

# County Manager's Report to Members

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

Manager's Recommendations on the Proposed  
Amendment to the Blarney Electoral Area  
Draft Local Area Plan

August 2005

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



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

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### **1 Introduction**

- 1.1 This report has been prepared in response to the submissions and observations made on the Proposed Amendment to the Blarney Electoral Area Draft 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 Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised. A total of 216 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of the Council resolved to publish the proposed amendment that was published on 6<sup>th</sup> June 2005.
- 2.2 A total of 184 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 Blarney Electoral Area Local Area Plan. The Planning and Development Acts require the Members of the Council to consider this report together with the Amendment.
- 3.2 Under the provisions of section 12 (3) (g) the Planning and Development Act (as amended), the Local Area Plan shall be deemed to be made, subject to the modifications recommended by the Manager in this report, six weeks after this report has been furnished to all the members of the Authority unless the members of the planning authority, by resolution, decide to make or amend the plan otherwise (providing that the amendment that authority so decide upon is the original amendment proposed in the document published on 6<sup>th</sup> June 2005 or such amendment of it as considered appropriate).
- 3.3 These provisions of the Act (as amended) impose constraints on what can be considered for inclusion in the Local Area Plan at this stage. While there is still scope to modify the amendment, it is clear that matters that were not part of the amendment cannot now be introduced. Care should also be taken to ensure that where the amendment is to be modified, restraint should be exercised. This is to ensure that the extent or degree of modification doesn't result materially in a new change that falls outside the scope of what is allowed.
- 3.4 The Act also states as follows: "When performing their functions under this section the members of the authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government" (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

### **4 Scope for Modifying the Proposed Amendment**

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

<b>Table 1: Submissions that lie outside the scope of the Proposed Amendment (Ref Nos.)</b>
9209, 9252, 9248, 9506, 9255, 9245, 9249, 9247, 9006, 9110, 9472, 9243, 9253, 9140.

## 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
	<b>LOCAL AREA STRATEGY</b>		
<b>BLY 03.05.01</b>	Inclusion of Templemichael as an 'Other Location' within the settlement network.	ACCEPT	81
	<b>ENVIRONMENT AND HERITAGE</b>		
<b>BLY 07.06.01</b>	Delete final paragraph of 7.6.3 and insert additional text for Landscape Character Assessment.	ACCEPT	85
	<b>SETTLEMENTS AND OTHER LOCATIONS</b>		
	<b>05 - Carrignavar</b>		
<b>BLY 08.05.01</b>	Extend the development boundary to the north-east to include land for new residential and community facilities zoning in Carrignavar.	ACCEPT	89
<b>BLY 08.05.02</b>	Extend the development boundary to the west to include existing community facilities in Carrignavar.	ACCEPT	90
<b>BLY 08.05.03</b>	Extend the development boundary to the west in Carrignavar.	ACCEPT	91
<b>BLY 08.05.04</b>	Amend specific objective R-03 in Carrignavar.	ACCEPT	92
<b>BLY 08.05.05</b>	Extend the development boundary to the west to include land for new residential zoning in Carrignavar.	ACCEPT	93
<b>BLY 08.05.06</b>	Extend the development boundary to the west to include land for new open space zoning in Carrignavar.	ACCEPT	94
<b>BLY 08.05.07</b>	Extend the development boundary to the west to include land for new residential zoning in Carrignavar.	OMIT	95

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	<b>06 - Glenville</b>		
<b>BLY 08.06.01</b>	Delete X-01 zoning in Glenville.	ACCEPT	98
<b>BLY 08.06.02</b>	Lands to be zoned for open space in Glenville.	ACCEPT	99
<b>BLY 08.06.03</b>	Lands to be zoned as an opportunity site in Glenville.	ACCEPT	100
<b>BLY 08.06.04</b>	Zoning of lands for an extension to the existing school in Glenville.	ACCEPT	101
<b>BLY 08.06.05</b>	Lands within the development boundary to be zoned with a specific objective for residential development in Glenville.	ACCEPT	102
<b>BLY 08.06.06</b>	Change part of O-01 zoning to passive open space in Glenville.	ACCEPT	103
<b>BLY 08.06.07</b>	Remove specific objective O-01 from lands in Glenville.	ACCEPT	104
<b>BLY 08.06.08</b>	Extend R-03 residential zoning to the west in Glenville.	ACCEPT	105
<b>BLY 08.06.09</b>	Village of Tradition – Glenville: additional text.	ACCEPT	106
<b>BLY 08.06.10</b>	Amend specific objective R-01 in Glenville.	ACCEPT	107
<b>BLY 08.06.11</b>	Extend the development boundary to the north to include lands for open space in Glenville.	OMIT	108
<b>BLY 08.06.12</b>	Extend the development boundary to the north in Glenville.	OMIT	110
<b>BLY 08.06.13</b>	Extend the development boundary to the north to include lands for open space in Glenville.	OMIT	112
<b>BLY 08.06.14</b>	Extend the development boundary to the north-east to include lands for open space in Glenville.	OMIT	114
<b>BLY 08.06.15</b>	Extend the development boundary to the north to include additional lands for residential development in Glenville.	OMIT	116
	<b>07 - Grenagh</b>		
<b>BLY 08.07.01</b>	Change the E-01 specific objective for a new school to residential zoning in Grenagh.	ACCEPT	120
<b>BLY 08.07.02</b>	Extend the development boundary to the south to provide additional land for new residential and community facilities zoning in Grenagh.	ACCEPT	121
<b>BLY 08.07.03</b>	Extend O-01 zoning to the west in Grenagh.	ACCEPT	122
<b>BLY 08.07.04</b>	Storm water disposal in Grenagh: additional text	ACCEPT	123

	<b>08 - Dripsey</b>		
<b>BLY 08.08.01</b>	Extend the development boundary to the south-east to include additional land for residential development in Dripsey (Model Village).	ACCEPT	126
<b>BLY 08.08.02</b>	Extend the development boundary to the south to include land for new open space zoning in Dripsey (Model Village).	ACCEPT	127
<b>BLY 08.08.03</b>	Extend the development boundary to the north to include additional land for residential development in Upper Dripsey.	ACCEPT	130
<b>BLY 08.08.04</b>	Extend the development boundary to the north-east to include additional land for residential development in Upper Dripsey.	ACCEPT	131
<b>BLY 08.08.05</b>	Extend the development boundary to the north to include land for residential development in Upper Dripsey.	ACCEPT	132
	<b>09 - Glounthaune</b>		
<b>BLY 08.09.01</b>	Extend the development boundary to the east to include additional land for residential development and community facilities in Glounthaune.	MODIFY	134
<b>BLY 08.09.02</b>	Extend the development boundary to the east to include land for open space in Glounthaune.	OMIT	136
<b>BLY 08.09.03</b>	Remove open space zonings and specific objectives O-01, O-02 and O-03 from lands in Glounthaune.	MODIFY	137
<b>BLY 08.09.04</b>	Protection of Ashbourne House and gardens in Glounthaune: additional text	OMIT	139
<b>BLY 08.09.05</b>	Traffic calming in Glounthaune: additional text.	ACCEPT	140
<b>BLY 08.09.06</b>	Extend boundary of new residential zoning to include existing residential development in Glounthaune.	ACCEPT	141
	<b>11 - Killeens</b>		
<b>BLY 08.11.01</b>	Change residential zoning R-01 to open space in Killeens.	ACCEPT	144
<b>BLY 08.11.02</b>	Extend open space zoning to the north in Killeens.	ACCEPT	145
<b>BLY 08.11.03</b>	Extend the development boundary to the north-east to provide additional lands for residential development in Killeens.	ACCEPT	146
	<b>12 - Knockraha</b>		
<b>BLY 08.12.01</b>	Extend the R-02 residential zoning to the east to include additional land for residential development in Knockraha.	ACCEPT	148

