

County Manager's Report to Members

Under Section 20 (3) (f) of the Planning and Development Acts

Written Report on the Proposed Amendments to the Blarney-Kilbarry Draft Special Local Area Plan

**NOTE: This document should be read in conjunction with the Blarney-Kilbarry
Draft Special Local Area Plan (Public Consultation Draft – January 2005)**

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

1 Introduction

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

2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Blarney-Kilbarry Special Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised. A total of 84 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.
- 2.2 A total of 13 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

3 Remaining Steps in the Process

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

relevant policies or objectives for the time being of the Government or any Minister of the Government” (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

4 Scope for Modifying the Proposed Amendment

4.1 No submissions received referred only to matters that do not lie within the scope of the proposed amendment.

5 Summary of Manager’s Recommendations

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

List of Proposed Changes

No.	Proposed Change	Accept/Modify/Omit	Page
BLY SLAP 3.1	Include new information regarding the Cork Northern Ring Road Scheme	Accept	13
BLY SLAP 3.2	Reference to Recreation Policy	Accept	14
BLY SLAP 3.3	Reference to 2002 Census	Accept	15
BLY SLAP 3.4	Reference to Landscape Character in the Blarney Electoral Area Plan	Accept	16
BLY SLAP 5.1	Inclusion of Recreation and Open Space in the topics to be included in the ‘Master Plan’	Accept	17
BLY SLAP 5.2	Delete Reference to Drinking Water Supply	Accept	18
BLY SLAP 5.3	Provide option of village layout for Master Plan preparation	Accept	19
BLY SLAP 5.4	Revise the proposals for Employment at Monard	Accept	20
BLY SLAP 5.5	Provide options for location of shopping facilities in Monard	Accept	21
BLY SLAP 5.6	Provision of Primary Schools - Monard	Accept	22
BLY SLAP 5.7	Provision of Secondary Schools - Monard	Accept	23
BLY SLAP 5.8	Delete reference to Second Car	Accept	24
BLY SLAP 5.9	Revise road proposals to address the Northern Ring Road Options	Accept	25
BLY SLAP 5.10	Include pollution prevention measures	Accept	27
BLY SLAP 5.11	Delete section on Floodplain Protection	Accept	28
BLY SLAP 5.12	Composition of the partnership for implementation of Monard	Accept	29
BLY SLAP 5.13	Composition of the Project Steering Group	Accept	30

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No.	Proposed Change	Accept/Modify/Omit	Page
BLY SLAP 5.14	Impact of Monard New settlement on Metropolitan Cork Green Belt	Accept	31
BLY SLAP 5.15	New text regarding funding for proposed new settlement at Monard	Accept	32
BLY SLAP 6.1	Delete reference to reserving capacity for new housing development nearest to the railway station	Accept	33
BLY SLAP 6.2	Site Specific Proposals – Land Uses and Urban Design	Accept	34
BLY SLAP 6.3	Site Specific Proposals – Employment and Economic Activity	Accept	35
BLY SLAP 6.4	Site Specific Proposals – Replacement of Leisure Facilities	Accept	36
BLY SLAP 6.5	Site Specific Proposals – Requirements for Open Space in Proposed Development	Modify	37
BLY SLAP 6.6	Site Specific Proposals – Housing and Community Facilities – objective HOU 6-3	Modify	38
BLY SLAP 6.7	Amend Land Use Budget for development at Blarney Station (figure 6.2)	Modify	41
BLY SLAP 6.8	Site Specific Proposals – Blarney Railway Station	Modify	44
BLY SLAP 6.9	Site Specific Proposals – delete Objective U-01	Accept	46
BLY SLAP 6.10	Delete section on Floodplain Protection	Accept	47
BLY SLAP 7.1	Amend key infrastructure works – improvements to Station Road	Accept	48
BLY SLAP 7.2	Provision and Handing over of Schools (Section 7)	Accept	49
BLY SLAP 8.1	Change part of Blarney Woollen Mills Complex (Polysacks) from to established commercial.	Accept	50
BLY SLAP 8.2	Blarney Park Hotel Grounds	Modify	51
BLY SLAP 8.3	Blarney GAA Grounds	Accept	52

Appendix A

(i) Numerical List of Submissions

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

(i): Numerical List of Submissions

<i>Ref</i>	<i>Title</i>	<i>Interested Party</i>
9055	Issues regarding Blarney Village	Blarney Development Group
9056	Blarney GAA Club Lands	Blarney GAA Club
9174	Issues regarding new settlement at Monard	Rathpeacon Community Association
9363	Lands (part of) the Blarney Polysacks site	Blarney Group
9364	Blarney Park Hotel Site,	Blarney Blarney Group
9367	Issues regarding proposed development at Blarney	Coleman Bros., Fleming Const, Blarney Business Park
9398	Dairygold Lands at Blarney	Dairygold
9419	Pastoral Issues in Blarney	O'Donohue PP, Fr. Vincent
9448	Lands at Monard	Walsh, John
9450	Lands at Monard	O' Sullivan, Patrick
9470	Issues regarding proposed development at Blarney	O'Donovan, Finbarr
9480	Issues regarding proposed development at Blarney	Residents of Curraghnalaght and Ardamadane
10000	Railway Issues	Iarnród Éireann

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

<i>Interested Party</i>	<i>Sub No</i>	<i>Title</i>	<i>Summary of Submission</i>
Blarney Development	9055	Issues regarding Blarney Village	<p>BLY SLAP 6.6: This submission welcomes the preparation of a Master Plan and requests that members of the local community and elected representatives be included in its preparation. It is also noted in the submission that the proposals to build a primary school are agreed before the development begins. It is noted that Blarney is totally stagnant and in dire need of stimulation and growth. The submission also requests that the new settlements be called by their own names for clarity.</p> <p>BLY SLAP 8.2: The submission also queries the 'local convenience' retail associated with this proposed change and queries the impact that this will have on the size of the supermarket.</p>
Blarney GAA Club	9056	Blarney GAA Club Lands	<p>BLY SLAP 8.3: This submission requests that the proposed amendment is changed to include new wording to propose the rezoning of the present GAA grounds for residential development. The submission notes that any other zoning designation will rule out the relocation of the GAA facilities to the Castle Grounds.</p>
Blarney Group	9364	Blarney Park Hotel Site, Blarney	<p>BLY SLAP 8.2: This submission welcomes the proposed change however suggests that the words 'some' residential and 'local' convenience are omitted. In relation to 'Some Residential' the submission suggests that the nature and extent of residential development in a town centre environment is automatically constrained. It similarly argues that 'local convenience' by its nature serves a local catchment area and requests that the change is modified accordingly.</p>
Blarney Group	9363	Lands (part of) the Blarney Polysacks site	<p>BLY SLAP 8.1 (b): This submission suggests that a drafting error resulted in the Proposed Amendment Document by referring to both the un-published document (May, 2005) and the public consultation document (June, 2005). The submission suggests that the wording of this proposed change should allow for 'established residential' on this site as outlined in the original submission.</p> <p>BLY SLAP 8.1 (a): The submission also welcomes this proposed change.</p>
Coleman Bros., Fleming Construction, Blarney Business Park	9367	Issues regarding proposed development at Blarney	<p>This is a very detailed submission raising issues with a number of the proposed changes. The three main areas of concern are 1) Recreation and Open Space in the development 2) Neighbourhood Centre designation and 3) Blarney Business Park. It is requested that the layout of the SLAP area should be left to the Master Planning phase and therefore the Indicative Framework should be omitted. This submission it should be noted refers to the area within the submitters control, and not to the X-02 site in its totality.</p> <p>BLY SLAP 3.2, 6.4 and 6.7: The main area of concern is the amount of open space, which is being requested of the development. The submission outlines that [the central park area (10 ha) plus a passive open space area (10ha) plus an area for sports pitches (23.2 ha) plus 10-15% normally required in housing areas (7-11 ha)] the total land required for open space is over 50 ha. It therefore states that the open space requirements at 50 ha or 50% of the gross site area for amenity open space which it states is three times the standard requirement, threatens to make the entire proposal unviable. It suggests that the plan should require either the normal open space standards</p>

