these details in the plan.</p>
I	<b>Should the plan be amended to provide more detailed information on the new development proposed?</b>	<p>At both Blarney and Monard the draft plan has included only generalised land use proposals.</p> <p>At Blarney, submissions received have set out more detailed suggestions based on proposals from intending developers and consideration could now be given to amending the plan to include some of these proposals where appropriate.</p> <p>At Monard, the draft plan aims only to identify the location and broad make-up of the proposed new settlement. If the plan is approved then the next stage is to prepare a master plan that will include details of the development itself.</p>
J	<b>Are adequate measures included in the plan to provide protection from flooding?</b>	Consideration should be given to requiring the major new development proposed to be subject to a flood impact study.
K	<b>Can community groups be given assistance in addressing the issues raised in the draft plan?</b>	Some community groups have asked for assistance in addressing the issues raised in the plan. The availability of staff to help such groups is something that the Council always tries to facilitate but it is considered that this is a management issue rather than a planning issue for determination in the plan itself.
L	<b>What weight should be given to public opinion in reaching decisions on the issues raised by the plan?</b>	<p>The planning and Development Acts impose a duty on planning authorities when performing their functions in relation to this plan to consider only the proper planning and sustainable development of the area, the statutory obligations of any local authorities in the area and any relevant policies or objectives of the Government or its' Ministers.</p> <p>One of the authorities functions, to which that duty applies, is the consideration of the issues raised by those who made submissions on the plan and therefore it seems clear that the opinion of the public, as expressed in the submissions, is a matter that can properly be taken into account. However, the overarching duty imposed by the Acts would suggest that the authority should not be persuaded by public opinion where this is at variance with the proper planning and sustainable development of the area.</p>
M	<b>Has the draft plan made adequate provision for the</b>	Provision for the elderly and the disabled in terms of residential care can be provided for in residential and

<b><u>Overall Strategy</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
	<b>needs for the elderly or disabled?</b>	mixed use areas. This flexibility allows for suitable proposals to come forward and is allowed for in the plan.
N	<b>Has the draft plan made adequate provision for childcare services?</b>	The provision of childcare facilities is outlined in the Government Guidelines published in 2001. This is also reflected in the Cork County Development Plan 2003, specifically in objectives HOU 4-4 and HOU 4-5.

**Issues Relating to the Provision and Location of Railway Stations**

The following issues were raised by the submissions received for this plan:

<u>Railway &amp; Stations</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
O	<b>Does the draft plan overstate the engineering and other difficulties affecting the location of the proposed stations?</b>	The information contained in the plan regarding the engineering factors affecting the location of stations is derived from the Cork Suburban Rail Feasibility Study Final Report – December 2002. This report was commissioned by Iarnród Éireann after discussions with the Department of Transport and is considered to represent the most accurate and up-to-date information available.
P	<b>Will the proposed rail service function effectively given the location of Kent Station relative to the city centre?</b>	Cork City Council and Iarnród Éireann have proposals to redevelop Kent Station to provide improved access and better links with the city centre.  However, it should also be noted that information published by Iarnród Éireann suggests that despite the shortcomings of the present arrangements at Kent Station, passenger numbers on the existing service to Cobh have grown steadily in recent years.
Q	<b>Should the station at Blarney be provided independently from the proposed development?</b>	The draft plan proposals for Blarney include a mixed-use development at Station Road involving new residential development, major infrastructure works and a new railway station located on the site of the former goods depot. Some submissions have suggested that the residential development proposed in the area is only required as a means to fund the construction of the railway station. The main land-use elements making up the development are interlinked but the residential development is proposed not as a means of funding the construction of the station but because the proposals for the station makes the location important from a strategic planning perspective.  Subject to proper planning and sustainable development considerations, the draft plan does not prevent the provision of the station independently from the residential development. The main issue is likely to be whether or not the existing road network can support the station until the new road infrastructure proposed can be provided.
R	<b>Is the proposed development of the new station at Blarney consistent with the proper planning and sustainable development of the area?</b>	Although the principle of the new railway station at Blarney is clearly consistent with the proper planning and sustainable development of the Cork area as a whole because it seeks to encourage greater use of more energy efficient and sustainable means of transport, there are concerns at the localised effects of the proposal, particularly in terms of traffic impact and the effect of major residential development in the

<u><b>Railway &amp; Stations</b></u>	<u><b>Summary of Issue Raised</b></u>	<u><b>Response</b></u>
		hinterland of the station.  The major road infrastructure proposed in the plan and the design and landscaping objectives that relate to the proposed residential development are intended to address these concerns.

**Issues Relating to the Provision of Education and Community Facilities**

The following issues were raised by the submissions received for this plan:

<b>Education &amp; Community Facilities</b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
S	<b>Does the draft plan set aside sufficient land for new schools?</b>	<p>This plan makes provision for two new primary schools and a new secondary school. The new primary schools are proposed for the new residential neighbourhoods off Station Road, where over two thousand new homes will be built and it is estimated that two 8-class primary schools will be required.</p> <p>Provision is also made for a new secondary school to serve the expanding population of the town as a whole.</p> <p>These proposals have been the subject of detailed discussions with the Dept. of Education although they have chosen not to make a formal submission to the plan regarding them.</p>
T	<b>Are the plan's proposals requiring developers to provide new primary schools as part of a comprehensive development reasonable?</b>	<p>Based on the principles of the Cork Area Strategic Plan, the draft plan sets out proposals for large-scale population and housing growth in contrast to the more modest scale proposals for growth set out in previous plans.</p> <p>This modest rate of growth in previous years enabled the demand for school places to be initially taken up by the towns existing schools with these being added to or extended incrementally as development progresses.</p> <p>It is considered that this approach will prove inadequate when faced with the much larger scale proposals required to fulfil CASP and as set out in the draft plan. Unless new schools are planned and provided comprehensively as part of the large-scale new development now proposed, then the existing school infrastructure, particularly at primary level, are unlikely to be able to cope with the demand for places.</p> <p>It is considered important to the proper planning and sustainable development of the town as a whole, that the plan should require the developers of large-scale developments, where the likely demand for school places is considered sufficient to justify a free standing new school, to construct appropriate school buildings as part of the phased development of the area as a whole so that the schools become available as the population of the area grows. In this way, school age children will not be required to travel</p>

<b><u>Education &amp; Community Facilities</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
		<p>excessive distances to find appropriate school places and the new schools provided will function as key social building blocks for the new community.</p> <p>Developers should arrange suitable terms (along the lines of those used for the transfer of social and affordable housing) for the transfer of the land and buildings provided to an appropriate educational body.</p>
U	<b>Can the plan indicate which organisations will operate the new schools or other community facilities?</b>	<p>The education proposals in the draft plan have attracted significant interest particularly from educational bodies, community groups and the public who generally support the concept that the provision of new facilities should be planned in tandem with new development. Some educational bodies have asked if new schools proposed in the plan can be set aside for particular groups.</p> <p>The main purpose of the plan is to facilitate the provision of appropriate land and built facilities. It would be inappropriate for the plan to attempt to address issues relating to the future management of the schools proposed.</p>
V	<b>Should separate provision be made for new Garda facilities?</b>	<p>The area proposed for town and neighbourhood centre uses would be an appropriate location for new Garda facilities if required.</p>
W	<b>Does the draft plan make proper provision to facilitate travel to and from both existing and proposed schools?</b>	<p>Within the major new residential areas proposed, the draft plan suggests that new primary schools should be located within walking distance from many houses with a view to reducing the need to travel by car.</p> <p>However, the detailed layout of these areas will need to make appropriate provision for road transport to and from schools.</p> <p>The plan also includes major new road infrastructure that will facilitate journeys to the existing schools in the area.</p>