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<b>BLY 08.12.02</b>	Remove the E-01 zoning and extend the R-05 zoning to cover this site and additional lands to the north in Knockraha.	ACCEPT	149
<b>BLY 08.12.03</b>	Extend R-06 residential zoning to the south-east in Knockraha and amend the specific objective.	ACCEPT	150
<b>BLY 08.12.04</b>	Extend R-04 residential zoning to the west to include additional land for residential development in Knockraha.	ACCEPT	151
<b>BLY 08.12.05</b>	Extend R-05 residential zoning to include additional lands to the north-east in Knockraha.	ACCEPT	152
	<b>13 - Upper Glanmire</b>		
<b>BLY 08.13.01</b>	Extend the R-06 residential zoning to include additional land for residential development to reflect the planning permission granted in Upper Glanmire.	ACCEPT	154
<b>BLY 08.13.02</b>	Amend specific objective for E-01 zoning in Upper Glanmire.	ACCEPT	155
	<b>14 - Whitechurch</b>		
<b>BLY 08.14.01</b>	Proposed residential developments at Whitechurch.	(1) ACCEPT (2) MODIFY (3) OMIT	158
<b>BLY 08.14.02</b>	Assimilative capacity of receiving stream in Whitechurch: additional text	ACCEPT	161
	<b>15 - Berrings</b>		
<b>BLY 08.15.01</b>	Extend the development boundary to the east to include new lands for residential development in Berrings.	MODIFY	164
	<b>16 - Cloghroe</b>		
<b>BLY 08.16.01</b>	Remove specific objective O-01 from lands in Cloghroe.	ACCEPT	166
	<b>17 - Courtbrack</b>		
<b>BLY 08.17.01</b>	Extend the development boundary to the south to include additional land for residential development in Courtbrack.	ACCEPT	168
<b>BLY 08.17.02</b>	Extend the development boundary to the south-west in Courtbrack.	ACCEPT	169
<b>BLY 08.17.03</b>	Road improvements in Courtbrack: additional text	ACCEPT	170
	<b>18 - Dublin Pike</b>		
<b>BLY 08.18.01</b>	Amendments to map for Dublin Pike to rectify mapping errors and discrepancies with the 1996 and 2003 County Development Plans.	ACCEPT	172

	<b>19 - Firmount</b>		
<b>BLY 08.19.01</b>	Extend development boundary to the east in Firmount.	ACCEPT	174
<b>BLY 08.19.02</b>	Biological quality of River in Firmount: additional text	ACCEPT	175
	<b>20 - Matehy</b>		
<b>BLY 08.20.01</b>	Remove general objective GEN-01 for lands in Matehy.	ACCEPT	178
<b>BLY 08.20.02</b>	Extend development boundary to the east to include a new residential zoning in Matehy.	ACCEPT	179
<b>BLY 08.20.03</b>	Extend development boundary to the south-west to include a new residential zoning in Matehy.	OMIT	180
<b>BLY 08.20.04</b>	Extend development boundary to the south-west to include a new residential zoning in Matehy.	OMIT	181
	<b>29 - Templemichael</b>		
<b>BLY 08.29.01</b>	Inclusion of Templemichael as an 'Other Location' within the settlement network.	MODIFY	184
<b>BLY 08.29.02</b>	Lands to be zoned for open space in Templemichael.	OMIT	187



## **Appendix A**

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

**(i) Numerical List of Submissions**

<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9006	Lands at Matehy	O'Flynn, Ms. Mary
9010	Issues relating to proposed zonings in Glenville	Cooke, David & Pauline
9011	Issues relating to proposed zonings in Glenville	Forde, William
9013	Issues relating to proposed zonings in Glenville	Forde, Deborah
9015	Issues relating to proposed zonings in Glenville	Forde, Grace
9019	Issues relating to proposed zonings in Glenville	Manley, Timothy
9020	Issues relating to proposed zonings in Glenville	Manley, Noreen
9021	Issues relating to proposed zonings in Glenville	Manley, Patricia
9022	Issues relating to proposed zonings in Glenville	Manley, Michael
9023	Issues relating to proposed zonings in Glenville	Manley, Eilish
9024	Issues relating to proposed zonings in Glenville	Manley, Michael
9031	Issues relating to proposed zonings in Glenville	O'Leary, Mary
9032	Issues relating to proposed zonings in Glenville	O'Leary, Norah
9033	Issues relating to proposed zonings in Glenville	O'Leary, Michael
9034	Issues relating to proposed zonings in Glenville	Power, Richard
9035	Issues relating to specific objective of proposed amendment in Carrignavar	Carrignabhfeair Community Council
9038	Issues relating to proposed zonings in Glenville	Shinnick, Liz
9039	Issues relating to Glounthaune	Fox, Ken
9058	Issues in relation to proposed zoning in Templemichael	Fitzgerald, John
9060	Issues relating to proposed zonings in Glenville	O'Keeffe, Anne
9061	Issues relating to proposed zonings in Glenville	Power, Richard
9062	Issues relating to proposed zoning in Templemichael	Barry, Michael
9063	Issues relating to proposed zonings in Glenville	O'Leary, Richard & Carmel
9067	Issues relating to proposed zonings in Glenville	Higham, Dennis & Patricia
9068	Issues relating to proposed zoning in Templemichael	Burns, Michael
9069	Issues relating to proposed zonings in Glenville	Hegarty, Siobhan
9070	Issues relating to proposed zonings in Glenville	Hegarty, Sean & Claire
9071	Issues relating to proposed zonings in Glenville	Hegarty, Anne
9079	Issues relating to proposed zonings in Glenville	Hegarty, Con
9087	Issues relating to proposed zonings in Glenville	O'Donoghue, Vivienne
9089	Issues relating to proposed zonings in Glenville	O'Donoghue, Denis
9091	Issues relating to proposed zonings in Glenville	Smith, James
9095	Issues relating to proposed zonings in Glenville	O'Leary, Richard and Carmel
9096	Issues relating to proposed zonings in Glenville	O'Keeffe, Anne
9102	Issues relating to Glounthaune	Donnelly, Des

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<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9110	Issues relating to Rathduff	Quirke, Michael P.
9114	Issues relating to Glounthaune	Scoil Naisiunta an Ghleanntain
9117	Issues relating to Glenville	O'Duinnshleibhe, Parthalan
9118	Issues relating to Glenville	Bryon, Aisling
9122	Issues relating to Glenville	Egan, Nollag
9123	Issues relating to Glenville	Egan, Kevin
9124	Issues relating to Glenville	Murphy, Ethan
9127	Issues relating to Glenville	Fitzgerald, Edward
9128	Issues relating to Glenville	Murphy, Cailiosan
9140	Lands at Whites Cross / Piercestown	Coleman, Billy
9153	Issues relating to proposed zoning in Whitechurch	McGrath, James
9156	Issues relating to BLY 08.17.01 and BLY 08.17.02	O'Brien, Antoinette
9160	Issues relating to Templemichael	O'Riordan, Sean and Nancy
9161	Issues relating to Templemichael	O' Shea, Bertie and Dineen, Kathleen
9163	Issues relating to proposed amendments in Whitechurch	O'Reilly, Patrick
9164	Issues relating to proposed amendments in Whitechurch	O'Reilly, Pat
9165	Issues relating to proposed amendments in Whitechurch	Butt, Eddie
9166	Issues relating to Glounthaune	O'Donnell, Hugh
9175	Issues relating to Glenville	Glenville & Kildinan District Trout Anglers Assoc
9179	Issues relating to Glenville	Murphy, James
9180	Issues relating to Glenville	Barry, Caroline
9181	Issues relating to Glenville	O'Callaghan, Denis
9182	Issues relating to Glenville	Cosgrove, Mary
9183	Issues relating to Glenville	Buckley, Susan
9185	Issues relating to Glenville	Keane, Maurice
9186	Issues relating to Glenville	Keane, Monica
9187	Issues relating to Glenville	Finn, Niall
9188	Issues relating to Glenville	Shorten, Mary
9189	Issues relating to Glenville	Barry, Kevin
9194	Issues relating to Glenville	O'Keeffe, Jim
9198	Issues relating to Carrig na Bhfear	Carrig na Bhfearr GAA Club
9199	Issues relating to Glenville	Hickey, Denis
9200	Issues relating to Glenville	Mullen, Hugh and Caroline
9202	Issues relating to Glenville	O'Driscoll, Anne
9203	Issues relating to Glenville	Dorgan, Jerry
9204	Issues relating to Glenville	Barry, Neil