Summary of Submission contd.

which apply to housing areas or 35 ha to encompass all open space, recreational, community, healthcare and educational facilities or a trade off between the provision of these additional facilities not normally required and the requirements of social and affordable housing, the question as to whether this should be one block of land or a number of parcels is also queried. It also raises issues regarding the Blarney Golf Course facility and the establishment of a parks department which it states should be established within the planning authority to deal with the long term management of open spaces.

BLY SLAP 6.6 and 6.3:

The submission outlines the importance of the Neighbourhood centre in Blarney as a retail centre and requests the elevation of Blarney to District Centre status which it argues, can be achieved without detriment to the continued promotion of the old towns centre's tourism and heritage functions. It is requested that the entirety of Blarney Business Park (and a further extension to the south currently within the Metropolitan Cork Green Belt) be included within the SLAP area and Blarney Business Park area respectively. It is also stated that the commercial (non-retail) uses will not allow Blarney Business Park to make the level of contributions necessary to provide the infrastructure required to support the new settlement, nor will it be able to provide employment opportunities. It is therefore requested that the area closest to the proposed rail station be positively considered for a full range of commercial uses as in ZON 3-1, 3-23 and 3-34 of the 2003 CDP. It is also requested that the division between commercial (including retail) and non -retail commercial / enterprise type uses in Blarney Business Park be adjusted to reflect the natural division between the two uses on the ground.

BLY SLAP 6.2:

It is requested that the hospital proposal is included within the 23.4 ha sports pitches area, as the wider campus could integrate other open space and community facilities. It is also requested that the SLAP specify the authority responsible for the co-ordination of the masterplan and in addition a reasonable time limit from the adoption of the SLAP should be indicated within the masterplan.

BLY SLAP 6.6:

It is requested that a degree of flexibility should be allowed regarding the 2,500 units and that pedestrian and cycle links should be provided 'where possible' owing to the topography of the site. That other smaller volume uses should be allowed for in the neighbourhood centre e.g. small office units and while leisure facilities could be accommodated, sports and recreation uses could be more difficult to provide in this location.

BLY SLAP 6.7:

The submission refers to the land use budget and requests a degree of flexibility regarding the densities outlined and that the overlapping of certain uses school, open space etc should be accounted for. (A list of school requirements in other areas is included).

BLY SLAP 6.8:

It is requested that part of this change be re-worded and that the original bullet points be retained.

BLY SLAP 7.1:

Requests that this change be removed and that the plan revert to the original proposal to charge these works against the original fund.

BLY SLAP 7.2:

It is also requested that while the developers are open to mirror the Part V approach in providing sites or buildings for educational, recreation community and cultural facilities (over and above normal standards) this would be on the basis that the land requirements are taken out of the 20% of lands required for social and affordable housing.

Other:

The submission also outlines a number of procedural issues including designation of Strategic Development Zones.

<i>Interested Party</i>	<i>Sub No</i>	<i>Title</i>	<i>Summary of Submission</i>
Dairygold	9398	Dairygold Lands at Blarney	BLY SLAP 6.6: This submission requests that this proposed amendment revert back to what was in the draft plan i.e. to allow for Neighbourhood Centre, Railway Station, Park and Ride, Supermarket and Housing / Office Development on the site indicated as 'Station' and its' adjoining site Commercial /Non-retail.
Iarnród Éireann	9150	Railway Issues	Iarnród Éireann have no further comment regarding the proposed amendments.
O' Sullivan, Patrick	9450	Lands at Monard	BLY SLAP 5.3: This submission requests that lands to the south of the railway line at Monard be included within the overall development framework for the Masterplan for Monard.
O'Donohue PP, Fr. Vincent	9419	Pastoral Issues in Blarney	BLY SLAP 6.6: This submission welcomes the provision of land for a church and primary schools and a secondary school in the new development north of the railway line at Blarney
O'Donovan, Finbarr	9470	Issues regarding proposed development at Blarney	<p>This is a detailed submission raising objections to a number of proposed changes.</p> <p>BLY SLAP 3.2: The submission queries the deletion of reference to the Recreational Needs Study and requests that this is used to determine the recreational and amenity needs for the people of Blarney.</p> <p>BLY SLAP 5.2: Suggests that the sentence regarding drinking water should not be deleted because it is claimed that it makes the public aware of drinking water difficulties in the area.</p> <p>BLY SLAP 5.3: Suggests that this is being misrepresented.</p> <p>BLY SLAP 5.6, 5.7 and 7.2: The submitter states that these provisos regarding education provision should not be deleted and is seeking clarification on whether legally it can be achieved. It further states that the developer if legally possible should be forced to set aside and build the schools.</p> <p>BLY SLAP 5.11 and BLY SLAP 6.10: Requests that this section regarding flooding remain in the plan.</p> <p>BLY SLAP 5.15: Requests that infrastructure for the proposed development including the construction of the link road to the Mallow Road come from the Developer and not the Government as outlined in the proposed change.</p> <p>BLY SLAP 6.4: Argues that by taking away the Golf Course will be detrimental to the area.</p> <p>BLY SLAP 6.5: Proposes that this should be location specific and should for example include 15 ha on the golf course side and 20 ha on the other side.</p> <p>BLY SLAP 6.7: Suggests that the land use budget does not add up and queries the location of high density housing on the elevated part of the site.</p> <p>BLY SLAP 6.8: Suggests that the safeguards in this change regarding recreation uses, landscaping etc are being deleted and that the intentions that were there for the people of Blarney have been taken away by this change.</p> <p>Other: The submission also makes reference and draws comparisons between these changes and changes in the other plans and also to changes that were discussed as part of the County Development Plan process. Also queries the strategy of the plan and the proposals and strategy outlined in CASP.</p>