**Issues Relating to the Provision of Land for Open Space and Recreation**

The following issues were raised by the submissions received for this plan:

<u>Open Space &amp; Recreation</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
X	<p><b>Do the proposals set out in the draft plan to develop the area known as Blarney Golf Course conflict with the objectives of the County Development Plan 2003?</b></p>	<p>A number of submissions have expressed concern at the draft plan's proposals to encourage major new mixed-use development on land at Station Road, Blarney that includes an existing golf course. Objective HOU 4-1 of the County Development Plan 2003 seeks to protect leisure facilities from development as follows:</p> <p><b>"Replacement of Leisure Facilities:</b> It is an objective to prevent the loss of existing leisure facilities, including sports clubs, grounds, built leisure facilities and areas of public and private open space through redevelopment to other uses unless an alternative open space or leisure facilities can be provided to serve the same area."</p> <p>The draft plan included proposals to develop this land because of the strategic importance that it has acquired following the Government's announcement that it will support Iarnród Éireann in the reopening of Blarney railway station. Overall, it is considered that the development of the area, including the golf course, in conjunction with the new railway station, can make a significant contribution to the proper planning and sustainable development of the area.</p> <p>The issue that arises is whether or not the plan makes appropriate provision for replacement or alternative open space or leisure facilities as required by objective HOU 4-1. The golf course that would be lost to development as a result of the plan's proposals, itself comprises about 35ha. The draft plan suggests that within the area designated for mixed-use development a total of 32ha will be devoted to strategic landscaping/informal open space. Therefore, in terms of area, the quantum of open space available in the area will be broadly similar after development to that before. It could also be argued that, as informal open space, a greater cross section of the public would have access to the open space after development rather than access being restricted to golfers.</p> <p>A submission by the intending developers also points out that the golf course has been closed on economic grounds for some time and that other golf facilities, including pay-and-play facilities are in the course of development in Tower, Blarney and</p>

<b><u>Open Space &amp; Recreation</u></b>		<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
			<p>Ballinamona.</p> <p>The intending developer's submission proposes to restrict the built area of the development onto a significantly smaller overall site area than that shown in the draft plan, reducing the open space provided to about 22 ha even though additional land is understood to remain under their control. So that this plan should not conflict with objective HOU 4-1 of the County Development Plan 2003, whilst the reduction of the built area proposed by the developers may offer some advantages, the area devoted to open space should remain at the level indicated in the draft plan.</p>
Y	<b>Does the plan make sufficient provision for open space and recreation uses?</b>		<p>At Blarney, the draft plan suggests that within the area designated for mixed-use development a total of 32ha will be devoted to strategic landscaping/informal open space. Within this area specific provision could be made for sporting activities.</p> <p>At Monard, no detailed provision is made, but it is envisaged that the proposed Masterplan will designate substantial new areas of open space including a major country park.</p>
Z	<b>Will the proposals for pedestrian and cycle routes result in anti-social behaviour?</b>		<p>The overall aim of the new development proposed in the draft plan is to encourage greater use of the proposed rail network in the area north of Cork city. An important part of this strategy is to ensure that new development is designed so that means of transport other than the private car are effective, safe and convenient alternatives. This requires the provision of a network of reasonably direct and attractive routes that avoid unnecessary conflict with motor traffic. If the network of such routes is properly planned and executed at the outset rather than being built incrementally, the likelihood of anti-social behaviour will be minimised.</p>
AA	<b>Is it appropriate for the plan to encourage the redevelopment of the town's GAA grounds?</b>		<p>A submission has raised the issue of development on the GAA grounds to the south of the town. It is claimed that the grounds are insufficient to meet the demand for facilities. The GAA authorities state that they have negotiated the acquisition of alternative facilities but no details are given. Both the County Development Plan 2003 and the draft plan set aside adjoining land (O-04) to facilitate the expansion of the existing GAA grounds but the submission does not state why this cannot be realised. The proposals to develop the existing grounds would conflict with County Development Plan 2003 objective HOU 4-1.</p>



**Issues Relating to the Natural & Built Heritage of the Area**

The following issues were raised by the submissions received for this plan:

<b><u>Open Space &amp; Recreation</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
AB	<b>Does the plan provide adequate protection to the area's natural &amp; built heritage?</b>	<p>The 2003 County Development Plan includes objectives regarding the protection of all structures within the county, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In addition there is a Record of Protected Structures included in Volume 2 of the 2003 County Development Plan.</p> <p>Further detail is included in the draft plan in section 3.7.</p>
AC	<b>Is there sufficient information on the likely environmental effects of the plan?</b>	<p>Although this plan is not considered to be subject to the Planning and Development (Strategic Environmental Assessment) Regulations 2004, the Planning and Development Acts impose a more general duty on planning authorities to include information on the likely significant effects on the environment of implementing the plan.</p> <p>Although the draft plan addresses these issues, there is no section or chapter specifically discharging the Council's duties in this respect and it is considered that consideration should be given to amending the plan accordingly.</p>

**Issues Concerning the Proposals for the Established Town of Blarney**

The following other issues were raised by the submissions received for this plan:

<b>Blarney Town</b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
AD	<b>Will the proposals for Blarney have a negative impact on tourism?</b>	In order to support Blarney's function as an important tourist destination CASP, the County Development Plan 2003 and the draft plan have together sought to protect the character of the older part of the town by limiting the scale of new development. Although this plan proposes major new development, it is located away from the traditional town centre where it will have little impact on the character of those parts of the town to which tourists are attracted.
AE	<b>Does the draft plan set out an adequate strategy for the development of tourism in the town?</b>	A number of submissions have raised the issue that the proposed plan should offer more guidance for the development of tourism in the town. In particular, submissions have raised the difficulties of access to the castle site and the need to provide a planning designation to facilitate the preparation of a Masterplan for its' development, the need for enhanced hotel accommodation and traffic management.
AF	<b>Will the development of new shops near the railway station undermine the role of the existing town centre?</b>	The aim of the proposals for a new town or neighbourhood centre area as part of the new development near the railway station is to provide the shopping facilities that will be needed by the new population in a location that will avoid unnecessary car journeys. It is hoped that this approach will take some pressure for redevelopment away from the traditional town centre allowing it to focus on leisure and tourism functions.
AG	<b>Should additional provision for residential development be made close to the established town centre?</b>	Additional residential development, in the form of new housing estates close to the established town centre would undermine the strategy in successive plans to protect the character of this area so as to develop its' tourist potential.
AH	<b>Should the plan be amended to provide more focussed proposals for the town centre?</b>	Within the overall strategy to protect the town centre from new development to enhance its attractiveness to tourists, consideration could be given to amending the plan to provide some further guidance.