<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9206	Issues relating to Glenville	Hegarty, Mary
9207	Issues relating to Glenville	Barry, Eddie
9208	Issues relating to Glenville	Forde, Aidan
9209	Issues general to draft LAP's	Cork Environmental Forum
9210	Issues relating to Glenville	Alan, Sarah
9212	Issues relating to Glenville	Barry, Raymond
9213	Issues relating to Glenville	O'Driscoll, Colman
9214	Issues relating to proposed amendments in Whitechurch	Kiely, Breda
9215	Issues relating to proposed amendments in Whitechurch	O'Callaghan, Eleanor
9224	Issues relating to Grenagh	Murphy, Michael
9225	Issues relating to Glenville	Sweeney, Gerard and Margaret
9226	Issues relating to Glenville	Harte, Noel and Mairead
9227	Issues relating to Glenville	Kennedy, Anthony
9228	Issues relating to Glenville	Glenville Community Council
9236	Lands at Glounthaune	Barlow Properties
9243	Lands at Coolflugh, Tower	D & J Builders Ltd.
9245	Lands at Grenagh	D & J Builders Ltd.
9247	Lands at Killeens	McCarthy, John
9248	Lands at Kilcully	Cronin, Gretta
9249	Lands at Kerrypike	D & J Builders Ltd
9252	Lands at Model Village, Dripsey	Cooney, Con
9253	Lands at Coolflugh, Tower	Whitebon Developments Ltd.
9255	Lands at Caherlag	Barrett, Eddie
9259	Issues relating to Glounthaune	Glounthaune Community Association
9268	Lands at Glenville	O'Driscoll, Margaret
9269	Issues relating to Glenville	O'Mahony, Denis
9284	Issues relating to Glenville	Daunt, Ruth
9292	Issues relating to Courtbrack	Browne, Liam
9297	Issues relating to proposed zoning in Whitechurch	Shandon R.F.C
9301	Lands at Glenville	O'Brien, Gerry
9302	Issues relating to Knockraha	Knockraha Area Community Association Ltd.
9303	Issues relating to Killeens	Killeens Residents Association
9316	Issues relating to Glenville	Smith, Kieran
9325	Issues relating to proposed zoning in Glenville	O'Leary, John
9326	Issues relating to Glenville	Collins, Siobhan
9339	Issues relating to Grenagh	Grenagh Sports Complex and Community Association

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<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9341	Issues relating to proposed amendments in Whitechurch	O'Brien, Patrick
9342	Issues relating to proposed amendments in Whitechurch	Mulcahy, John
9345	Issues relating to Glenville	Dunlea, Dan
9346	Issues relating to Glenville	Glenville National School
9347	Issues relating to proposed zoning in Whitechurch	Dennehy, Patrick
9348	Issues relating to Whitechurch	Dennehy, John
9349	Issues relating to Whitechurch	Dennehy, Jerry
9371	Issues relating to Glenville	Riordan, Katherine
9380	Issues relating to Glenville	O'Riordan, Maurice
9383	Issues in relation to proposed zoning and provision of amenities in Whitechurch	Castlelands Construction Ltd.
9385	Lands at Dripsey (Model Village)	Murphy, John
9399	Issues relating to proposed zoning at Whitechurch	Cafferkey, Odran & Martina
9400	Issues relating to provision of amenities in Whitechurch	Rockban Ladies Football and Camogie Club
9403	Issues relating to proposed zoning in Whitechurch	Buckley, Oliver
9404	Issues relating to proposed zoning in Whitechurch	Murphy, Patricia
9405	Issues relating to proposed zoning in Whitechurch	O'Dea, Michael
9408	Issues relating to proposed zoning in Whitechurch	Twohig, Stephen
9409	Issues relating to proposed zoning in Whitechurch	Twohig, Denise
9411	Issues relating to proposed zoning in Whitechurch	Lynch, Raymond
9412	Issues relating to proposed zoning in Whitechurch	Hourigan, Kieran
9413	Issues relating to proposed zoning in Whitechurch	Dillon, Nicole
9414	Issues relating to proposed zoning in Whitechurch	Kennedy, Liam
9415	Issues relating to proposed zoning in Whitechurch	Kennedy, Mary
9416	Issues relating to proposed zoning in Whitechurch	Motherway, Miriam
9417	Issues relating to proposed zoning in Whitechurch	Dillon, Brian
9418	Issues relating to proposed zoning in Whitechurch	Murphy, Donal
9420	Issues relating to zoning at Whitechurch	"The Green" Residents Association, Whitechurch
9421	Issues relating to proposed zoning in Whitechurch	O'Sullivan, Paul
9422	Issues relating to proposed zoning in Whitechurch	O'Sullivan, Denis
9423	Issues relating to proposed zoning in Whitechurch	O'Sullivan, Peggy
9424	Issues relating to proposed zoning in Whitechurch	O'Sullivan, Catherine
9425	Issues relating to proposed zoning in Whitechurch	Downey, Michael
9426	Issues relating to proposed zoning in Whitechurch	O'Sullivan, Valerie
9427	Issues relating to proposed zoning in Whitechurch	O'Sullivan, Noel
9428	Issues relating to proposed zoning in Whitechurch	O'Sullivan, Michael
9429	Issues relating to proposed zoning in Whitechurch	Twomey, Mary

<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9431	Issues relating to proposed zoning in Whitechurch	Whitechurch and Waterloo Community Association Ltd
9432	Issues relating to proposed zoning in Whitechurch	Woulfe, Michael
9433	Issues relating to proposed zoning in Whitechurch	Woulfe, Mary
9434	Issues relating to amenities in Whitechurch	Whitechurch GAA
9435	Issues relating to amenities in Whitechurch	Whitechurch Foroige Club
9436	Issues relating to proposed zoning in Whitechurch	Stanton, Denis
9437	Issues relating to proposed zoning in Whitechurch	Morgan, Owen
9443	Lands at Killeens	O'Brien and O'Flynn (Wilton) Ltd.
9444	Lands at Glounthaune	O'Mahony Developments
9461	Lands at Carrignavar	Missionaries of the Sacred Heart
9468	Issues relating to proposed zoning in Whitechurch	Fitzgerald, Darragh
9471	Lands at Carrignavar	Finneran, Nuala
9472	Lands at Coole, Carraig na bhFear	Hegarty, Denis
9473	Lands at Carrignavar	Carraig na bhFear Senior Citizens Support Group
9485	Issues relating to Glenville	Collins, Joanne
9486	Issues relating to Glenville	Collins, Donna
9487	Issues relating to Glenville	Collins, Mary
9490	Issues relating to Glenville	Daunt, George
9491	Issues relating to Glenville	Landen, D.
9492	Issues relating to Glenville	Landen, Adrian
9493	Issues relating to Glenville	Dorgan, Donal
9494	Issues relating to Glenville	Dorgan, Eileen
9495	Issues relating to Glenville	Foley, Eleanor
9496	Issues relating to Glenville	Savage, Noel
9497	Issues relating to Glenville	O'Donnell, Eileen
9498	Issues relating to Glenville	Landen, John
9499	Issues relating to Glenville	Cahill, Eileen
9500	Issues relating to Glenville	Collins, Sean
9501	Issues relating to Glenville	Collins, Mairead
9502	Issues relating to Glenville	Foley, Michael
9503	Issues relating to Glenville	Cahill, Denis
9504	Issues relating to Glenville	Cahill, Pat
9505	Issues relating to Glenville	Forde, Edward
9506	Lands at Glenville	Barry, Eamonn
9508	Issues relating to Glenville	Collins, Yvonne

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<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9509	Issues relating to Glenville	Collins, Donal
9519	Issues relating to Glenville	O'Riordan, Breda
9525	Issues relating to Glenville	Fitzgerald, Eamonn
9526	Issues relating to Glenville	Buckley, Norma M.
9529	Issues relating to Glenville	Mullan, Caroline and Hugh
10003	Issues relating to proposed zoning in Whitechurch & Glenville	Cork City Council





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

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
"The Green" Residents Association, Whitechurch	9420 Issues relating to zoning at Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission supports the deletion of the R-06 residential zoning and supports the inclusion of the lands subject of change no. BLY 08.14.01(2), provided it is at low and not medium density and that the developer provides satisfactory facilities. The submission opposes the new residential zoning BLY 08.14.01(3) as it would give rise to an excessive volume of housing.
Alan, Sarah	9210 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Barlow Properties	9236 Lands at Glounthaune	This submission proposes that the zoning objective for proposed change BLY 08.09.04 is onerous and unjustified. The submission proposes that Ashbourne House is already a listed building so there is no justification on conservation grounds to include the proposed objective as the curtilage is part of a protected structure, the record of protected structures cannot be amended under the Local Area Plan process, and the proposed amendments did not follow the correct procedures.
Barrett, Eddie	9255 Lands at Caherlag	This submission does not relate to any specific change in the Proposed Amendment Document. This submission proposes that lands at Glounthaune be zoned for residential development. The submission proposes that Caherlag be recognised as a settlement, there are a variety of services in the area, the green belt would not be compromised, and growth envisaged by CASP would be accommodated.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Barry, Caroline	9180 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Barry, Eamonn	9506 Lands at Glenville	This submission does not relate to any change in the Proposed Amendment document. The submitter wishes to know why his lands were not included in the Draft Plan.
Barry, Eddie	9207 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Barry, Kevin	9189 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Barry, Michael	9062 Issues relating to proposed zoning in Templemichael	This submission supports the zoning of lands the subject of change no. BLY 08.29.02. The submitter outlines that from his business as an auctioneer, he is aware of demand for serviced sites in the general Whites Cross/ Templemichael area.
Barry, Neil	9204 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Barry, Raymond	9212 Issues relating to Glenville	<p>This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.</p>
Browne, Liam	9292 Issues relating to Courtbrack	<p>This submission raises a number of issues relating to Courtbrack. Issues raised by this submission include that Courtbrack is a townland rather than a village, there is a shop, church, hairdresser, a closed creamery, a closed shop, and the community centre is in a bad state of repair, people who have built in Courtbrack have done so because it is a peaceful rural area, roads leading into Courtbrack are narrow and unsuitable for current traffic, the only local school is in Matehy which can only be reached by car, public transport is available on the Shournagh Road where there is no footpath, lighting or official bus stop, there is no public water or public sewer, infrastructure is not in place to serve new development, need for housing in the area can be served by developments in Tower, Blarney, Grenagh and Whitechurch, and it would not be prudent to zone BLY 08.17.03 until all other proposed development is complete.</p>