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<i>Interested Party</i>	<i>Sub No</i>	<i>Title</i>	<i>Summary of Submission</i>
Rathpeacon Community Association	9174	Issues regarding new settlement at Monard	BLY SLAP 5.15: This submission supports the proposed change noting that if the Government provide the infrastructure for the development proposed in Monard it is likely that the development in the area would take place over a longer period of time. The submission also reaffirms the Community Association's position regarding the new settlement at Monard regarding issues such as, social inclusion, density, and respecting the nature and character of the area and those who live there.
Residents of Curragnalaght, and Ardamadane	9480	Issues regarding proposed development at Blarney	BLY SLAP 6.6: This submission requests a number of modifications to this change. Firstly, it is requested that the bullet point regarding the new secondary school should also include the provisions as outlined in the primary school (i.e. to provide and construct.) The submission also requests the construction of new and improved road links between the station area and the existing town of Blarney prior to the commencement of any part of the proposed development at Curragnalaght and Ardamadane and also prior to the re-opening of Blarney railway station. It is also requested that the construction and timing of a new grade separated interchange with the N20 national primary route should be provided prior to the commencement of the proposed development. It is also requested that the zoning line at the northern side of the proposed development be extended to include the houses in the surrounding area thereby giving them access to waste water, gas main etc and the submission reflects a new bullet point to reflect the inclusion of these houses through a monitoring arrangement to ensure that benchmarks are achieved.
Walsh, John	9448	Lands at Monard	BLY SLAP 5.3: This submission requests that this change be modified to include some indicative land use objectives on lands which it argues, is the only significant area remaining within the boundary for Monard new settlement.

Appendix B

PROPOSED CHANGE NO. BLY SLAP 3.1

INCLUDE NEW INFORMATION REGARDING THE CORK NORTHERN RING ROAD SCHEME

PROPOSED CHANGE

It is proposed to make a modification to section 3.2 of the Draft Plan by amending the existing text and adding the following paragraph:

‘The National Roads Authority (NRA) published route options for the Northern Ring Road during the end of 2004. These options propose that a dual carriageway linking the new Ballincollig Bypass (N 22) to the west of the city to the Glanmire/Watergrasshill Bypass (N 8) to the northeast of the city be constructed. Both route options connect to the proposed new settlement at Monard with the route either directly (outer option) or via a link road (inner option).

The next stage of the process is the route selection study which will include detailed analysis of the proposed route corridor options including engineering analysis and traffic assessment, an assessment of environmental impacts and preparation of scheme budgets and cost estimates which will take about 18 months. The main objective of this phase is to select a preferred route corridor.’

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 3.2

REFERENCE TO RECREATION POLICY

PROPOSED CHANGE

It is proposed to delete paragraph 3.3.7 of the Draft Plan

~~‘At the local level, policy for the provision of recreation facilities is set out in the Cork Recreational Needs Study prepared for Cork Corporation and Cork County Council in 1999. As a baseline, this suggests that a minimum of 2.4 hectares of open space should be provided per 1,000 people. Within new housing development facilities for each unit of 1,000 houses should be provided, broadly as follows:~~

- ~~● 2 full size grass sports pitches;~~
- ~~● One District/Local play area;~~
- ~~● Neighbourhood play areas;~~
- ~~● A one court multi-use games area;~~
- ~~● 2 tennis courts; and~~
- ~~● 1 community/leisure building including full size badminton/basketball court with community association/club movement.’~~

and adding the following paragraph:

‘Chapter 6, Section 6.4 of Volume 1 to the County Development Plan 2003 sets out the policy framework for the provision of leisure facilities in the County and is applicable to the policies and objectives of this plan.’

RELEVANT SUBMISSIONS RECEIVED

9367	9470						

PLANNING ISSUES

These submissions raise concerns about the implications for the implementation of the Recreation Policy.

However, it is considered that the most appropriate course of action is to retain the proposed change without modification because these issues are addressed on a countywide basis in the County Development Plan 2003 and in this way the concerns raised in this submission are addressed.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

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PROPOSED CHANGE NO. BLY SLAP 3.3

REFERENCE TO THE 2002 CENSUS

PROPOSED CHANGE

It is proposed to delete the following paragraph 3.6.6 of the Draft Plan

~~'The estimated population of the town in the year 2000 was 1,890 persons equivalent to 560 households. Since then about 65 new houses have been completed within the town up to mid-2003 and planning permission has been granted for a further 160 housing units.'~~

and adding the following paragraph:

'The 2002 census recorded a population in the town of 2146 persons equivalent to about 650 households. In the period from mid 2000 to mid 2003 about 65 new houses have been completed within the town up to mid-2003 and planning permission has been granted for a further 160 housing units.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 3.4

REFERENCE TO LANDSCAPE CHARACTER IN THE BLARNEY ELECTORAL AREA PLAN

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by amending the existing text and adding the following paragraph:

‘The Blarney Electoral Area Local Area Plan 2005 addresses the landscape character issues in this area.’

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

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PROPOSED CHANGE NO. BLY SLAP 5.1

INCLUSION OF RECREATION AND OPEN SPACE IN THE TOPICS TO BE INCLUDED IN THE 'MASTER PLAN'

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by amending the existing text and adding the following bullet point:

- Recreation and Open Space

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.2**DELETE REFERENCE TO DRINKING WATER SUPPLY****PROPOSED CHANGE**

It is proposed to make a modification to the Draft Plan by amending the existing text and deleting the following part of paragraph 5.3.7.

'The main area with potential for development on the scale required at Monard is the area to the north of the proposed station. Here, although the land is sloping, gradients are less steep and there is an extensive area of largely open agricultural land where the density of existing sporadic rural dwellings is less than in other nearby localities. However, the area rises to an elevation of about 138 m. ~~and as a consequence may, at times, be exposed to adverse meteorological conditions and could present difficulties regarding drinking water supplies.~~'

RELEVANT SUBMISSIONS RECEIVED

9470							

PLANNING ISSUES

This submission (9470) requests that this sentence is not deleted because it is claimed that it makes the public aware of drinking water difficulties in the area. However this view is not accepted because this part of the plan is addressing the proposed development at Monard rather than the existing situation in this rural area. All indications suggest that for the Monard development drinking water supplies are capable of being provided satisfactorily.

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. BLY SLAP 5.3

PROVIDE OPTION OF VILLAGE LAYOUT FOR MASTER PLAN PREPARATION

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting the following part of paragraph 5.4.3:

~~‘It is considered that the proposed new settlement will more successfully achieve these objectives if it takes the form of a small group of interlinked villages rather than a new town.’~~

and adding the following sentence.

‘One option that could help the proposed new settlement to achieve these objectives would be for it to take the form of a small group of interlinked villages rather than a new town.’

This change will also involve a modification to the Monard Development Framework Map (see below).