**Issues Relating to the Proposals at Station Road, Blarney**

The following issues were raised by the submissions received for this plan:

<b>Station Road, Blarney</b>	<b>Summary of Issue Raised</b>	<b>Response</b>
AI	<b>Is the new development proposed justified only as means to fund the new railway station?</b>	Some submissions have suggested that the residential development proposed in the area is only required as a means to fund the construction of the railway station. The main land-use elements making up the development are interlinked but the residential development is proposed not as a means of funding the construction of the station but because the proposals for the station makes the location important from a strategic planning perspective.
AJ	<b>Can the level of new infrastructure required to support the new development be provided?</b>	Although substantial new infrastructure is required to support the proposed development, the development itself is on a relatively large scale and the indications are that this will be sufficient to ensure that the necessary infrastructure is provided in a timely manner.
AK	<b>Should the proposed development boundary for Blarney be extended to include the existing dwellings in the locality?</b>	The draft plan generally excluded existing dwellings in the Stoneview area from the proposed development boundary for the town so that they could retain their current 'green belt' status. However, some submissions have suggested they could be taken within the proposed development boundary to better integrate them with the proposed development. Consideration could be given to this.
AL	<b>Is the mix of uses proposed in the draft plan the most appropriate?</b>	The mix of uses proposed in the draft plan for the Station Road area is put forward as an indicative proposal only. However, it is important to ensure that the plan sets out guidance on the essential elements of the development. Housing, open-space, education and town centre/shopping uses are all important.
AM	<b>Is Blarney a suitable location for a hospital development?</b>	A submission has suggested that the north west part of the area designated X-02 should be set aside for a hospital development.  If consideration is to be given to this, the planning policy framework for the hospital development should be evolved comprehensively with that for the adjoining land to secure a properly coordinated development.
AN	<b>Can the water supply system be upgraded to provide for the new development proposed?</b>	It is understood that appropriate improvements can be made to the water supply system.
AO	<b>Can the wastewater disposal system be upgraded to provide for the new development proposed?</b>	It is understood that appropriate improvements can be made to the wastewater disposal system.

<b><u>Station Road, Blarney</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
AP	<b>Is the new development area off Station Road the most appropriate location for a new secondary school to serve the Blarney area?</b>	The site occupied by the existing second level school in Blarney has only limited capacity, if any, for future expansion. Therefore the draft plan has set land aside for the development of a new school to either augment or replace the exiting school. Including the school in the area of new development off station road will result in it being located close to the major area of new population growth in Blarney.
AQ	<b>Will the proposed development have unacceptably adverse effects on existing dwellings in the area?</b>	<p>The proposed development will primarily impact on the setting of the existing dwellings in this area. There may also be some impacts on the volume of traffic using the road network in the area.</p> <p>At present, these dwellings enjoy a mainly rural setting with many adjoining open agricultural land. As a result of the proposed development, some of these dwellings will adjoin new development or open space, others will continue to adjoin open agricultural land as at present.</p> <p>Where existing dwellings adjoin new development care will be taken, at the planning application stage, to ensure that there is an appropriate degree of separation between buildings to maintain privacy and prevent overlooking broadly in line with Government guidance and the Planning and Development Acts.</p> <p>With regard to the road network, the substantial additions to the road network proposed in the plan will help accommodate the traffic that will be generated by the development. However, it is inevitable that some existing sections of the network will experience higher traffic volumes that at present. Consideration will be given at the planning application stage to any significant road safety or amenity issues that arise.</p>
AR	<b>Could additional steps be taken to mitigate the effect of the development on existing dwellings?</b>	In addition to the finalisation of this plans’ proposals for new development, the planning application stage will present additional opportunities to secure measures that will mitigate some of the effects of the new development proposed in the plan.

**Issues Relating to Monard**

The following issues were raised by the submissions received for this plan:

<b>Monard</b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
AS	<b>Will the proposals for Monard have an adverse effect on the pattern of rural life in the area?</b>	<p>The proposals for Monard will clearly have some impacts on the pattern of rural life within the area designated for the new settlement in the plan. Agriculture will cease to be the primary land-use and the existing planning policy framework provided by the green belt objectives of the County Development Plan 2003 will be replaced by the proposed master plan for the new settlement.</p> <p>However, outside the area that is designated for the new settlement in the plan, the continued application of the metropolitan green belt objectives of the County Development Plan 2003 will help ensure that the existing pattern of rural life can continue into the future.</p>
AT	<b>Should the area set aside for the new development be extended?</b>	<p>Careful consideration should be given to this issue before the plan is finalised. Setting the area that is to be the subject of the new settlement proposals will determine the broad balance between built development and open space that is provided in the new settlement. It could be argued that increasing the land area that is subject to the new settlement proposal will help make the development more attractive by increasing the amount of open space that is provided. However, large increases in the land area will increase the cost and complexity of site assembly to intending developers.</p>
AU	<b>Can more clarification be given regarding the role for community groups in the master planning process?</b>	<p>The main issues being addressed by the plan concern the location of the new developments and its' main elements. The draft plan contains a commitment to the involvement of community groups in the master planning process but it is considered premature to set out more detail until those matters are resolved.</p>
AV	<b>Will the proposed development be phased to regulate the timely provision of services?</b>	<p>The phasing of large scale development is important to secure the timely delivery of services and to protect the amenity of those living in the new development during construction. Whilst a commitment can be given at this stage to the provision of a clearly defined phasing scheme, until the master plan has been prepared, it would be premature to set out details at this stage.</p>
AW	<b>What provision will be made for social &amp; affordable housing?</b>	<p>The provision for social and affordable housing will be in accordance with the County Council's housing strategy.</p>

<b><u>Monard</u></b>		<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
<b>AX</b>	<b>Will the proposed development have unacceptably adverse effects on existing dwellings in the area?</b>	<p>The proposed development will primarily impact on the setting of the existing dwellings in this area.</p> <p>At present, these dwellings enjoy a mainly rural setting with many adjoining open agricultural land. As a result of the proposed development, some of these dwellings will adjoin new development or open space, others will continue to adjoin open agricultural land as at present.</p> <p>The proposed master plan for the new development will set out sufficient detail to enable individual property owners to assess the effect of the new proposals on their property.</p>	
<b>AY</b>	<b>Could additional steps be taken to mitigate the effect of the development on existing dwellings?</b>	<p>The proposed master plan for the new development will set out sufficient detail to enable individual property owners to assess the effect of the new proposals on their property.</p>	
<b>AZ</b>	<b>Should Rathpeacon village retain its separate identity?</b>	<p>It is a general principle of the County Development Plan 2003 to allow existing settlements to retain their individual setting and character and the draft plan proposals to exclude Rathpeacon village from the area of the new settlement is considered to be consistent with this general approach.</p>	

## Part B: Summary of Submissions

<i>Interested Party</i>	<i>Ref No. Title</i>	<i>Summary of Submission</i>
Aldi Stores Ltd.	6360 Issues regarding retail provision in Blarney	This submission outlines the Aldi concept, detailing its current operation in Ireland and proposes that the SLAP acknowledges the role of the discount food store as a suitable anchor in the proposed neighbourhood centres at Blarney by including them as a specified use class permitted in principle. The submission outlines the current planning policies in this regard including the Retail Planning Guidelines for Local Authorities and the 2003 CDP and the draft SLAP itself.
Aldi Stores Ltd.	8153 Issues regarding retail provision in Monard	This submission outlines the Aldi concept, detailing its current operation in Ireland and proposes that the SLAP acknowledges the role of the discount food store as a suitable anchor in the proposed neighbourhood centres at Monard by including them as a specified use class permitted in principle. The submission outlines the current planning policies in this regard including the Retail Planning Guidelines for Local Authorities and the 2003 CDP and the draft SLAP itself. See also linked file 6360
Anonymous	5081 Anonymous Submission	This submission is anonymous and is therefore incomplete.
Barrett, Jennifer	5055 Issues regarding the Proposed New Settlement at Monard	This submission raises issues regarding the scale of the proposed development at Monard, the possibility of Council houses being built in Monard and the effect that the proposed development will have on the existing primary schools at Whitechurch and Rathpeacon. It requests that funding is provided for extensions to these schools and the provision of a secondary school in the area. Also queries the timely provision of churches, schools and facilities in relation to the houses.
Blarney Castle Estate	6286 Lands at the Blarney Castle Estate, Blarney Town Centre	This submission proposes two zoning amendments to the plan involving the release of a limited amount of previously unzoned land for tourist-related development along the northern boundary of the castle demesne. The submission proposes a special use zoning to make provision for a reception, interpretative and tourist retail facility to enhance the appeal of the castle demesne as a tourist attraction. The submission argues that such access and parking arrangements will be revised to reduce traffic congestion around the square and to segregate vehicular and pedestrian movements. The submission argues that the proposed open space zoning (further west) would provide an opportunity to develop a landscaped amenity park as an asset to the town and as an additional attraction to visitors.