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Bryon, Aisling	9118 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that Glenville is a traditional manor village and the proposed changes would destroy the architectural and traditional ambience of the village and the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, there are not the amenities or infrastructure to support the potential new population, traffic hazards would be created and the need for a new sewerage treatment plant would result in pollution of the River Bride and have negative ecological and environmental implications to the Bride River Valley, a proposed Natural Heritage Area. Growth to date in the village has been phased, which has allowed for natural growth, this village of true tradition should be maintained and the irreversible destruction that would result from the proposed changes should be proceed.
Buckley, Norma M.	9526 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that Glenville is a typical traditional Irish manor village and the streetscape has remained unspoiled, which helped the application to become designated as a village of tradition. As a signatory to this protocol, the submitter feels obliged to object to the proposed zoning of land to the north of the village.
Buckley, Oliver	9403 Issues relating to proposed zoning in Whitechurch	This submission relates to proposed change no. BLY 08.14.01 and expresses concerns about proposed zoning in the area and the manner in which the debate and decisions on the proposed zoning has progressed to date. The submission outlines the reasons that have been put forward for advancing these amendments including the pressure for development, the provision of facilities, the need for sewage facilities and letting the community have their say but rejects these reasons. The submission supports the deletion of the R-06 residential zoning and strongly objects to the inclusion of the new residential zonings proposed by change no's BLY 08.14.01(2) and BLY 08.14.01(3) on the basis that the scale and pace of development is far in excess of what is suitable for the community.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Buckley, Susan	9183 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Burns, Michael	9068 Issues relating to proposed zoning in Templemichael	This submission supports the zoning of lands the subject of change no. BLY 08.29.02. The submitter outlines that from his business as an auctioneer, he is aware of demand for serviced sites in the general Whites Cross/ Templemichael area from people who are employed or originate from the area.
Butt, Eddie	9165 Issues relating to proposed amendments in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission asks that the following matters be taken into account when considering the lands zoned as R-06 in the Draft Plan; deficiencies in the public water supply, the risk to water quality and capacity, the impact of the location of the proposed treatment plant on neighbouring properties, difficulties with surface water run-off, the visual impact of housing and boundary treatments on neighbouring dwellings and the problems from increased traffic.
Cafferkey, Odran & Martina	9399 Issues relating to proposed zoning at Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission supports the deletion of R-06 and minimal new zoning with improved sports facilities, school extension and matching amenities. The submission proposes that the development proposed is contrary to the objectives of CASP and should involve community facilities and amenities as a condition of zoning. The submission highlights that there is sufficient land zoned from the previous plan to cater for the lifetime of this plan and the community views should be taken into consideration.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Cahill, Denis	9503 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.
Cahill, Eileen	9499 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.
Cahill, Pat	9504 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.
Carraig na bhFear Senior Citizens Support Group	9473 Lands at Carrignavar	This submission supports the inclusion of proposed change BLY 08.05.05 and also proposes that the boundary for this change be extended westwards. The submission proposes that the proposed change is not a viable piece of land for development, the proposed lands are serviceable, planting along the river could be strengthened, and that lands will not be offered to the elderly if it is not a viable site.
Carrig na Bhfearr GAA Club	9198 Issues relating to Carrig na Bhfear	The submitter welcomes the proposed change BLY 08.05.01 and requests that as much of this land is made available to them at this central location in the village, in order to develop additional pitches, clubhouse and dressing room facilities and provide for improved services to the community. The inclusion of a crèche and an extension to the school as part of this change is also welcomed. The submitter indicates the need for part of these lands to be vested in the GAA.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Carrignabhfeair Community Council	9035 Issues relating to specific objective of proposed amendment in Carrignavar	This submission relates to change no. BLY 08.05.01 and proposes that one of the pitches required by the specific objective be a community pitch owned by the community council. The submission also proposes that the community facilities referred to in the same change would include a community hall for all the residents of the village. In relation to change no. BLY 08.05.04, it is requested that a map be forwarded outlining the areas proposed for the provision of serviced sites.
Castlelands Construction Ltd.	9383 Issues in relation to proposed zoning and provision of amenities in Whitechurch	This submission relates to change no. BLY 08.14.01(2). The submission contains a proposal for the provision of amenities and community facilities, that is indicated has been agreed with Whitechurch and Waterloo Community Association Ltd., in return for the zoning of 30 acres of land for residential development, including all of the lands subject of BLY 08.14.01(2) and an additional 8.4 acres. The proposal outlined includes for the provision of 16.5 acres of amenity land at the community centre, provision of amenities in early 2006 (including a GAA pitch, rugby pitch, changing rooms, handball alley, playground etc.) and provision of a sewerage solution to allow for expansion/ construction of the school.. The submission is accompanied by a copy of the Community Association's submission to the Proposed Amendment Document.
Coleman, Billy	9140 Lands at Whites Cross / Piercestown	This submission does not relate to any specific change in the Proposed Amendment Document. This submission proposed that lands at Piercestown be included within a development boundary.
Collins, Donal	9509 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.



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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Collins, Donna	9486 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.
Collins, Joanne	9485 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.
Collins, Mairead	9501 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Collins, Mary	9487 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Collins, Sean	9500 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.
Collins, Siobhan	9326 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Collins, Yvonne	9508 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Cooke, David & Pauline	9010 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Cooney, Con	9252 Lands at Model Village, Dripsey	This submission does not relate to any specific proposed amendment in the Proposed Amendment Document. This submission proposes that lands at Model Village, Dripsey be zoned for residential development. The submission proposes that the village has a wide range of services, would relieve pressure for individual housing in rural areas, a greater housing mix will be provided, existing infrastructure will be optimised, and growth envisaged by CASP will be accommodated.
Cork City Council	10003 Issues relating to proposed zoning in Whitechurch and Glenville	This submission relates to changes no. BLY 08.14.01, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. This submission notes that there are proposals to zone additional areas for residential development in villages in the CASP area and in particular, Whitechurch and Glenville. The submission requests that due regard be had to the sustainable development principles in CASP in deciding on amendments of this type. This file is linked to 9518.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Cork Environmental Forum	9209 Issues general to draft LAP's	This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extensions to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. The submission also states that there has been a neglect of an opportunity to provide mixed use developments rather than simply housing. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft LAPs.
Cosgrove, Mary	9182 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Cronin, Gretta	9248 Lands at Kilcully	This submission does not relate to any specific proposed amendment in the proposed Amendment Document. This submission proposes that lands at Dublin Pike be zoned for residential development. The submission proposes that the inclusion of these lands would be in line with CASP, the Regional Planning Guidelines, The Residential Density Guidelines and the 2003 County Development Plan, there are a large number of community and public services in the area along with a good road network, and the Green belt would not be compromised.