RELEVANT SUBMISSIONS RECEIVED

9450	9470	9448					

PLANNING ISSUES

Two of these submissions, (9450 and 9448) seek additional land to be included in the area for the proposed new settlement. The third submission (9470) suggests that the public may misinterpret this part of the plan. It is considered that there is no requirement at this stage to indicate additional land within the Monard proposal and no further modification to the change is recommended.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE MONARD DEVELOPMENT FRAMEWORK MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BLY SLAP 5.4

REVISE THE PROPOSALS FOR EMPLOYMENT AT MONARD

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting paragraphs 5.4.6 and 5.4.7

Although CASP suggests that Monard would be a suitable location for high quality industrial production facilities, this plan has chosen not to suggest specific provision for that category of land uses, at this stage. It is anticipated that the masterplan will make provision for localised areas of employment development, but reliance will be placed on the development of land outside Monard for larger scale or more strategic developments. The following factors have contributed to this approach:

- ~~The lack of relatively flat land suitable for large scale buildings;~~
- ~~The existence of the Blarney Business Park (35 ha) located close to Blarney Railway Station and about 2.2km distant from the proposed railway station in Monard;~~
- ~~The IDA proposals for the development of the Kilbarry Business and Technology Park (31.5 ha) located about 2.9km distant from the proposed railway station in Monard;~~
- ~~The existence of further areas of undeveloped land currently in open space uses that could be reserved for a future extension of the IDA Kilbarry development; and~~
- ~~The high quality public transport corridor that will link Monard to the major employment development proposed in the Docklands.~~

The IDA development at Kilbarry and the city docklands proposals are focussed on attracting high quality business and technology employment development proposals. The County Development Plan 2003 also sets aside the Blarney Business Park for "office based industry type uses". However, at Blarney the small amount of development that has taken place has been more in the nature of general industrial or commercial development rather than the office based industry referred to in the County Development Plan and because of the need to provide a broad balance of employment development opportunities in the area, this plan proposes to amend the specific zoning objective for the Blarney Business Park to allow general industrial and non-retail, commercial uses in addition to office based industry.

and adding the following paragraph:

‘CASP suggests that Monard would be a suitable location for high quality industrial production facilities and it is anticipated that the proposed Masterplan will make provision for this together with other localised areas of employment development and significant office development within the proposed town centre. Reliance will be placed on the development of land outside Monard such as the IDA proposals for Kilbarry and the Blarney Business Park.’

RELEVANT SUBMISSIONS RECEIVED

None							
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PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

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PROPOSED CHANGE NO. BLY SLAP 5.5

PROVIDE OPTIONS FOR LOCATION OF SHOPPING FACILITIES IN MONARD

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting paragraph 5.4.10

~~This area could best be located near the proposed railway station, or alternatively at a more central location within the network of villages proposed.~~

adding the following paragraph:

'This area could either be located near the proposed railway station, or alternatively at a more central location within the network of villages proposed.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.6

PROVISION OF PRIMARY SCHOOLS - MONARD

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting paragraph 5.4.15:

~~The timely provision of primary schools is considered to be one of the most important building blocks of a new community. The development should be phased so that the primary schools are provided progressively, in parallel with the development of new housing. Developers will be required to construct the school buildings as part of the development of adjoining or nearby land (as indicated in the master plan) and to make these buildings available to the appropriate education provider at no cost.~~

and adding the following paragraph:

‘The timely provision of primary schools is considered to be one of the most important building blocks of a new community. The development should be phased so that the primary schools are provided progressively, in parallel with the development of new housing. Developers will be required to construct the school buildings as part of the development of adjoining or nearby land (as indicated in the master plan) and to make these buildings available to the appropriate education provider on terms that mirror the approach taken with regard to social and affordable housing.’

RELEVANT SUBMISSIONS RECEIVED

9470							

PLANNING ISSUES

This submission states that if legally required the original (draft plan) text be retained. However, the proposed change was introduced because of concerns at the practicality of the original text. The change suggests what is considered to be a more deliverable model and no further modifications are recommended.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.7

PROVISION OF SECONDARY SCHOOLS- MONARD

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting paragraph 5.4.19:

~~Developers will be required to construct the school buildings as part of the development of adjoining or nearby land (as indicated in the master plan) and to make these buildings available to the appropriate education provider at no cost.~~

and adding the following paragraph:

'Developers will be required to construct the school buildings as part of the development of adjoining or nearby land (as indicated in the master plan) and to make these buildings available to the appropriate education provider on terms that mirror the approach taken with regard to social and affordable housing.'

RELEVANT SUBMISSIONS RECEIVED

9470							

PLANNING ISSUES

This submission states that if legally required the original (draft plan) text be retained. However, the proposed change was introduced because of concerns at the practicality of the original text. The change suggests what is considered to be a more deliverable model and no further modifications are recommended.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.8

DELETE REFERENCE TO SECOND CAR

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting the following bullet point:

- ~~'The need for many households to operate a second car.'~~

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.9

REVISE ROAD PROPOSALS TO ADDRESS THE NORTHERN RING ROAD OPTIONS

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting the existing text of paragraph 5.5.10 and following bullet points;

Road Proposals

~~The existing road network serving the Monard area will require major reconstruction if it is to serve the new settlement. The master plan for the new settlement will need to include proposals for the construction of new/ improved roads linking Monard with:~~

- ~~• Cork City;~~
- ~~• The proposed northern ring route;~~
- ~~• The N20 northbound/Mallow;~~
- ~~• Blarney/Tower;~~
- ~~• Whitechurch; and~~
- ~~• Killeens.~~

And by adding the following paragraph and bullet points:

Road Proposals

The existing road network serving the Monard area will require major reconstruction if it is to serve the new settlement. The emerging proposal for the Cork Northern Ring Route will provide links with:

- Cork City;
- The N20 northbound/Mallow;
- Blarney/Tower;

Other new or improved routes likely to be required include:

- Whitechurch; and
- Killeens.’

And deleting figure 5.4 ‘Proposed Road Links’ from the Draft Plan.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

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PROPOSED CHANGE NO. BLY SLAP 5.10

INCLUDE POLLUTION PREVENTION MEASURES

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by including the following bullet point after paragraph 5.6.3:

- 'Pollution prevention measures to protect sensitive areas down stream of the site.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.11

DELETE SECTION ON FLOODPLAIN PROTECTION

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting section 5.7 Floodplain Protection of the draft plan:

~~Floodplain Protection~~

~~It is important that the potential impact of all future development on river flood plains is known before any development takes place. The OPW have circulated Flood Prevention Recommendations, which outline that for urban areas anticipating further development a floodplain study would need to contain a 100-year time frame.~~

Objective No.	Floodplain Protection
MON 5-2	It is an objective of this plan to protect areas that form an essential part of the flood plains from development.
MON 5-3	Applications for planning permission for development of areas half a hectare or more must be accompanied by a flood risk assessment and proposals for the storage or attenuation of run off/discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchments.
MON 5-4	All new development must be designed and constructed to meet the following flood design standards: For urban areas or where other existing, proposed or anticipated developments are involved – the 100-year flood event is required.'