<b><i>Interested Party</i></b>	<b><i>Ref No.</i></b>	<b><i>Title</i></b>	<b><i>Summary of Submission</i></b>
Blarney Development Group	6660	Issues relating to proposed development at Blarney	This submission broadly supports the objectives and goals of the plan and requests that it include stronger development objectives for Blarney town centre in order for it to develop alongside the proposed centres in the new development. The submission also notes the importance of tourism to the town centre itself. The submission requests that the infrastructure and services required for the proposed new development including water treatment, pressure, additional electrical supply and housing density are outlined in the plan.
Blarney GAA Club	6636	Blarney GAA Club Lands	This submission requests that 7 acres of land at Blarney GAA are zoned for residential or commercial/retail uses. The submission details the current club facilities and states that in order for the club to expand its current facilities the current club grounds need to be zoned. The submission notes that the land, currently zoned for open space, sports, recreation and amenity lies within the current development boundary and has necessary access to sanitary services and road infrastructure.
Blarney Group	8348	Lands at Blarney Woolen Mills Complex - Polysacks	This submission proposes that this site within the Blarney Woolen Mills complex be zoned for commercial development as per the balance of the Blarney Woolen Mill's site. See linked file 6297.
Blarney Group	6297	Lands adjacent to Shamrock Terrace	This submission proposes that a site adjacent to Shamrock Terrace in Blarney is zoned for residential use which could include duplex units presenting a strong street frontage with car parking underneath and accessed from the rear. The submission also states that it would improve this poor quality space currently zoned as established institutional and civic uses. See linked file 8348.
Blarney Group	6310	Blarney Park Hotel	This submission proposes that the site of the current Blarney Park Hotel (4.3 ha) is zoned as a special zoning objective which would include a range of town centre uses to include a hotel (100 bedroom minimum) primarily convenience and tourism related retail, a leisure centre, offices and residential and also to include improved town centre traffic management. The submission argues that the existing hotel is unable to compete with the new purpose built developments in Metropolitan Cork and that concerns regarding the future of the hotel have been increased by the Council's policy to split the town's roles as a major tourist destination and a local service centre to two different locations. The submission further argues that this policy does not seriously consider the potential for the existing town centre to 'adapt to modern convenience functions' - which this submission provides for. The submission also states that the development of this site offers an opportunity to improve vehicular traffic congestion and car parking provision in the town.



<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Blarney United Football Club	5382	Issues relating to sports provision in Blarney	This submission outlines the current structure and facilities that Blarney United Football Club use. The submission also notes that the club would seek additional playing facilities as part of a new settlement and that any development on existing playing fields should be replaced as per objective HOU 4-1 of the 2003 County Development Plan. See also linked file 8155.
Blarney United Football Club	8155	Issues relating to sports provision in Blarney	This submission notes that the soccer club has its main training facility at R-05, which includes one of the first floodlit grass training facility and if this area is changed into future residential development then the club will lose one of its prized assets and the funds invested into the facilities there. See also linked file 5382.
Bolster, Richard & Sylvia	6580	Lands at Ardamadane, Blarney	This submission supports the X-02 designation for high density residential development at Ardamadane, Blarney.
Brady, William	6463	Lands at Curraghnalaght, Blarney	This submission proposes that the new development boundary is extended at Curraghnalaght, Blarney and given a residential designation and/or an extension of the X-02 zoning in the Blarney SLAP. The submission argues that this would represent a logical progression of the Local Area Plan's strategy as these lands are in close proximity (under 1000 m) to the proposed railway station and proposed new neighbourhood. The submission also notes that if the existing roadside dwellings to the north of the development boundary are not included the potential of these areas to support the patronage of the railway service will be reduced.
Butter, Dr. Tim	6013	Issues regarding the proposed new settlement at Monard	This submission argues that the focus for the new towns should be on existing settlements along the rail corridor rather than developing a new one. The submission argues that the plan does outline the types of services to be provided for the new town and questions the feasibility of the proposed link route to Blarney and the N20. Submission argues that Sheehan's Lane should be retained for residents use only as it will not be able to accommodate the resulting traffic volumes. Issues regarding the proposed route of the Northern Ring Route and protection of the strategic gap between Blarney and Monard is also noted in the submission.
Casey, Patrick	5805	Lands at Kilcronan, Monard	This submission supports the zoning of land at Kilcronan, Monard and also fully supports the objectives of the Special Local Area Plan.
Coleman Bros, Fleming Const., Blarney Business Park	6332	Issues relating to proposed development at Blarney	This is a detailed submission on behalf of the development consortium proposing the development of X-02 including a detailed Urban Framework for the lands. The submission sets out a number of amendments, which it considers, are needed so that the successful development of the lands will not be frustrated in the future. Some of these

**Interested Party**      **Ref No. Title****Summary of Submission**

suggested amendments include a total number of houses at a minimum of 2,700, an increased provision of 39,000 sq m of retail and office space in the north western section of Blarney Business Park and 77,000 sq m of enterprise uses in its south eastern section to allow for a range of potential employment uses within the 32 ha which make up the park. The submission also requests that appropriate levels of community facilities are developed to support the residential community and suggests that the railway station is on the northern side of the track, which it argues is easier in accessibility terms. The submission also requests that more detailed proposals regarding the type and quantity of retail use in the new town centre is outlined, which it notes is to meet non-tourist related needs and should be the subject of a Retail Impact Assessment. Regarding the Blarney Golf Club, the submission notes that this venture was not designated as public or private open space nor has it been zoned as 'open space / sports' use, therefore the submission argues that it is not considered to be a sports grounds with any community emphasis. It is further noted that the golf course operated as a profit making commercial venture responding to the market rather than to community need and at present the viability of this use cannot be sustained, nor would it be equitable to force its operators to run a loss making venture. In addition, the submission outlines a number of other Golf Course facilities in the area, which it argues adds further weight to the case that there is no provision in the 2003 County Development Plan which precludes the zoning of this land for residential use. See also linked file no 8043.