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D & J Builders Ltd	9249 Lands at Kerrypike	This submission does not relate to any specific change in the Proposed Amendment Document. This submission proposes that lands zoned R-04, R-05 and R-06 as low density in the draft plan for Kerry Pike be zoned as medium density to reflect planning applications on the lands for 180 houses which are on an extension of time until the provision of a sewer. The submission proposes that this increase in density would also be in accordance with the Residential Density Guidelines.
D & J Builders Ltd.	9243 Lands at Coolflugh, Tower	This submission does not relate to any specific change in the Proposed Amendment document. This submission proposes that lands at Coolflugh, Tower be zoned for residential development. The submission proposes that development at this location would be in line with Government policy, access is available through two road frontages, the proposed zoning would result in a population increase of 1200 people, a variety of house types in clusters would be provided, and open space would be provided as part of any development.
D & J Builders Ltd.	9245 Lands at Grenagh	This submission does not relate to any specific change in the Proposed Amendment Document. This submission proposes that lands at Grenagh be zoned for residential development. The submission proposes that the inclusion of these lands would help sustain the reopening of Rathduff Rail Station, population will be needed to sustain commercial development in Grenagh, the treatment plant is being extended, there is a well capable of supplying water to the village, and the inclusion of these lands would be in line with government policy.
Daunt, George	9490 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Daunt, Ruth	9284 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Dennehy, Jerry	9349 Issues relating to Whitechurch	This submission raises issues in relation to the rate and scale of development in Whitechurch, the need for a co-ordinated village centre and the density of development.
Dennehy, John	9348 Issues relating to Whitechurch	This submission expresses concern about the volume of houses in Whitechurch being too high.
Dennehy, Patrick	9347 Issues relating to proposed zoning in Whitechurch	This submission relates to proposed change no. BLY 08.14.01 and requests that a village green space be provided with public facilities, the density of development be kept to 5/acre and each development to have an adequate level of open space. The submission is in favour of getting maximum facilities/ amenities for the zoning of 30 acres at R-06 (Castlelands) at a density of 5/ acre and opposes zoning of lands R-07 (D. Buckley) as the developer has already requested planning permission for a medium density development.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Dillon, Brian	9417 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Dillon, Nicole	9413 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Donnelly, Des	9102 Issues relating to Glounthaune	This submission raises a number of issues relating to Glounthaune. Issues raised include that the draft Local Area Plans are not recognising social and community problems that are being created by developments going into areas that do not have sufficient community facilities, the area is already experiencing some social problems due to the lack of facilities for young people, proposed change BLY 08.09.01 seems to be driven by vested interests and it will only be a short time before the remaining lands between Carrigwohill and Glounthaune are developed, what guarantees are there to ensure that landscaping and community facilities will be provided, proposed change BLY 08.09.03 will set a precedent for future rezoning of lands, and concerns are expressed over design of recent developments in the area so future developments should be better designed to take account of the sloping nature of the area.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Dorgan, Donal	9493 Issues relating to Glenville	<p>This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.</p>
Dorgan, Eileen	9494 Issues relating to Glenville	<p>This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.</p>



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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Dorgan, Jerry	9203 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Downey, Michael	9425 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Dunlea, Dan	9345 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Egan, Kevin	9123 Issues relating to Glenville	<p>This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.</p>
Egan, Nollag	9122 Issues relating to Glenville	<p>This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.</p>

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Finn, Niall	9187 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Finneran, Nuala	9471 Lands at Carrignavar	This submission proposes that lands at Carrignavar be zoned for residential development. The submission proposes that BLY 08.05.05 be extended so as to make it more viable to develop, provide for tree planting, screening, and strengthening of existing hedgerows, and it would provide for active and passive open space along the stream.
Fitzgerald, Darragh	9468 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. The submission outlines that 84% of the community were against the zoning of R-06 in February and public opinion has not changed since. The submitter accepts that some zoning must take place to facilitate the provision of water and sewerage infrastructure and believes that apportioning the zoning between the two competing developers would not benefit the community in terms of the provision of facilities. The submission supports the zoning of 30 acres of land for Castlelands as they have agreed to provide amenities and facilities and a school expansion and opposes any additional zoning for Dan Buckley, over an above the T-01 zoning, as he cannot offer as attractive a package for the community.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Fitzgerald, Eamonn	9525 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Fitzgerald, Edward	9127 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Fitzgerald, John	9058 Issues in relation to proposed zoning in Templemichael	This submission relates to proposed change no. BLY 08.29.02 and proposes that a safe access can be provided to the site, a single wastewater treatment plant can be provided, the public water system is adequate and the site is located on a public bus route which is a proposed new 'green route' and there are private buses to the primary school and secondary schools.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Foley, Eleanor	9495 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.
Foley, Michael	9502 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Forde, Aidan	9208 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Forde, Deborah	9013 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Forde, Edward	9505 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Forde, Grace	9015 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Forde, William	9011 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Fox, Ken	9039 Issues relating to Glounthaune	This submitter raises objections to the proposed amendment 08.09.01, as to zone these lands for high density residential development would detract from the rural character of the area and be out of character with surrounding areas and developments. The road network in the area is also inadequate. Concern is also expressed regarding the impact of developments on hillsides on the more low lying areas, particularly in relation to increased surface water flow and flooding.

***Interested Party******Ref Title******Summary of Submission***

Glenville & Kildinan  
District Trout Anglers  
Assoc

9175 Issues relating to Glenville

This submission strongly opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; sewerage facilities for existing development is inadequate and a contributory factor to pollution of the North Bride and Owenbawn Rivers, two of the proposed changes border SAC's, would lead to the demise of the Native Irish Egret, threaten the spawning areas for salmonid species and endanger water quality.

Glenville Community  
Council

9228 Issues relating to Glenville

This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15 and indicates their dismay that any or all of these lands are included in the Proposed Amendment document. It is requested that all of these zonings are removed from the final Plan and it is considered that there is more than adequate land within the village boundary for the plan period, which will in itself double the size of the village. The submission outlines their objections to the inclusion of the subject lands on the following grounds; there are no services, no proper roads, no water, no sewage treatment plant, no footpaths, the primary school is unable to cope with existing pupil numbers and has little room for expansion, there is little local employment, no community hall, no public space, no playground and the projected growth would also shatter the local community. To zone these lands would also lead to willful destruction of hedgerow and habitats and impact negatively on the ecology and heritage of the area, including the village's designation as a "Village of tradition". The majority of the people in the village are opposed to zoning north of the village and all of the proposed above amendments should be removed. The submission also welcomes the change BLY 08.06.01 and it is also considered that the area subject to BLY 08.06.07 would be more appropriate as an opportunity site.



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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Glenville National School	9346 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submitter indicates that pupil numbers have increased steadily since 2000 and the school will not be able to cater for further increases in pupil numbers without additional accommodation and a "bulge" in enrolment would leave the school struggling to cope. Phased development, on a smaller scale, as has been the case to date, would give the school some chance of coping with the increased demands placed upon it.
Glounthaune Community Association	9259 Issues relating to Glounthaune	This submission raises a number of issues relating to Glounthaune. Issues raised by this submission include: that the associations previous proposition to change the status of Glounthaune as a key village be withdrawn; the maintaining of a green belt between Glounthaune, Carrigtwohill and Glanmire is supported; it is recommended that the façade of Ashbourne House be added to proposed change BLY 08.09.04; the impact of traffic on the areas roads is of concern to the Association; land should be zoned for an additional community center incorporating a health centre; footpaths should be provided from the railway station to Kilcoolishal; lighting is needed; proposed change BLY 08.09.05 should be widened to include a Traffic Management Plan for the whole area including Dunkettle Road; future development should not be sanctioned until a sewerage connection to Carrigrennan is in place; a design brief referred to in BLY 08.09.03 should be extended to include the whole area; concern is expressed over the proposed high density development in BLY 08.09.01; and to prevent flooding housing should be recessed into the hill.
Grenagh Sports Complex and Community Association	9339 Issues relating to Grenagh	This submission raises a number of issues relating to Grenagh. Issues raised by this submission include that the infrastructure of the area does not warrant additional houses, no amenities have been provided in the areas previously put forward, the current facilities were provided by the community before recent development and are therefore inadequate for this increased population, no provision has now been made to upgrade these facilities, and that 30 acres should be made available to provide to a car park, recreational facilities, social housing, and a site for a new school.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Harte, Noel and Mairead	9226 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submitters requests that these lands should not be zoned as the area to the north of the village is beyond the natural boundary of the village, the development is not in line with proper planning and there is no local need for more housing for locals within the existing development boundary. It is considered that to zone these lands would seriously harm the character of the village.
Hegarty, Anne	9071 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Hegarty, Con	9079 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Hegarty, Denis	9472 Lands at Coole, Carraig na bhFear	This submission does not relate to any specific change in the Proposed Amendment Document. This submission proposes that lands at Coole, Carraig na bhFear be zoned for residential development and ancillary uses. The submission proposes that the lands are within the 50kph speed limit and abut existing development, inclusion of these lands would consolidate and reinforce existing development, it would reduce pressure for individual housing in the area, and development should be concentrated in the area of housing built in the 1960s.
Hegarty, Mary	9206 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Hegarty, Sean & Claire	9070 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

***Interested Party******Ref Title******Summary of Submission***

Hegarty, Siobhan

9069 Issues relating to proposed zonings in  
Glenville

This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

Hickey, Denis

9199 Issues relating to Glenville

This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Higham, Dennis & Patricia	9067 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Hourigan, Kieran	9412 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Keane, Maurice	9185 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Keane, Monica	9186 Issues relating to Glenville	<p>This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.</p>
Kennedy, Anthony	9227 Issues relating to Glenville	<p>This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that Glenville is a unique village and the lands to the north of the village are not suitable for development for the following reasons; any development would have detrimental impacts on a Special Area of Conservation, would impact negatively on the habitats and species of the area including the rare Egret and salmonoid species, there is a shortage of water supply and the need for an adequate sewage treatment plant needs to be addressed before any new developments are considered, there is inadequate infrastructure and it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area and it may threaten the villages European designation as a village of tradition. The submitter also highlights the fact that Glenville National School is a Rural School of the Year.</p>