RELEVANT SUBMISSIONS RECEIVED

9470							

PLANNING ISSUES

This submission requests that this proposed change be rejected. This proposed change was introduced because it is considered that countywide interests are at issue on this topic and that the appropriate place for this policy is the County Development Plan. This has been given effect by the enabling variation.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

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

PROPOSED CHANGE NO. BLY SLAP 5.12

COMPOSITION OF THE PARTNERSHIP FOR IMPLEMENTATION OF MONARD

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting the last bullet point after paragraph 5.8.1:

~~‘The aim will be to create conditions whereby the private sector house building industry can play a leading role in the detailed design and construction of the project broadly in line with the Masterplan.’~~

and adding the following bullet point:

‘The aim will be to create conditions where a partnership between private sector house building industry, community groups and the planning authority play the leading role in the detailed design and construction of the project broadly in line with the Masterplan.’

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.13

COMPOSITION OF THE PROJECT STEERING GROUP

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting paragraph 5.8.2

~~‘The main responsibilities of the Project Steering Group will involve giving overall or strategic guidance throughout the design and implementation phases of the project. The Group will oversee the work of the Project Design Team. They will decide on issues that may include the appropriate timing and format of public consultation during the project. There will also need to be a clearly defined role for community groups.’~~

and adding the following sentence:

‘The main responsibilities of the Project Steering Group will involve giving overall or strategic guidance throughout the design and implementation phases of the project. The Group will oversee the work of the Project Design Team. They will decide on issues that may include the appropriate timing and format of public consultation during the project. If this group is to be effective its membership will need to be broadly based representing all the key stakeholder groups concerned with the Monard new settlement project including representatives from the planning authority, the house building and construction industry, community groups, sports clubs, education providers, crime prevention agencies, environment and heritage agencies and traffic and transport agencies. There will also need to be a clearly defined role for community groups.’

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.14

IMPACT OF MONARD NEW SETTLEMENT ON METROPOLITAN CORK GREEN BELT

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by amending the existing text and adding the following section;

METROPOLITAN CORK GREEN BELT

In preparing this plan Cork County Council have given consideration to the impact of the proposed new settlement at Monard on the Metropolitan Cork Green Belt. For the development to proceed, it will be necessary for the Council to withdraw the Green Belt designation that presently applies to the land on which it is proposed to carry out the development.

However, whilst the Council are minded to proceed with the development of the new settlement, it is considered that it would be premature to withdraw the Metropolitan Green Belt designation until such time as the proposed Master Plan has been completed. This approach will facilitate detailed consultation with all the interested parties and will enable the retention of the Metropolitan Green Belt designation on those parts of the site not ultimately required for built development.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 5.15**NEW TEXT REGARDING FUNDING FOR PROPOSED NEW SETTLEMENT AT MONARD****PROPOSED CHANGE**

It is proposed to make a modification to the Draft Plan by amending the existing text and adding the following paragraph:

‘Cork County Council, committing itself to the development of a new settlement at Monard, will seek funding from Government towards the provision of infrastructure for the new settlement at Monard, allowing for a successful economic, social and environmental unit to be developed.’

RELEVANT SUBMISSIONS RECEIVED

9470	9174						

PLANNING ISSUES

Submission (9470) suggests that the developer should be required to fund infrastructure for this development. Submission 9174, from the Rathpeacon Community Group, welcomes this change. No further modification is required because the system of government funding and the development contributions in place throughout the county will enable the provision of appropriate infrastructure.

MANAGER’S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. BLY SLAP 6.1

DELETE REFERENCE TO RESERVING CAPACITY FOR NEW HOUSING DEVELOPMENT NEAREST TO THE RAILWAY STATION

PROPOSED CHANGE

It is proposed to make a modification the draft plan by deleting the following part of paragraph 6.4.2:

~~'Because of its importance, where possible, existing capacity in water supply and drainage infrastructure will be reserved for new housing development closest to the railway station. Other land designated for development can be developed but developers will be required to fund their own infrastructure.'~~

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 6.2**SITE SPECIFIC PROPOSALS – LAND USES AND URBAN DESIGN****PROPOSED CHANGE**

It is proposed to make a modification to section 6 of the draft plan by adding additional text before paragraph 6.5.4:

'Land Uses & Urban Design

The public consultation draft of this plan invited landowners and intending developers to set out details of their proposals so that, if appropriate, the plan could be amended to facilitate them and, in response, a number of submissions were received.

It is considered that one of the key principles for the development of this area is to secure comprehensive proposals at the outset so that the development as a whole can be planned as a single entity together with its' physical and social infrastructure. Therefore, whilst this plan facilitates many of the proposals put forward in submissions, the plan's objectives for the site seek the provision of a master plan before individual proposals can commence. It is envisaged that developers and landowners will play a key role in the preparation of the masterplan and they will be expected to consult with the public before it is submitted to the Council for approval.

The objective for the site provides for a hospital to be included within the overall development. The masterplan for the development must also include clear an unambiguous proposals for the phasing of the development and the timing of provision for all its supporting physical and social infrastructure.'

RELEVANT SUBMISSIONS RECEIVED

9367							

PLANNING ISSUES

Submission 9367 is made on behalf of the intending developers and seeks more specific location for a hospital. However the proposed change is considered to provide the greatest degree of flexibility in determining the final location at the Master Plan stage. The submission also raises issues regarding the responsibility for producing the Masterplan. The proposed change is considered to set out an adequate framework for this and no further change is recommended.

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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

PROPOSED CHANGE NO. BLY SLAP 6.3

SITE SPECIFIC PROPOSALS – EMPLOYMENT AND ECONOMIC ACTIVITY

PROPOSED CHANGE

It is proposed to make a modification to section 6 of the draft plan by adding additional text before paragraph 6.5.4:

(a) **‘Employment and Economic Activity**

A number of submissions regarding the draft plan raised issues concerning employment development including retailing. It was suggested that it would be beneficial to the overall development if a broader range of uses were to be provided on the Blarney Business Park including mixed commercial uses and a retail centre.

The Blarney Business Park is an important location for employment development in the rail corridor north of Cork City especially because of its location close to the proposed rail station and also because of uncertainties concerning the provision of employment development at the new settlement proposed at Monard. In the light of the new development now proposed at Station Road, parts of the area closest to the new interchange proposed with the N20 are considered to be capable of accommodating a somewhat broader range of uses than the office based industry proposed in the County Development Plan 2003.

However, retail uses, outside the proposed neighbourhood centre, are not considered appropriate, as major retailing here would conflict with the County Development Plan 2003 (as varied) and with the Cork Strategic Retail Study which suggests that the new settlement proposed at Monard would be a more appropriate location for district level retail development.

Suggestions that the proposed neighbourhood development should be located closer to the housing development that it will primarily serve, on the north eastern side of the railway line rather than to the south of the line as proposed in the draft plan are considered appropriate and would facilitate a more cohesive form of development here.’

(b) It is also proposed to amend the boundary of X-02 in the Zoning Map of the Draft Plan to better reflect the aims of the plan.

RELEVANT SUBMISSIONS RECEIVED

9367							

PLANNING ISSUES

This submission seeks to extend the area of the proposed special zoning objective to include adjoining land designated for industry and also additional land that is designated Metropolitan Cork Green Belt. To modify the plan in respect of this submission at this stage would exceed the power available to the Council under the Acts.