Conway, Kevin	6759	Issues relating to proposed development at Blarney	This submission raises concerns regarding the proposed development at Blarney arguing that the Green Belt status of the hinterland and the wildlife and archaeological aspects of the area are not protected in the plan.
Corbett, Michael	6356	Lands at Clogheenmilcon, Blarney	This submission requests that a total of 46.2 ha of land, to the west of the Blarney Business Park and to the south-west of the Blarney River Country Park be included within the proposed master plan for the new residential area at Blarney. The submission proposes a mixed use primarily residential development which meets the objectives for higher density mixed developments in the vicinity of the proposed public transport hubs while respecting the physical nature of the site by including a buffer of 21.8 ha between the proposed new development boundaries of both settlements. The submission provides detailed planning policy context for the lands and argues that the lands provide a more visually sensitive location and economic use of proposed infrastructure and serviced land with a reduced need for developing other green belt fields.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Cork County Childcare Committee Ltd.	5900	Issues relating to Childcare provision in Cork County	This submission supports the Council's commitment to supporting the development and well being of children and families, in particular the Council's work in the development of out-door play areas. The submission also urges the Council to utilise all opportunities available to increase the number of quality childcare facilities within the county. It is also noted in the submission that childcare facility provision should not be left until the last phase of housing developments when increased costs can prohibit the development of affordable and sustainable childcare. The submission also requests that in smaller towns and villages where housing developments of less than 75 houses are being constructed, a levy should be included which should be used to ensure adequate provision of childcare services in the settlement. The submission also recommends closer links between the County Council and the Childcare office be established.
Cork County GAA Board	6415	Issues relating to provision of sports uses at Monard	This submission requests that an 11 acre site should be provided within the overall development at Monard to cater for GAA activities, pitches, car parking etc. It also requests that the interests of community based recreation needs are included in the steering group and that the County GAA Board are consulted prior to the draft layout of the proposed development being assembled.
Costello, Mark	8158	Lands at Rathpeacon, Old Mallow Road	This submission also raises issues about the proposed link road and how it will tie in with the outer option for the proposed Northern Ring Road. This submission notes that if both of these road proposals are included that the amenities and safety of the dwelling house in close proximity to the intersection will be harmed. See also linked file 5426.
Costello, Mark	5426	Lands at Rathpeacon, Old Mallow Road	This submission proposes that about 9 acres be included within the boundary of the proposed new settlement at Monard. The submission argues that the aforementioned land forms a natural extension to the proposed and is easily serviced with good linkages to the existing key infrastructure including schools, community centre etc. It also argues that this will provide additional houses within walking distance (2 km) of the proposed station. The submission also states that part of this land will be needed to achieve the proposed roads infrastructure improvements as outlined in the plan. See also linked file 8158.
Coughlan, Mary	5397	Lands at Kilcronan, Whitechurch	This submission supports the proposal of a Masterplan for Monard and the objectives as set out in the Draft SLAP. The submission includes a map of lands within the proposed boundary which it states are available for development

<b><i>Interested Party</i></b>	<b><i>Ref No.</i></b>	<b><i>Title</i></b>	<b><i>Summary of Submission</i></b>
County Cork Vocational Education Committee	6091	Issues regarding Education Provision in Blarney	This submission supports the provision of post-primary school facilities in Blarney-Kilbarry area, arguing that such facilities are an integral part of the development of a community and citing existing examples such as Glanmire Community College and Colaiste Choilm in Ballincollig.
Cremon, Michael Mr.	5883	Lands at Knockacorbally, Blarney	This submission proposes that lands at Knockacorbally, Blarney be zoned for residential development.
Davies, Valerie	5057	Issues regarding Station Road, Blarney	This submission requests safety and aesthetic improvements to Station Road, Blarney.
Department of Education	6288	Issues relation to Education Provision	This submission states that the site reservation for Primary Schools should be 3 acres in size and Post-Primary schools should be 12 acres. It also states that these site locations should ideally be close to the areas of greatest residential expansion and it is also recommended that they be located adjacent to any proposed community facilities, community centres, playing fields, libraries so as to allow for sharing of such facilities. Such an approach it is argued could minimise the land take required and explore the option of a multi-school campus arrangement in areas where the need for more than one school may arise.
Fleming Construction	8043	Proposals for a hospital at Blarney	The submission also seeks an additional zoning of 12 acres, which it notes is ear-marked for a hospital site and it is requested that this land is zoned accordingly to preserve it for a potential future healthcare use. See also linked file no 6332.
Foley, Mary J.	6778	Issues regarding the proposed new Settlement at Monard	This submission raises concerns regarding the proposed new settlement at Monard, arguing that it will spoil the scenic views from the submitters house, that it will change the countryside and community spirit and that the area will be destroyed by noise from traffic and local inhabitants.
Foley, Pdraig	6777	Issues regarding the proposed new Settlement at Monard	This submission raises concerns regarding the proposed new settlement at Monard, arguing that there is a need to retain the Metropolitan Green Belt and the natural wildlife habitat. The submission also states that the proposed development will cause major traffic congestion and total disruption during infrastructure implementation and states that there is no consideration for local inhabitants in the plan.
Forst, Liam and Mary	6138	Issues regarding the proposed new Settlement at Monard	This submission is in opposition to the plans proposals for Monard arguing that it will damage the existing pattern of rural life in this area and also that it will prevent the aspiration of those already living there to continue to do so.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Gaelscoil Mhuscraí	6868	Issues relating to Education Provision in Blarney	This submission raises a number of issues relating to provision of a temporary and in future a permanent site for Gaelscoil Mhuscraí. The submission notes that schools and other amenity infrastructure should be put in place at the same time as phase 1 of any housing development on Station Road, thereby allowing local children to attend local schools avail of after school facilities depending on the requirements of the school. The submission notes that a high percentage of their current pupils come from station road by bus and therefore they would expect to be considered before any other groups for any primary school site which would arise in the area. It is also noted that sports facilities for the community should be available on site and also that there would be cycle paths and safe walkways so that students can walk from home to school.
Health Board Executive Southern Region	8176	Settlement to Health Care Provision in Blarney	This submission provides a detailed analysis of the existing community, health and welfare services in Blarney and outlines a number of services to be provided including health centres, family resource centres, day care for the elderly and child care centres. Also outlines the number of square metres needed for such facilities. See linked files 5131 and 8177-8186.
Hickey, Agnes	6553	Issues relating to proposed development at Blarney	This submission raises concerns regarding the proposed development at Blarney arguing that this scale of development will have a negative visual impact on the village and surrounding area. The submission also raises concerns regarding current traffic levels on Station Road where it is considered too dangerous to walk with a baby's buggy because of the speed and amount of traffic and existing inadequate surface. The submission notes that if construction is to take place, that all infrastructure should be put in place before hand and particular attention should be paid to dealing with surface water disposal.
Hickey, Pat Snr.	6551	Issues relating to proposed development at Blarney	This submission raises concerns regarding the proposed development at Blarney arguing that this scale of development will have a negative impact on the tourism and leisure functions of the village and the existing Blarney Golf Course which it argues was available to everyone, while the new golf course at Tower is not. The submission also raises concerns regarding traffic on the existing roads and the ability of the existing sanitary infrastructure to cope with the proposed development. The submission also states that the proposed development will have a negative impact on the health of existing residents who have asthma and claims that the upgrading of Kent Station and Midleton Railway works will not happen.