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Kennedy, Liam	9414 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Kennedy, Mary	9415 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Kiely, Breda	9214 Issues relating to proposed amendments in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission asks that the following matters be taken into account when considering the lands zoned as R-06 in the Draft Plan; deficiencies in the public water supply, the risk to water quality and capacity, the impact of the location of the proposed treatment plant on neighbouring properties, difficulties with surface water run-off, the visual impact of housing and boundary treatments on neighbouring dwellings and the problems from increased traffic.
Killeens Residents Association	9303 Issues relating to BLY 08.11.03	This submission raises number of issues that relate to proposed change BLY 08.11.03. Issues raised include no sewage disposal facilities are available, the proposed change contravenes what is said in paragraphs 11.4.11 and 11.4.2 in the draft Local Area Plan, when the existing sewage treatment plant is upgraded there will be no capacity to serve new development, zoning would contravene the aspiration of a new town at Monard and erode the green belt, it is felt that the proposed tree planting on the northern boundary would not be provided, and how will the proposed changes for open space be accessed and used.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Knockraha Area Community Association Ltd.	9302 Issues relating to Knockraha	<p>This submission raises a number of issues relating to Knockraha. Issues raised by this submission include: the community should have a voice in future development of the area; development should be at a low density, villages should be designated as conservation areas and additional development should reflect the character of the village; the road network in Knockraha is not capable of coping with existing development, the school in particular has major concerns with the safety of children and the need for traffic calming; a satisfactory sanitary system needs to be put in place; the community supports the inclusion of car parking in BLY 08.12.02; the phosphate levels of the Butlerstown have to be maintained and it is difficult to see how the phosphate level can be maintained considering the plans to provide a water treatment plant close to the river; the septic tank for the community hall is located in R-05/BLY 08.12.02; no further development should be allowed take place until a foul sewerage system that serves the entire village is in place; the village lacks playing field, sports facilities and recreational areas; there will be a need for a new community centre to cater for an increased village population; housing in BLY 08.12.03 should be affordable and suitably designed; and a retail unit is required in Knockraha.</p>
Landen, Adrian	9492 Issues relating to Glenville	<p>This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.</p>



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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Landen, D.	9491 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Landen, John	9498 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Lynch, Raymond	9411 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Manley, Eilish	9023 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and the majority of the people in the village are opposed to zoning north of the village.
Manley, Michael	9024 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and the majority of the people in the village are opposed to zoning north of the village.
Manley, Michael	9022 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Manley, Noreen	9020 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and, the majority of the people in the village are opposed to zoning north of the village.
Manley, Patricia	9021 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Manley, Timothy	9019 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
McCarthy, John	9247 Lands at Killeens	This submission does not relate to any specific change in the Proposed Amendment Document. This submission proposes that lands at Killeens be zoned for residential development. The submission proposes that the inclusion of these lands will help meet the objectives of CASP, ensure the viability of T-01 in Killeens, there are community and public services along with a good road network, and the settlement is close to employment.
McGrath, James	9153 Issues relating to proposed zoning in Whitechurch	This submission raises concerns about change no.'s BLY 08.14.01(1) & 08.14.01(2) on the following grounds; the increased traffic will result in a traffic hazard, there are already serious water and sewerage problems in the village and the appearance of the village will be further eroded by the proposed development.
Missionaries of the Sacred Heart	9461 Lands at Carrignavar	This submission proposes that lands at Carrignavar be zoned for residential development or that the proposed changes for Carrignavar be modified to include reference to residential development on the lands of the Missionaries of the Sacred Heart. The submission proposes that lands zoned in the draft plan for residential development be zoned instead for open space and the residential designation be moved to other lands.
Morgan, Owen	9437 Issues relating to proposed zoning in Whitechurch	This submission raises concerns about the zoning of part of the R-06 site in Whitechurch. The concerns raised are as follows; development would accentuate problems with the water table and disposal of sewerage, impact of increased traffic, the village would take on an unplanned and sprawling appearance and development may impact on wildlife in the area. The submission expresses concerns about the manner in which developers in the area deal with Community Associations and politicians and highlights that although bus stops are shown on plans of both developers, the bus service is non-existent. The submission is also concerned about the taking in charge of public roads and the provision of speed ramps by a developer.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Motherway, Miriam	9416 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Mulcahy, John	9342 Issues relating to proposed amendments in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission notes the proposed reduction in the R-06 zoning to 21.6 acres. The submission acknowledges the importance of the provision of adequate water and sewerage facilities for the village and highlights problems that may arise in relation to traffic volumes and speeding from an increase in population.
Mullan, Caroline and Hugh	9529 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; there is a shortage of water supply and the need for an adequate sewage treatment plant needs to be addressed before any new developments are considered, there is inadequate infrastructure, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area and it may threaten the villages European designation as a village of tradition.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Mullen, Hugh and Caroline	9200 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Murphy, Ethan	9124 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Murphy, Cailiosan	9128 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. Continued growth of the village has been assured by the proposed zonings within the development boundary. The submission outlines that the lands are not suitable for development for the following reasons; there is inadequate infrastructure, namely water and sewerage facilities, the school is struggling to cope with increased numbers and would be put under further strain, would lead to destruction of a proposed NHA and of the attractiveness of these lands, may threaten the villages European designation as a village of tradition and would also threaten the social fabric of the village.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Murphy, Donal	9418 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Murphy, James	9179 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Murphy, John	9385 Lands at Dripsey (Model Village)	This submission proposes that the zoning objective for BLY 08.08.01 be amended to remove the requirement to provided playing pitches as they are being provided for in another proposed change. The submission proposes that the use of over 30% of these lands for playing pitches would not be the best use of the lands considering their position in close proximity to the village, the zoning objective is not in line with the Recreation and Cultural Policy for South Cork Hinterland Division, and that an amenity development charge would be the best way to help fund the development of playing pitches in the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Murphy, Michael	9224 Issues relating to Grenagh	This submission raises a number of issues relating to Grenagh. Issues raised by this submission include that planning permission has been refused on lands subject of proposed change BLY 08.07.02, there has been no infrastructure changes since so the reasons for refusal are still relevant, therefore rezoning of these lands are premature and it is put forward that if these lands are zoned it should only be for development of necessary infrastructure.
Murphy, Patricia	9404 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
O' Shea, Bertie and Dineen, Kathleen	9161 Issues relating to Templemichael	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.29.01, BLY 08.29.02. This submission opposes the inclusion of Templemichael as an other location and the zoning of lands for the following reasons; the area does not have a public sewer, is not serviced by mains water and is not suitable to develop a foul sewage infrastructure, water supply is deficient, there is no direct access to a watercourse to dispose of surface water and the road infrastructure is inadequate. Templemichael should could not be considered as a sustainable settlement and its inclusion would undermine their farming enterprise.
O'Brien and O'Flynn (Wilton) Ltd.	9443 Lands at Killeens	This submission proposes that lands at Killeens subject of proposed changes BLY 08.11.01, BLY 08.11.02 and BLY 08.11.03 be incorporated together as one overall objective for a mix of residential and open space uses, and the proposed density be increased from low to medium. The submission proposes that the potential of these lands as possibly the last remaining lands available for development in Killeens needs to be maximised, an increased density will result in a more economic use of serviced land and infrastructure, the amalgamation of the three proposed changes will allow for the open space to be provided, and an increase in density would be line with the Residential Density Guidelines.