This change proposes to extend the boundary of the proposed master plan. In addition, it is considered that the distribution of land uses within the X-02 area will be determined at that stage and no further modification is required.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 6.4

SITE SPECIFIC PROPOSALS – REPLACEMENT OF LEISURE FACILITIES

PROPOSED CHANGE

It is proposed to make a modification to section 6 of the draft plan by adding additional paragraphs before paragraph 6.5.4. as follows:

"The golf course that forms part of this proposal is subject to objective HOU 4-1 of the County Development Plan 2003 that seeks to protect leisure facilities from development as follows:

"Replacement of Leisure Facilities: 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."

Because of the strategic importance that the area has acquired following the Government's announcement that it will support Iarnród Éireann in the reopening of Blarney railway station, it is considered appropriate to include proposals to develop this land in the plan. 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.

However, so that the plan shall remain consistent with the County Development Plan 2003, it is necessary to ensure that there is appropriate provision for replacement or alternative open space or leisure facilities as required by objective HOU 4-1. The golf course that will be lost to development as a result of the plan's proposals, itself comprises about 35ha. The intending developer's submission to the draft plan 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, the area devoted to open space, in addition to that normally required within new housing development, should remain broadly equal to the area lost as a result of the development of the golf course."

RELEVANT SUBMISSIONS RECEIVED

9367	9470						

PLANNING ISSUES

Submission 9367 on behalf of the intending developers claim that this change places onerous requests on them for the provision of open space. Submission 9470 complains at the loss of the existing golf course.

This proposed change was put forward to meet the request of the 2003 County Development Plan objective HOU 4-1 and the SLAP has to comply with the CDP if it is to be made by the Council. Therefore no further modification to the change is required.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 6.5

SITE SPECIFIC PROPOSALS – REQUIREMENTS FOR OPEN SPACE IN PROPOSED DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a modification to section 6 of the draft plan by deleting the existing text of paragraph 6.5.4 and associated bullet points and adding the following text:

‘In addition to the open space normally required in new housing development, a major open space development, of at least 35 hectares, to provide for recreation and new sports facilities.’

RELEVANT SUBMISSIONS RECEIVED

9367	9470						

PLANNING ISSUES

Submission 9367 seeks clarification that the total open space required could be provided in more than one parcel. Submission 9470 seeks a specific zoning designated for the open space rather than allowing the masterplan to determine the best location for these land uses.

It is proposed to modify the change allowing for more than one parcel of open space to be provided in the Master Plan.

‘In addition to the open space normally required in new housing development, a major open space development, ~~of at least~~ **totalling a minimum of** 35 hectares, to provide for recreation and new sports facilities.’

MANAGER’S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE

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

PROPOSED CHANGE NO. BLY SLAP 6.6

SITE SPECIFIC PROPOSALS – HOUSING AND COMMUNITY FACILITIES – OBJECTIVE HOU 6-3

PROPOSED CHANGE

It is proposed to make a modification to section 6, Objective HOU 6-3 of the draft plan by amending the existing text as follows:

(a) **'Housing and Community Facilities - Proposed Development at Blarney Railway Station**

The County Council consider that the area to which this objective relates near Blarney Railway Station is an appropriate location for a major expansion of the town that is required in order to achieve the scale of growth suggested in the Cork Area Strategic Plan.

It is the Councils' objective to secure the development of up to 2,500 new dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure. So that the development of this land can be properly co-ordinated, it will only be in accordance with a master plan for the area to which this objective relates that has been approved by the County Council. The master plan may be prepared by a single developer or landowner or by a group of developers or landowners acting jointly.

The master plan will pay particular attention to:

- The steps taken by the developers and landowners preparing the Masterplan to consult with other landowners and residents in the area generally;
- The provision of a clear and unambiguous proposals for the timing and construction of all the elements of the development in a number of sequential phases;
- Provision of new housing within a clearly defined network of 'character areas' so that each area can develop its own identity and sense of community;
- Proposals for the provision of the new railway station, including park-and-ride facilities, and the timing of its construction;
- To the south of the railway, in the area close to the proposed new interchange with the N20, the proposed master plan may make provision, within the area to which this objective applies, for non-retail commercial development;
- The timing and provision of appropriate drinking water and waste water disposal services for the development including, where necessary, the upgrading of off-site infrastructure;
- Proposals for the construction of a distributor road network capable of accommodating public transport and a segregated footway and cycle way system linking all parts of the site to the neighbourhood centre, railway station and town centre;
- Proposals for the provision and construction of national or primary schools to meet the educational requirements of those likely to live in the development including the timing of their construction;
- The setting aside of land for the construction of a new secondary school;
- The construction and timing of a neighbourhood centre consisting mainly of convenience shops, a new church, a community hall and sports, leisure and recreation facilities;

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- The construction and timing of a new grade separated interchange with the N20 national primary route to be provided prior to the occupation of any dwellings on the land;
- The construction and timing of new and improved road links between the station area and the existing town of Blarney;
- In addition to the open space normally required within new housing developments, the provision of a minimum of 35ha to provide for recreation, sports and leisure facilities;
- A visual impact assessment of the development and proposals for structural landscaping within the site itself and to the site boundaries to protect its setting and to provide a long term edge to the built up area of the town;
- Proposals for the future management and maintenance (including funding or sub-contracting arrangements) of the open-space areas included within the development; and
- The implementation of the phasing proposals embodied in this plan to secure the overall co-ordination of the development.'

(b) Amend Figure 6.1 'Indicative Development Framework for Blarney' to better reflect this objective.

RELEVANT SUBMISSIONS RECEIVED

9055	9367	9398	9419	9480			

PLANNING ISSUES

Submission 9367 raises a number of detailed points regarding this development. Amongst these is a request that there should be flexibility in the number of dwellings provided for on the site. Any proposal to exceed the figure of 2,500 referred to in the proposed change is likely to exceed the powers available to the Council at this stage.

The submission also seeks the designation of the new neighbourhood centre as a district centre for the purposes of retail development. At present such a designation would conflict with the Cork Strategic Retail Study and the County Development Plan 2003.

The recommended modification to this change has addressed the other points raised in this submission where possible.

The other four submissions are on behalf of various groups representing local interests and raise issues including education, infrastructure timing, and other detailed issues many of which have been addressed where possible within either the draft plan or the proposed changes.

Submission 9480 from the residents of Curraghmalaght and Ardamadane requests an extension to the boundary of the X-02 area however, to modify the plan in respect of this submission at this stage would exceed the power available to the Council under the Acts.

A number of points raised in all the submissions are required to be addressed in the course of the preparation of the Master Plan rather than at this stage.

Submission 9367 also requests that the indicative illustration of the proposals for the new development be deleted from the plan so that it should be interpreted prescriptively. Rather than follow this course of action, it is suggested that additional text be included in the plan before its publication re-enforcing the indicative status of this illustration.

Submission 9367 also seeks clarification in the wording of this objective that provision is made for a hospital and office uses and this has been accommodated in the recommended modification.

- The construction and timing of a neighbourhood centre consisting mainly of convenience shops, **offices**, a new church, a community hall and sports, leisure and recreation facilities;

- Provision may also be made for a hospital development;

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE INDICATIVE DEVELOPMENT FRAMEWORK (FIGURE 6.1) FOR THE SETTLEMENT.