<b><i>Interested Party</i></b>	<b><i>Ref No. Title</i></b>	<b><i>Summary of Submission</i></b>
Hickey, Pat Snr.	6552 Issues relating to proposed development at Blarney	This submission raises concerns regarding the proposed development at Blarney arguing that this scale of development will have a negative impact on the existing Blarney Golf Course, which it argues was available to everyone, while the new golf course at Tower is not. The submission also raises concerns regarding traffic congestion on the existing roads and claims that the rail will bring noise and air pollution to the area and cause further congestion.
Hickey, Paul	5362 Issues relating to proposed new development at Blarney	This submission raises a number of issues in opposition to the implementation of the proposals for Blarney. The submission states that the lands should not be zoned until planning permission is granted to Iarnród Éireann to build a railway station at Blarney in order to ensure orderly development. It also states that the waste water treatment plant must be upgraded and an environmental impact study must be undertaken in accordance with National and EU Directives prior to any further development in the area. In relation to schools provision the submission states that the procedure outlined in the submission has no basis in current legislation this needs to be changed before any zoning can occur. The submission also proposes that in all developer funding issues with a minimum number of dwellings per neighbourhood, adjacent neighbourhoods should be combined. The submission also notes that parents will not let their children walk to school and that the infrastructure around the proposed schools must be designed to cater for increased traffic and include traffic management systems and parking. It is also proposed that the footpath/cycle links be removed from the plan as it states that they will be allowed to deteriorate. It also proposes that Garda and Emergency Services should be reviewed and increased to best practice levels. The submission also proposes that all road infrastructural changes detailed in HOU 6-3 must be provided prior to any development. In relation to sports facilities, the submission requests that the new (proposed) facilities be provided to named existing and new local organisations to ensure that they are properly maintained and that the sports and recreation facilities for the new neighbourhoods be in a 'Neighbourhood Park' in a location central to both. The submission also raises concerns regarding insurance costs and medical concerns which it argues will be increased by the proposed development. Also argues that the Blarney Golf Course is a significant local amenity and greatly supported in the area and should therefore be retained in its present form.
Hurley, Kieran and Carol	6757 Issues relating to Station Road in Blarney	This submission raises concerns regarding Station Road in Blarney, noting that traffic calming measures and footpaths need to be put in place. The submission supports the provision of a station provided that the necessary road improvements are carried out in the surrounding areas.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Hyde, Michael	6602	Lands at Rahaniskey, Whitechurch	This submission proposes that 63 hectares of lands at Rahaniskey, Whitechurch be included within the Development Framework area for the proposed new settlement at Monard. The submission argues that the inclusion of such lands will accord with the principles outlined in the draft SLAP and increase the development options for the new town particularly regarding a broader land use and economic base. The submission outlines the various planning policies NSS, Regional Planning Guidelines, Residential Density Guidelines for Planning Authorities, CASP and the 2003 CDP, and argues that these lands accord with all of the principles of the SLAP. Also argues that the ridgeline identified in the plan is wholly inaccurate given the topography of the lands and that long distance views to the city are realised in a more gradual manner and that any significant impact can be easily mitigated by straightforward landscaping provisions.
Iarnród Éireann	8121	Issues relating to design of stations at Blarney and Monard	This submission comments that the Station Precinct design for both Blarney and Monard stations need to be developed together with Iarnród Éireann. In relation to Blarney it notes that good road access from both the existing road network (initially) and to the future distributor road system requires careful planning and design. See also linked files 5634 (Midleton), and 8122 (Carrigtwohill) for other station comments.
Irish Rural Link	5574	General Issues	This submission raises issues regarding design, transport, housing and community facilities and environment and heritage. The submission requests that a design standards for villages booklet be prepared and a pilot scheme for renewable energy to be included in house design be set up. The submission also requests that the Rural Transport Initiative be extended to all areas of the County and that safe walking routes and cycle routes in villages and to primary schools be included. The submission also requests that social facilities, multi-functional community facilities and village amenity areas are provided and accessible to all age groups. Regarding environmental issues, the submission requests that cultural areas are protected arguing that there is a clear role for public consultation in this regard. It is also requested that recycling facilities are provided and that national and EU legislation is complied with.
Lewis, Michael, Ann, Robert and Suzanne	6538	Issues regarding the proposed new settlement at Monard	This submission raises concerns regarding the proposed development at Monard relating to the erosion of the green belt. The submission suggests an alternative of providing this development west of the line as the existing road and rail infrastructure would be better able to cope. The submission argues that there is no sound reason in the shift of location for the proposed town and land values will increase as a result.

<b><i>Interested Party</i></b>	<b><i>Ref No. Title</i></b>	<b><i>Summary of Submission</i></b>
Linehan, Patrick	6522 Issues regarding the proposed new settlement at Monard	This submission raises concerns regarding the proposed new settlement arguing that if it is to proceed that it should be reduced in size and scale in proportion to its rural setting, be developed on both sides of the railway line with phasing back from the railway line and that the local community should have an input to the Master Plan and all stages of the project.
Linehan, Patrick	6017 Issues regarding the proposed new settlement at Monard	This submission raises concerns regarding the proposed new settlement arguing that if it is to proceed that it should be reduced in size and scale in proportion to its rural setting, be developed on both sides of the railway line with phasing back from the railway line and that the local community should have an input to the Master Plan and all stages of the project.
Manley, Patrick	5302 Issues regarding the proposed new settlement at Monard	This submission raises a number of issues regarding the proposed settlement at Monard including the type of housing proposed, the amount of social housing and its location, the provisions for sanitary services for existing houses, provisions for surface water run off and raises concerns regarding the potential for the Heritage Spine to attract unsocial behavior putting existing homes at risk.
McCarthy, Jane	5449 Issues relating to Education Provision	This submission proposes that a model is developed whereby community facilities such as schools are fully utilised by the local community. The submission proposes that forward planning provides an opportunity to maximise the development of community facilities, including schools and creating the structures to support them. The submission also requests that schools which do not have a particular religious outlook should also be considered, so as to allow for a greater choice in education provision.
Mc Grath, Eithne	6036 Issues relating to proposed development at Blarney	This submission raises concerns regarding the proposed development at Blarney arguing that the sports facility at Blarney Golf Course will be a big loss to the area and also the area's ability to cope with noise, air, water pollution and traffic safety. Also raises concerns regarding the wild life in the area.
Mc Grath, Tony	6035 Issues relating to proposed development at Blarney	This submission raises concerns regarding the proposed development at Blarney arguing that this scale of development will have a negative impact on tourism and heritage functions of the village. Suggests that the development should be moved to Rathduff.
McCrohan, Breda	6156 Issues relating to proposed development at Blarney	This submission requests that the plan include proposals to alleviate the current traffic on station road by diverting traffic.