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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Brien, Antoinette	9156 Issues relating to BLY 08.17.01 and BLY 08.17.02	This submission raises a number of issues relating to Courtbrack. Issues raised by this submission include: the shop has been closed for the last nine months so the nearest shop is now around 5 miles away; the community centre is in a bad state of repair and is rarely used for anything that could be classed as an amenity for children of the area; a bus serves Fox's Bridge 3 times a day but the road is narrow between Fox's Bridge and Courtbrack with no footpath or public lighting; roads serving the area are narrow and are struggling to cope with existing traffic, the direct route to Blarney being dangerous due to the large volume of heavy goods traffic using the road; there is no mains water or sewer, all houses in the village are on bored wells and septic tanks; Courtbrack cannot cope with extra development due to the reasons outlined above; there is enough development taking place in Blarney and Grenagh to serve demand for the area, and future development on the rail corridor will have the infrastructure to take development; and the closest primary school is in Matehy which has only two classrooms so would not be large enough to cope with development proposed for Courtbrack.
O'Brien, Gerry	9301 Lands at Glenville	This submission requests that additional lands in Glenville, to the east of the proposed amendments 08.06.12 and 08.06.13 be included within the development boundary and zoned for development.
O'Brien, Patrick	9341 Issues relating to proposed amendments in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission notes the proposed reduction in the R-06 zoning to 21.6 acres. The submission acknowledges the importance of the provision of adequate water and sewerage facilities for the village and highlights problems that may arise in relation to traffic volumes and speeding from an increase in population.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Callaghan, Denis	9181 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
O'Callaghan, Eleanor	9215 Issues relating to proposed amendments in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission asks that the following matters be taken into account when considering the lands zoned as R-06 in the Draft Plan; deficiencies in the public water supply, the risk to water quality and capacity, the impact of the location of the proposed treatment plant on neighbouring properties, difficulties with surface water run-off, the visual impact of housing and boundary treatments on neighbouring dwellings and the problems from increased traffic.
O'Dea, Michael	9405 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.

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Blarney Electoral Area Draft Local Area Plan

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Donnell, Eileen	9497 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand and it may threaten the villages European designation as a village of tradition.
O'Donnell, Hugh	9166 Issues relating to Glounthaune	This submission raises a number of issues relating to Glounthaune. Issues raised by this submission include that the village of Glounthaune is dispersed over a wide area, the rail link is only one of many elements required to facilitate successful development in the area, proposed change BLY 08.09.01 lacks sympathy for existing development by situating large scale development in the countryside where increased use of the car rather than the rail is likely to happen, there is no centralised sewage system in Glounthaune, and flooding could be an issue in the area with rainfall on the hill and flooding from the sea in the older part of the village.
O'Donoghue, Denis	9089 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Donoghue, Vivienne	9087 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
O'Driscoll, Anne	9202 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
O'Driscoll, Colman	9213 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, would destroy the current quality enjoyed by the local community, would have serious ecological and environmental consequences, the existing infrastructure would not be able to cope. Any development should be of a realistic scale.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Driscoll, Margaret	9268 Lands at Glenville	This submission requests the zoning of additional lands in Glenville, to the east of the proposed amendment 08.06.14 for low density residential development.
O'Duinnsleibhe, Parthalan	9117 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
O'Flynn, Ms. Mary	9006 Lands at Matehy	This submission does not relate to any proposed change in the Amendment Document. This submission proposes that lands in Matehy be included within the development boundary.
O'Keefe, Anne	9096 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Keeffe, Anne	9060 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
O'Keeffe, Jim	9194 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submitter indicates that a divide would be created between the occupiers of these new dwellings and the village, would not constitute good planning and would also have implications on ecology, the environment and to heritage.
O'Leary, John	9325 Issues relating to proposed zoning in Glenville	This submission relates to change no.'s BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission objects to the zoning of these lands as the village is a European Village of Tradition and the proposed development will damage the tourist potential of this manor village and the area is a sensitive ecological area containing endangered species and it is likely the EU would object to housing in close proximity to a rare birds habitat. The submission goes on to outline that a 500% increase in the population in the village will inevitably lead to an increase in pollution in the Bride river and the roads are narrow and cannot take the additional traffic from this development. The submission highlights that the majority of people at a local meeting in the village are opposed to these zonings but are willing to accommodate sustainable development within the village boundary.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Leary, Mary	9031 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and the majority of the people in the village are opposed to zoning north of the village.
O'Leary, Michael	9033 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and the majority of the people in the village are opposed to zoning north of the village.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Leary, Norah	9032 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
O'Leary, Richard & Carmel	9063 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.



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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Leary, Richard and Carmel	9095 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
O'Mahony Developments	9444 Lands at Glounthaune	This submission proposes that lands at Glounthaune subject of proposed changes BLY 08.09.01 and BLY 08.09.02 be amalgamated to form one zoning that would allow for high density residential development with a landscaped buffer along the northern boundary. The submission proposes that the provision of a buffer could be provided more easily if it was part of an overall objective for the site, it is outlined that the proposed landscaped buffer would amount to 30% of the lands so it is requested that this should be reduced in an overall objective for the lands, is there a need for such a large buffer as other zoned lands in Glounthaune are at a higher elevation, and the use of these lands needs to be maximised due to their proximity to the train station in Glounthaune.
O'Mahony, Denis	9269 Issues relating to Glenville	The submitter welcomes the proposed amendments to provide for additional lands to the north of Glenville for low and very low density residential development and this would also prevent the original village from extensive high density developments.
O'Reilly, Pat	9164 Issues relating to proposed amendments in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission asks that the following matters be taken into account when considering the lands zoned as R-06 in the Draft Plan; deficiencies in the public water supply, the risk to water quality and capacity, the impact of the location of the proposed treatment plant on neighbouring properties, difficulties with surface water run-off, the visual impact of housing and boundary treatments on neighbouring dwellings and the problems from increased traffic.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Reilly, Patrick	9163 Issues relating to proposed amendments in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission asks that the following matters be taken into account when considering the lands zoned as R-06 in the Draft Plan; deficiencies in the public water supply, the risk to water quality and capacity, the impact of the location of the proposed treatment plant on neighbouring properties, difficulties with surface water run-off, the visual impact of housing and boundary treatments on neighbouring dwellings and the problems from increased traffic.
O'Riordan, Breda	9519 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
O'Riordan, Maurice	9380 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Riordan, Sean and Nancy	9160 Issues relating to Templemichael	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.29.01, BLY 08.29.02. This submission opposes the inclusion of Templemichael as an other location and the zoning of lands for the following reasons; the area does not have a public sewer, is not serviced by mains water and is not suitable to develop a foul sewage infrastructure, water supply is deficient, there is no direct access to a watercourse to dispose of surface water and the road infrastructure is inadequate. Templemichael should could not be considered as a sustainable settlement and its inclusion would undermine their farming enterprise.
O'Sullivan, Catherine	9424 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
O'Sullivan, Denis	9422 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Sullivan, Michael	9428 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
O'Sullivan, Noel	9427 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
O'Sullivan, Paul	9421 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Sullivan, Peggy	9423 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
O'Sullivan, Valerie	9426 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Power, Richard	9061 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and, the majority of the people in the village are opposed to zoning north of the village. As a member of a local fishing club, the submitter is also concerned at the level of pollution in the River Bride.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Power, Richard	9034 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village. As a member of the local fishing club, the submitter is particularly concerned about the level of pollution that may result in local rivers.
Quirke, Michael P.	9110 Issues relating to Rathduff	This submission does not relate to any specific change in the Proposed Amendment Document. This submission raises an issue relating to Rathduff. The issue raised by this submission is that was due consideration given to a submission made on the draft Local Area Plan.
Riordan, Katherine	9371 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Rockban Ladies Football and Camogie Club	9400 Issues relating to provision of amenities in Whitechurch	This submission highlights the lack of facilities available to the Club and the benefit additional amenities would have in Whitechurch.

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Savage, Noel	9496 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Scoil Naisiunta an Ghleanntain	9114 Issues relating to Glounthaune	The submitter welcomes the proposed amendment 08.09.05 with regard to traffic calming, however, it is considered that this should be widened to include a Traffic Management Plan for the whole Glounthaune area, to include improved signage outside and on the approach roads to the school and revision of speed limits. The submitter also makes reference to other issues which are not the subject of Proposed Amendments.
Shandon R.F.C	9297 Issues relating to proposed zoning in Whitechurch	This submission supports the zoning of 30 acres in Whitechurch on the sites of BLY 08.14.01(1) and BLY 08.14.01(2) for Castelands Construction, subject to the provision of amenities and facilities. The submission outlines that facilities are badly needed and that the Club do not currently have a pitch.
Shinnick, Liz	9038 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.

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Shorten, Mary	9188 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Smith, James	9091 Issues relating to proposed zonings in Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the villages European designation as a village of tradition, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area, there would be a social impact of such a large increase in population in such a short timeframe, there is more than adequate land within the village boundary for the plan period, there is inadequate infrastructure to serve the lands and, the majority of the people in the village are opposed to zoning north of the village.
Smith, Kieran	9316 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the zoning of these lands may threaten the villages European designation as a village of tradition, ,ay threaten sensitive ecological areas, most notably Ardou woods, would require additional sewerage treatment, may increase pollution of the Bride River and would lead to traffic difficulties.