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

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PROPOSED CHANGE NO. BLY SLAP 6.7**AMEND LAND USE BUDGET DEVELOPMENT AT BLARNEY STATION (FIGURE 6.2)****PROPOSED CHANGE**

It is proposed to make a modification to the Draft Plan by deleting Figure 6.2 'Suggested Land Use Budget'.

Figure 6.2: Development at Blarney Railway Station
Suggested Land Use Budget

	Ardamadane	Curragnalaght
Total Site Area	46	88
New Housing		
High Density units	500	150
Medium Density units	500	1350
Total Residential Units Proposed	1000	1500
Housing Land Required (Ha)		
50/ha density	10	3
25/ha density	20	54
Total Housing Land Required	30	57
Other Land Uses (Ha)		
Primary School	2	2
Secondary School	0	6
Neighbourhood Centre	2	3
Total Land for Other Uses	4	11
Additional Open Land (Ha)		
Strategic Landscaping/ Informal Open Space	12	20
Total Non-residential Land	16	34

And by adding the following:

**Figure 6.2: Development at Blarney Railway Station
Suggested Land Use Budget (X-02)**

New Housing		
	High Density units	800
	Medium-Low Density units	1700
	Total Residential units Proposed	2500
Housing Land Required (Ha)		
	50/ha density	18
	25/ha density	57
	Total Housing Land Required	75
Other Land Uses (Ha)		
	Primary School	4
	Secondary School	5
	Hospital Site	5
	Non Retail Commercial	12
	Neighbourhood Centre	5
	Total Land for Other Uses (Station etc)	4
Additional Open Land (Ha)	Strategic Landscaping/ Informal Open Space	35

RELEVANT SUBMISSIONS RECEIVED

9367	9470						

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PLANNING ISSUES

These submissions (9367 and 9470) seek further clarification regarding the additional 11 hectares of land included in the proposed change and the densities proposed. The land use budget is based on the X-01 area rather than following the boundary of ownerships. However, the reference to high and medium density could be removed from the change to give additional flexibility within the overall limit of 2,500 dwellings. The following modification is proposed.

New Housing

High Density units	800
Medium-Low Density units	1700
Total Residential units Proposed	2500

Housing Land Required (Ha)

50/ha density	18
25/ha density	57
Total Housing Land Required	75

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

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

PROPOSED CHANGE NO. BLY SLAP 6.8

SITE SPECIFIC PROPOSALS – BLARNEY RAILWAY STATION

PROPOSED CHANGE

It is proposed to make a modification to section 6 of the draft plan by deleting the existing text of paragraph 6.5.5:

~~'During this plan's public consultation period it is envisaged that those parties with an interest in the area (land owners, developers and others) will make available more detailed proposals for the development. If these are considered appropriate, provision for such proposals can be made in the plan before it is finalised.~~

~~However, some consideration should be given at this stage to the broad design principles that should guide the preparation of these proposals. In attempting to define these broad principles that can inform the process of detailed design, consideration needs to be given to the establishment of a form and structure to the new development that will embody the following:~~

- ~~• A reflection of the existing development pattern in the area;~~
- ~~• Make best use of the attractive features of the site;~~
- ~~• Provide scope for the existing rural dwellings in the area to retain their character;~~
- ~~• The easy development of a sense of place amongst its' inhabitants;~~
- ~~• The establishment of an attractive setting for the new development by the establishment of a landscape structure; and~~
- ~~• Opportunities for an enhanced quality of life for all the occupants.~~

~~It is considered that the construction of a new, mainly residential, development on the periphery of Blarney will more successfully achieve these objectives if it takes the form of two interlinked neighbourhoods or villages rather than a single urban mass of new housing. This will allow each of the new neighbourhoods or villages to quickly develop its own character or sense of place.~~

~~Each neighbourhood or village should be largely self-contained in terms of the services and facilities that most people need on a day-to-day basis. This will involve the provision of a neighbourhood or village centre that will include local convenience shopping (up to 500 sq m.), other shopping appropriate to a local centre, a community hall, primary school, civic or other formal open space and some higher density residential development possibly above ground floor level.~~

~~In the larger of the two neighbourhoods or villages (called Ardamadne), as part of its neighbourhood or village centre, consideration should also be given to inclusion of facilities that will serve the area as a whole including site for a new secondary school to serve the town as a whole and a leisure centre, possibly including a swimming pool, gymnasium and team sports facilities.~~

~~The smaller of the two neighbourhoods or villages (called Curranalaght), because of its location closer to the new rail station, may be best suited to a greater proportion of high density residential development (up to 500 units could be provided in this format).~~

~~In addition to the provision of open space within housing areas, normally provided in line with the County Council's standards, significant areas of additional strategic open space for landscaping and informal recreation should be provided as part of the development of the Blarney Station area. It is intended that a total of at least 32 ha of landscaped open space should be provided in this way. This land will be carefully integrated into the design of the new neighbourhoods so as to bring the countryside within each area and offer all the residents attractive views of and easy access to areas designed for informal recreation that can also contribute to the setting of the development.'~~

RELEVANT SUBMISSIONS RECEIVED

9367	9470						

PLANNING ISSUES

Submission 9470 suggests that an element of the original text be reinstated. Submission 9367 suggests that the bullet points outlined in this change be reinstated and includes further text which outlines the urban design principles and uses expected in the development. While it is intended that proposed changes 6.5/6.6 outline the requirements of the Master Plan, it is considered that there is some merit to modifying the proposed change as follows;

‘The vision for this new residential neighbourhood adjacent to the railway station is centred around a local town/village centre at its core. The new hub will create a social focus and a visual identity for the overall development. An urban format for this hub is proposed. It will consist of streets and squares, edged by fine-grained buildings. Spaces will be designed so as to create a human-scale intimate village atmosphere.

The village will provide a mix of uses that will serve local weekly needs. These will include convenience and some comparison / DIY shopping to serve this new population, public houses, restaurants, and local services, hairdressers, beauty salons, crèches and a medical centre. Residential accommodation should be encouraged so as to ensure a vibrant street life and feeling of security. Small office units at upper floors of street buildings may also be provided for daytime activity.

The hub will be located north of the railway adjacent to the station where it can directly serve the housing east and west. It also has a direct relationship with the Central Park space adjacent to the north and takes advantage of the proposed station location.

In attempting to define the broad principles that can inform the process of detailed design, consideration needs to be given to the establishment of a form and structure to the new development that will embody the following elements:

- A reflection of the existing development pattern in the area;
- Make best use of the attractive features of the site;
- Provide scope for the existing rural dwellings in the area to retain their character;
- The easy development of a sense of place amongst its’ inhabitants;
- The establishment of an attractive setting for the new development by the establishment of a landscape structure; and
- Opportunities for an enhanced quality of life for all the occupants.’