<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
McNamara, A	5056	Issues regarding Education and Amenity in Blarney	This submission states that there is too little detail on the maps (townlands, or recognisable landmarks). It also states that the plan is aspirational regarding schools and there is no amenity except within the village itself.
McSweeney, Donal Mr.	5258	Issues for Blarney	This submission raises issues in relation to the lack of suitable amenities and facilities for Blarney GAA Club in the Station road area of Blarney. The submission states that presently there is only one playing pitch which caters for 35 teams in the club. The submission also states that land should be made available for the club prior to the commencement of any future housing developments in Blarney.
Murphy, Frank	5436	Issues relating to the proposed development at Blarney	This submission raises objections to the proposed development at Blarney arguing that the existing residents are not mentioned as regards social changes disruption during construction etc. It also notes that the existing road and sewage treatment plant are not adequate, and that the proposed slip road onto the N20 is difficult from an engineering perspective. The submission also notes that the proposed walkways may lead to anti-social behaviour at night and queries the availability of additional Gardaí in the area. The submission raises issues regarding the loss of the Blarney Golf Course and the possibility of increased insurance as a result of the new development. The submission also queries the total number of dwellings which are proposed here and queries the obligation on developers to provide schools, churches, playing fields etc. Finally the submission states that there is no mention of protection of historical and religious landmarks in the proposed development area.
Murphy, Geraldine	6686	Issues relating to proposed development at Blarney	This submission raises concerns regarding the lack of adequate water, sewage, lighting and roads servicing the Stone View area, and raises issues as to how these services are going to cope with the proposed development.
Murphy, Patrick and Patricia	6431	Issues relating to the proposed development at Blarney	This submission raises objections to the proposed development at Blarney arguing that the roads and sewage treatment plant are not adequate, that the proposed walkways may lead to anti-social behaviour at night. The submission raises issues regarding the loss of the Blarney Golf Course and the possibility of increased insurance as a result of the new development. The submission also queries the total number of dwellings which are proposed here and queries the obligation on developers to provide schools, churches, playing fields etc.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Murphy, Tadgh	5054	Issues regarding the Proposed New Settlement at Monard	This submission raises issues regarding the existing dwellings which will be affected by the new settlement at Monard, the rail and road proposals. Also queries the impact this will have on planning policy regarding one-off houses in the area.
Noone, Ann	5943	Issues relating to proposed development at Blarney	This submission raises concerns regarding the proposed development at Blarney arguing that this scale of development will have a negative impact on the tourism and leisure functions of the village which is an important employment source for the town. It also notes the loss of the existing Blarney Golf Course amenity and the lack of the proposed road works which were promised as part of that development. The submission also raises concerns regarding traffic on the existing roads and the ability of the existing sanitary infrastructure and schools to cope with the proposed development. The submission also states that the proposed development will have a negative impact on existing residents (noise and dust). The submission also raises concerns regarding the proposed walkways in the development which, it argues will become a prime location for illegal dumping and anti-social behaviour.
O.P.W.	8223	Issues relating to flooding in Blarney	This submission requests that a minor change in working is included in the objective regarding flooding to include 'immunity from 100 year flood is required'. It is also noted in the submission that there are further references to flooding in the Special Local Area Plan and that these refer to specific locations and requires that the objectives would apply to a wider range of developments as in the proposed new settlement at Monard. See linked files 5130 and 8222.
O'Donohue, Fr. Vincent	6391	Issues relating to church and other facilities in Blarney	This submission requests that prior consultation with Church authorities and local residents will be necessary before the Killeendaniel development is approved to cater for other issues which may arise. The submission also notes that the Church authorities are available for consultation.
O'Donovan, Barry	8154	Issues relating to proposed new development at Blarney and Monard	The submission also suggests that the only reason that the development at Monard is being pursued is to generate funds to build the station which it argues is not in the interests of proper planning and sustainable development. The submission also states that the city boundary should not be extended and outlines the pattern of development from the city boundary to Blarney in this regard. See also linked file 5560.
O'Donovan, Barry	5560	Issues relating to proposed new development at Blarney and Monard	This submission raises a number of issues in objection to the proposed new developments at Blarney and Monard. This summary deals with the issues regarding the Blarney proposals (X-02). The submission suggests that the proposed railway station is not needed and that

**Interested Party      Ref No. Title****Summary of Submission**

the existing roads infrastructure will not be able to accommodate the station. The submission suggests that the only reason that the development is being pursued is to generate funds to build the station which it argues is not in the interests of proper planning and sustainable development. The submission notes that CASP recommends 1300 units in the Blarney area up until 2020 and this could be achieved by including the 100 or so second hand houses that come on stream each year in the Tower /Blarney area. Therefore, it is suggested that there is no need to build anymore houses in the Blarney area. The submission notes that unless a new treatment plant is built that the development would be detrimental to Blarney as it stands and raises the issue of flooding. The impact that the proposed development will have on traffic exiting onto Station Road is also noted, which it argues cannot be rectified by traffic lights or traffic calming measures. The costing of the proposed infrastructure for the new development is also queried and an alternative is suggested. The submission also argues that people will not use the train and bus to get to work and makes reference to Bus Éireann's informal submission. The principles of the Green Belt are also discussed and it is noted that these principles are not being applied here as is argued that the proposed houses will be visible from the Mallow Road. In relation to schools the submission argues that the Council cannot legally force or compel a developer to build them. The submission requests that a small portion of land (10 acres) be zoned and that this could be revisited by way of a Variation to the County Development Plan and furthermore that such development should be built further out towards Rathduff, Grenagh area. See also linked file 8154.

O'Leary, Finbarr                      6368 Lands at Shean Lower, Blarney

This submission requests that an area 57.46 ha be rezoned as a framework development area (X-03), which would include residential and open space uses, and also allow for an alternative link road from the area north of the railway line to Blarney. The submission outlines the landscape sensitivity areas and argues that the zoning as outlined in the draft plan will lead to a linear zoning pattern in Blarney town and unbalanced urban development.

O'Reilly, Sandra and  
Noelle                                      6221 Lands at Blarney

This submission proposes that 19.40 hectares (48 acres) of lands at Blarney be zoned the eastern part of the lands for medium density residential development with optional commercial/ retail element. The submission also requests that an objective to provide a southern relief road connecting with the Blarney-Tower Road and tree planting are included in an objective for such lands with a realignment of the development boundary around the lands. The submission notes the virtually disused nature of the existing offices and also the services and the current planning policy status of the lands. It is also argued that viability of Blarney town centre has not grown in recent years and that the plan

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Riordan, George & Elizabeth	5737	Lands at Monard	This submission proposes that lands at Monard be zoned for residential or commercial development.
O'Riordan, Hugh and Marie	6062	Issues relating to proposed development at Blarney	This submission raises concerns regarding the proposed development at Blarney arguing that this scale of development will have a negative impact on tourism and heritage functions of the village and surrounds which it argues should be protected. The submission also raises concerns regarding traffic on Station Road and the ability of the existing infrastructure to cope with the proposed development.
O'Riordan, Patrick	6537	Issues regarding the proposed new settlement at Monard	This submitter does not agree with the proposed development, however if it does proceed he requests a 100 metre buffer from the boundary of his dwelling. The submission also requests that adequate sanitary services and roads infrastructure are put in place before development commences.
Osborne, James	6330	Lands at Blarney	This submission proposes that 4.8 ha of land be zoned for medium density residential development while retaining the upper part of the site for open land uses with long term strategic planting as part of the overall scheme. It is argued that this proposed extension of the adjoining site R-04 would be the most appropriate zoning for the site and it is also considered that this zoning will achieve a more balanced form of development i.e. that the town as a whole would continue to develop.
O'Sullivan, Geraldine & Patrick	8152	Lands at Monard, Rathpeacon	This submission proposes that a total of 27 hectares of land at Monard, Rathpeacon be included within the Development Framework area for the proposed new Settlement at Monard and thereby extending the Monard Town Centre south of the railway line. The submission outlines the various planning policies NSS, Regional Planning Guidelines, Residential Density Guidelines for Planning Authorities CASP and the 2003 CDP, and argues that these lands accord with all of the principles of the SLAP, i.e. in terms of longer distance views to the city and the absence of individual housing on and around the lands. It is also argued that the strategic importance of these lands based on their proximity to the proposed rail station and northern ring road is of greater importance rather than the issue of traversing the railway line and outlines a number of access options for this site to the south of the line. See also linked file 6597