MANAGER’S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE

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

PROPOSED CHANGE NO. BLY SLAP 6.9

SITE SPECIFIC PROPOSALS – DELETE OBJECTIVE U-01

PROPOSED CHANGE

It is proposed to make a modification to the draft plan zoning map by deleting objective U-01 and amending the draft plan zoning map accordingly:

~~‘Pedestrian and Cycleway: To be developed in accordance with objective HOU 6-3 in this plan.’~~

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 6.10

DELETE SECTION ON FLOODPLAIN PROTECTION

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting Section 6.7 'Floodplain Protection' of the draft plan:

'Floodplain Protection'

It is important that the potential impact of all future development on river flood plains is known before any development takes place. The OPW have circulated Flood Prevention Recommendations, which outline that for urban areas anticipating further development a floodplain study would need to contain a 100-year time frame.

Objective No.	Floodplain Protection
HOU 6-4	It is an objective of this plan to protect areas that form an essential part of the flood plains from development.
HOU 6-5	Applications for planning permission for development of areas half a hectare or more must be accompanied by a flood risk assessment and proposals for the storage or attenuation of run off/discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchments.
HOU 6-6	All new development must be designed and constructed to meet the following flood design standards: For urban areas or where other existing, proposed or anticipated developments are involved – the 100-year flood event is required.

RELEVANT SUBMISSIONS RECEIVED

9470							

PLANNING ISSUES

This submission requests that this proposed change be rejected. This proposed change was introduced because it is considered that countywide interests are at issue on this topic and that the appropriate place for this policy is the County Development Plan. This has been given effect by the enabling variation.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

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

PROPOSED CHANGE NO. BLY SLAP 7.1

AMEND KEY INFRASTRUCTURE WORKS - IMPROVEMENTS TO STATION ROAD

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting the existing text from the table in Section 7.1 'Funding and Implementation':

Construction of on-line improvements to Station Road	Including traffic signals at southern end, relief route to the southeast and improvements to existing bridge over N20. Part of U-03	General Fund	X-01 X-02
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and replacing it with the following:

'Construction of on-line improvements to Station Road	Including traffic signals at southern end, relief route to the southeast and improvements to existing bridge over N20. (Part of U-03)	General Fund / Special Contribution	X-01 X-02'
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RELEVANT SUBMISSIONS RECEIVED

9367							

PLANNING ISSUES

The submission (9367) requests that this change reverts back to the original (draft) text to charge these works against the general fund. Although the question of funding is not considered to be a directly relevant to the Special Local Area Plan, the proposed change provides greater flexibility in the implementation of these proposals.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 7.2

PROVISION AND HANDING OVER OF SCHOOLS (SECTION 7)

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting paragraph 7.1.11:

~~‘In this plan land for new schools has been reserved in the normal way. However, where a development is likely to give rise to a school age population that will require its own new school (usually a primary school) the objectives of this plan require that the school should be constructed and provided by the developer as an integral part of the development so that appropriate education facilities are provided for the new population of the area when they are needed.’~~

and adding the following paragraph:

‘In this plan land for new schools has been reserved in the normal way. However, where a development is likely to give rise to a school age population that will require its own new school (usually a primary school) the objectives of this plan require that the school should be constructed and made available to the appropriate education provider on terms that mirror the approach taken with regard to social and affordable housing by the developer as an integral part of the development so that appropriate education facilities are provided for the new population of the area when they are needed.’

RELEVANT SUBMISSIONS RECEIVED

9367	9470						

PLANNING ISSUES

Submission 9367 requests that the intending developers are open to mirror the Part V approach in providing sites or buildings for educational, recreation, community and cultural facilities and that this would be on the basis that the land requirements are taken out of the 20% of lands required for social and affordable housing. Submission 9470 states that the developer if legally possible, should be forced to set aside and build the schools.

The issues raised in these submissions will be addressed in the preparation of the Master Plan and it is recommended to accept the changes as published.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. BLY SLAP 8.1**CHANGE PART OF BLARNEY WOOLLEN MILLS COMPLEX (POLYSACKS) TO ESTABLISHED COMMERCIAL****PROPOSED CHANGE**

- (a) It is proposed to make a modification to the Zoning Map of the Draft Plan by amending the existing established primarily industry/enterprise zoning and changing it to established primarily commercial.
- (b) It is proposed to make a modification to the Zoning Map of the Draft Plan by amending the existing established primarily educational / institutional / civic zoning and changing it to established primarily commercial.

RELEVANT SUBMISSIONS RECEIVED

9363							

PLANNING ISSUES

This submission (9363) requests that part (b) of the proposed change be modified to an established residential zoning. It is considered that this 'zoning' does not reflect the existing land use and cannot therefore be changed. It is further considered that to modify the plan in this respect at this stage would exceed the powers available to the Council under the Acts.

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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

PROPOSED CHANGE NO. BLY SLAP 8.2

BLARNEY PARK HOTEL GROUNDS

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by amending the existing text and adding the following to paragraph 6.6.1:

‘The designation of the Blarney Park site as a special opportunity site reflects the Council’s commitment to the strategy for the older part of the town.’

It is also proposed to include the following objective:

Mixed Use Development: to include a range of town centre uses including a hotel, a leisure centre, offices, some residential and local convenience and tourism related retail uses.

RELEVANT SUBMISSIONS RECEIVED

9364	9055						

PLANNING ISSUES

These submissions (9364 and 9055) request that the limits expressed in the specific objective regarding residential and retail uses on this site be removed. It is considered that there is some merit in allowing greater flexibility in terms of the type of retail uses, which would be allowed on this site.

It is also considered that owing to the nature of the site (i.e. the fact that it is to include a mix of uses) that residential development will by its nature be restricted. These considerations have formed the basis for the following modification;

Mixed Use Development: to include a range of town centre uses including a hotel, a leisure centre, offices, ~~some residential and local convenience~~ and tourism related retail uses.

MANAGER’S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE

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

PROPOSED CHANGE NO. BLY SLAP 8.3**BLARNEY GAA GROUNDS****PROPOSED CHANGE**

It is proposed to make a modification to the Draft Plan by amending the existing text and adding the following paragraph after 6.6.3:

'The GAA grounds to the south of the Castle Close Road have been the subject of proposals for redevelopment. The GAA authorities intend their facilities to be relocated west of the town on part of the Blarney Castle Estate within the Metropolitan Cork Green Belt where uses of this nature are generally considered appropriate

However, the County Council is of the view that the existing grounds, if the GAA is successful in its proposed relocation, could be an appropriate location for either tourism related or other forms of development because of their relationship to the Castle Estate. The site lies within the development boundary of Blarney and the designation applied to these lands in this plan reflects only their established use. With this in mind, the council may exercise its discretion to grant planning permission during the lifetime of this plan if an appropriate proposal is put forward and the GAA facility have been successfully relocated.'

RELEVANT SUBMISSIONS RECEIVED

9056							

PLANNING ISSUES

This submission (9056) requests that residential development be considered on this site to allow for the GAA to relocate to the Blarney Castle Grounds. The proposed change is intended to facilitate the aspirations of the GAA and to recognise the importance of the tourist industry to the town. Therefore no modification is recommended.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