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Sullivan, Geraldine & Patrick	6597	Lands at Monard, Rathpeacon	This submission proposes that a total of 27 hectares of land at Monard, Rathpeacon be included within the Development Framework area for the proposed new Settlement at Monard and thereby extending the Monard Town Centre south of the railway line. The submission outlines the various planning policies NSS, Regional Planning Guidelines, Residential Density Guidelines for Planning Authorities CASP and the 2003 CDP, and argues that these lands accord with all of the principles of the SLAP, i.e. in terms of longer distance views to the city and the absence of individual housing on and around the lands. See also linked file 8152.
Physical and Sensory Disability Accommodation Project	5415	Issues relating to Physical and Sensory Disability Accommodation Project	This submission outlines the needs of people with physical and sensory disabilities in Cork. The submission requests that a comprehensive accommodation needs assessment should be carried out for County Cork, an aspect which it argues is often poorly reflected on housing waiting lists. It notes that action must be taken to increase the supply of purpose built accommodation and that the Cork Housing Strategy should include the difficulties which people with disabilities are faced with. It notes that the draft Local Area Plans reference to the need for a diverse range of housing options is welcome - however this needs to be expanded on and that greater recognition for housing schemes for the elderly and people with disabilities need be given greater recognition. The submission also requests that housing authorities and associations must be encouraged and supported to include wheelchair standard housing into new schemes (also mentions the 'Wheelchair housing design guide' and the Lifetime Homes standard. It is also requested that voluntary providers of supported accommodation (Cheshire Ireland, Rehab Care, Abode) should be encouraged and facilitated to address the housing needs of their service users.
Quill, Tim and Dan	8151	Lands at Stoneview, Blarney	This submission relates to lands adjoining the existing club house at Blarney Golf Course, where commercial/retail or residential uses are proposed. See linked file 6668.
Quill, Tim and Dan	6668	Lands at Stoneview, Blarney	This submission relates to the existing club house at Blarney Golf Course. The submission proposes to retain the existing office, bar and restaurant with the future prospect of possibly extending the Bar/Restaurant and office space. See linked file 8151.
Rathpeacon Community Association	5878	Issues regarding the proposed new settlement at Monard	This submission raises concerns regarding the proposed new settlement at Monard. The submission outlines the result of a secret ballot of approximately 130 local residents where 95% were directly opposed to the proposal. The submission notes that the views of the group have not changed since the late 1990's and state that they are growing more disillusioned as they feel

***Interested Party***      ***Ref No. Title******Summary of Submission***

that their views are not being addressed. The submission also raises issues regarding resource assistance and also request that the Council outline what is meant by the statement 'there will also need to be a clearly defined role for community groups' as in the plan.

Residents of  
Curraghnalaght and  
Ardamadane

6419 Issues relating to the proposed  
development at Blarney

This submission from the residents of Curraghnalaght, Ardamadane and surrounding areas raises a number of issues in opposition to the proposals for Blarney. Firstly, the submission notes that the proposed development is on Green Belt lands which are protected by the Council. The submission states that the current roads system especially Station Road would not be able to cater for commuter journeys to Blarney nor would it cater for the growing student population which exists and will continue to grow. Furthermore it argues that the proposed link road to the N20 will be difficult and costly to achieve and that the increased traffic on Station Road will lead to road safety issues and it raises a number of safety issues regarding local roads in the area. In relation to the vertical alignment on railway bridge it is noted that it also offers inadequate forward visibility to drivers from the northeast. It also provides a detailed outline of the sanitary and service provision what would be required including a waste water treatment plant and proper treatment for surface water. The submission also contains a detailed account and maps of flooding in the area. The submission notes the loss of the Blarney Golf Course and the impact this will have on Blarney as a tourist destination and an important amenity locally which it indicates as per the objectives of the County Development Plan, needs to be replaced. It notes the absence of an environmental impact study and the impact that the development will have locally, i.e. cost of insurance, ESB etc. In relation to schools provision the submission outlines the current situation and states that none of these proposals are actively under consideration by the Dept. of Education. It is also proposed that the footpath/cycle links (U-01) are in principle a good objective however, as it is directly to the rear of 18 dwellings it poses a distinct problem of anti social behaviour, dumping etc.

Reynolds, Hilary

6163 Issues regarding the proposed new  
settlement at Monard

This submission raises concerns regarding the proposed roads infrastructure which will serve the new settlement arguing that it will decrease the amenity, aesthetic, safety and value of the property and its current sanitary services. Also argues that this road will increase crime in the area which it notes does not have a Garda station at present. The submission asks that all the services outlined in the plan are provided before any building takes place but raises concerns regarding the effectiveness of the rail link as the terminus is a 15 minute walk from the city centre.

Rockban Ladies  
Football Club

5110 Issues relating to Sports provision for girls

This submission proposes that some recognition is given to the need for leisure facilities for young girls in the Blarney catchment area. The

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Sheehan, Mairead	5904	Issues regarding the proposed new settlement at Monard	This submission highlights the club's achievements to date and requests that 2/3 playing pitches and training grounds are included in the plan.
Sheehan, Mairead	5904	Issues regarding the proposed new settlement at Monard	This submission raises concerns regarding the proposed new settlement at Monard, arguing that this development is not suited to the rural community and that proper planning and consultation is vital otherwise the development will only cause social problems for generations to come. The submission queries the absence of a garda station and grave yards and states that people will not use the railway which will cause major road congestion.
Stafford-Shaw, Damian	5082	Issues regarding the Proposed New Settlement at Monard	This submission raises issues regarding the scale of the proposed development at Monard, and states that it should remain as a proposal.
Taylor, Anna	6432	Issues relating to wildlife in Golf Course, at Blarney	This submission proposes that the development at Blarney not be allowed to proceed in order to save the different types of wildlife at Blarney Golf Course. It is also noted that the proposed walk will only bring gangs and rubbish behind the houses.
Twohig, John and Collins, Lourde	6587	Issues relating to proposed development at Blarney	This submission raises concerns regarding the potential for anti-social behaviour along the walkway as part of the proposed at Blarney.
Verling, Joseph	6539	Issues regarding the proposed new settlement at Monard	This submitter requests a 100 metre buffer from the boundary of his dwelling and that there is a definitive and clear phasing programme for timely delivery of adequate, social, educational and transport facilities in the plan. The submission also requests that adequate sanitary services are in place before development commences and that there is a decision on the north ring route options in tandem with the development.
Walsh, John	6302	Lands at Monard	This submission requests that about 24 ha of land included within the development framework for the proposed new settlement at Monard be identified for high density mixed use development by extending Monard Town centre to the east and by extending the area for Killeendaniel village to the south. The submission argues that these lands are within very close proximity to the proposed rail station at Monard and that the options for the Northern Ring Road increase its importance and development potential. The submission also outlines a detailed planning policy history of the site and argues that the lands accord with the planning principles of the plan. The submission argues that potential long distance views do not have any significance for these lands and any localised view can be mitigated by landscaping provisions or form part of the amenities for the new settlement.
Walsh, John	5578	Issues relating to the names of the new villages at Monard.	This submission requests that further consideration is given to the names of the proposed villages in Monard. The submission

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suggests that in order to stay local and in the parish, Lisduff or Baula townlands could be considered or Monard North and South.

William, Walsh                      6287 Lands at Rathpeacon

This submission requests that additional lands to the south of the railway line are included within the development framework for the proposed new settlement at Monard. It is argued that it would be prudent to include these lands so that the rail station is central rather than peripheral to the new town. The submission also argues that the engineering constraints along the railway have been overstated in the Draft plan and that the Rathpeacon siding is not the only option for the proposed railway station and thus, consideration should be given to including these lands which it is noted are within 1 km - 1.5 km of the station. The submission further argues that the lands included to the north are just as prominent as the excluded areas to the south and east and therefore considered more suitable for development than many of the areas within the designated boundary. It is also argued that the Council's objective to maintain Killeens as a separate settlement is not sufficient reason to sterilize the entire area between the new station and Killeens as part of the Green Belt.

**Explanatory Notes:**

- The "Ref No." refers to the number given to the submission or observation usually on the date that it was received (numerical order).
- The "Title of Submission or Observation" column occasionally uses the following term:  
     '**Lands at**': This refers to a submission for rezoning and indicates the area where re-zoning is sought.
- The term "**Linked file**" refers to a submission which includes more than one parcel of land or more than one issue which can be spatially identified. In some cases these land parcels and issues are not contiguous and can refer to more than one plan. Submissions of this kind are divided into a number of files with new numbers, each of which refers to all other related or 'linked' files belonging to that submission. This is done for clarity of assessment.
- An "**incomplete submission**" is one where there is not enough information provided to assess the submission.