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

Blarney Electoral Area Draft Local Area Plan

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Stanton, Denis	9436 Issues relating to proposed zoning in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission supports the deletion of R-06 as proposed by change no. BLY 08.14.01 (1). The submission also supports the zoning of lands similar to BLY 08.14.01 (2) provided that community amenities are provided, an extension to the school is accommodated, housing density is kept low, the rate of construction is slow and a sewer is brought to the City mains drainage and water is brought out from the City. The submission opposes zoning of lands subject of change 08.14.01(3) on the basis that inadequate amenities are on offer to the community, the rate of construction is too fast and the developer already has substantial zoned lands. The submission also raises issues that are not the subject of any proposed amendment.
Sweeney, Gerard and Margaret	9225 Issues relating to Glenville	This submission opposes the zoning of lands the subject of the following change no.'s, BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15. The submission outlines that the lands are not suitable for development for the following reasons; there would be a social impact of such a large increase in population in such a short timeframe, the lands are outside the natural boundary of the village, there is more than adequate land within the village boundary for the plan period, it may have ecological or environmental consequences for the adjoining River Bride valley which is a proposed Natural Heritage Area and, the majority of the people in the village are opposed to zoning north of the village.
Twohig, Denise	9409 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Twohig, Stephen	9408 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Twomey, Mary	9429 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. It highlights that the community have been very concerned about zoning and in February voted overwhelmingly against the Castlelands proposal and any other significant zoning. The submission supports the deletion of the R-06 residential zoning. The submission objects to both the proposed zonings BLY 08.14.01(2) & BLY 08.14.01(3) at the density proposed and requests that a maximum of low density be allowed on these sites. The submission also highlights that the scale of development proposed is excessive for the village and suggests that the facilities on offer by developers are the least that should be provided and should be tied in to any zoning.
Whitebon Developments Ltd.	9253 Lands at Coolflugh, Tower	This submission does not relate to any specific change in the Proposed Amendment document. This submission proposes that lands at Coolflugh, Tower be zoned for residential development. The submission proposes that water supply is available, foul drainage is available by gravity to Tower, there is road frontage, the inclusion of these lands would be consistent with Government policy, and a variety of house types would be provided.

## Blarney Electoral Area Draft Local Area Plan

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Whitechurch and Waterloo Community Association Ltd	9431 Issues relating to proposed zoning in Whitechurch	This submission relates to change no. BLY 08.14.01. The submission outlines the process by which the Community Association has reached its conclusions on the proposed amendments and outlines the outcome of two public meetings held in the area. The submission indicates that discussions have taken place with the two developers involved in the lands subject of change no's BLY 08.14.01(2) and BLY 08.14.01(3) in relation to proposed densities, rate of construction and the provision of amenities and community facilities in exchange for support in relation to the relevant zoning proposal. Details of the various amenities and facilities on offer are listed. The submission concludes that the Community Association support the deletion of residential zoning and specific objective R-06 - change no. BLY 08.14.01(1); they also support the zoning of 30 acres under change no. BLY 08.14.01(2) and they do not support the zoning of lands proposed under change no. BLY 08.14.01(3). The submission also makes reference to other issues that are not the subject of any proposed change in the Amendment Document.
Whitechurch Foroige Club	9435 Issues relating to amenities in Whitechurch	This submission outlines the lack of sports and community facilities in Whitechurch and the need for these facilities to be put in place as soon as house building commences.
Whitechurch GAA	9434 Issues relating to amenities in Whitechurch	This submission outlines the lack of amenities and playing facilities in Whitechurch and supports the Community Associations endeavors to deliver improved amenities.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Woulfe, Mary	9433 Issues relating to proposed zoning in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission supports the deletion of R-06 as proposed by change no. BLY 08.14.01 (1). The submission also supports the zoning of lands similar to BLY 08.14.01 (2) on the basis that community facilities are provided, an extension to the school is accommodated, housing density is kept to 6/ acre, the rate of construction is no more than 40 houses per annum, the developer has an impressive track record and central sewerage and water infrastructure is provided for the village, school and community centre. The submission opposes zoning of lands subject of change 08.14.01(3) on the basis that inadequate amenities are on offer to the community, the rate of construction is too great, the density is too much, the developer does not have an impressive track record and the developer already has substantial zoned lands. The submission also raises issues that are not the subject of any proposed amendment.
Woulfe, Michael	9432 Issues relating to proposed zoning in Whitechurch	This submission relates to proposed change no. BLY 08.14.01. The submission supports the deletion of R-06 as proposed by change no. BLY 08.14.01 (1). The submission also supports the zoning of lands similar to BLY 08.14.01 (2) on the basis that community facilities are provided, an extension to the school is accommodated, housing density is kept to 6/ acre, the rate of construction is no more than 40 houses per annum, the developer has an impressive track record and central sewerage and water infrastructure is provided for the village, school and community centre. The submission opposes zoning of lands subject of change 08.14.01(3) on the basis that inadequate amenities are on offer to the community, the rate of construction is too great, the density is too much, the developer does not have an impressive track record and the developer already has substantial zoned lands. The submission also raises issues that are not the subject of any proposed amendment.

## **Appendix B**



**Amendments to Section 3:  
Local Area Strategy**





**PROPOSED CHANGE NO. BLY 03.05.01**

**INCLUSION OF TEMPLEMICHAEL AS AN 'OTHER LOCATION' WITHIN THE SETTLEMENT NETWORK**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Templemichael in the settlement structure of the Blarney Electoral Area.

**RELEVANT SUBMISSIONS RECEIVED**


**Planning Issues**

The relevant planning issue in this case is whether Templemichael should be included in the settlement structure of the Blarney Electoral Area as an 'Other Location'.

Templemichael comprises a number of established industrial developments and a scattering of one-off dwellings. Templemichael is recognisable as a place that performs an important employment function because of these established industries, though it has never had any function as a location for housing.

It is therefore considered reasonable that Templemichael be included within the settlement structure as an 'Other Location'.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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



**Amendments to Section 7:  
Environment and Heritage**



**PROPOSED CHANGE NO. BLY 07.06.01**

DELETE FINAL PARAGRAPH OF 7.6.3 AND INSERT ADDITIONAL TEXT FOR LANDSCAPE CHARACTER ASSESSMENT

**PROPOSED CHANGE**

It is proposed to make a modification to Section 7, paragraph 7.6.3 of the Draft Local Area Plan by deleting the final paragraph of the section and inserting the following paragraph:

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

**RELEVANT SUBMISSIONS RECEIVED**


**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.**



**Amendments to Section 8:  
Settlements and Other Locations**





**PROPOSED CHANGE NO. BLY 08.05.01****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH-EAST TO INCLUDE LAND FOR NEW RESIDENTIAL AND COMMUNITY FACILITIES ZONING IN CARRIGNAVAR****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include lands for new residential development, playing pitches, community facilities, a crèche and an extension to the school.

It is proposed to add the following new specific objective:

'Opportunity Site - Medium density residential development to include the provision of three playing pitches, community facilities, a crèche and an extension to the school. Proposals for development must be accompanied by a detailed development brief agreed with the planning authority. The layout must include the uses above as a minimum, and make provision for safe access and the retention and strengthening of existing trees and hedgerows.'

**RELEVANT SUBMISSIONS RECEIVED**

9198	9035	9461					

**Planning Issues**

The lands subject of this change are located north-east of the village of Carrignavar and comprise c. 24.09 hectares. Carrignavar is designated as a key village in the settlement network and it is intended that key villages be the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities and services. The Draft Plan provided for just 3.2ha of residentially zoned land. In this context, it is reasonable to consider making further lands available for development in Carrignavar, but with a priority to achieve a balance between residential development and the provision of community facilities.

This proposed opportunity site provides for medium density housing but also requires the provision of at least three playing pitches, community facilities, a crèche and provision for an extension to the school. The submission from the local community council to the Draft Plan highlighted the need for additional housing and community facilities in the village.

The lands to the south and west of the village offer a more challenging topography and part of the lands are designated as scenic landscape in the 2003 County Development Plan and would therefore be more difficult to develop without compromising the character and setting of the village. The lands of this opportunity site, to the north and east of the village, tend to be flatter and less prominent and so are more suited to development.

Submissions from Carrignavar GAA Club (9198) and Carrignabhfeair Community Council (9035) are supportive of the proposed change and both groups express interest in acquiring pitches in the development.

Submission 9461 is written on behalf of the Missionaries of the Sacred Heart and requests additional lands in Carrignavar be zoned for residential development or alternatively that some of the changes be altered. However, it is considered that to modify the plan as requested would constitute a material change and would therefore exceed the powers available to the Council under the Acts.

**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 08.05.02**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE EXISTING COMMUNITY FACILITIES IN CARRIGNAVAR**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include the existing swimming pool and tennis courts at Carrignavar.

**RELEVANT SUBMISSIONS RECEIVED**

9461							

**Planning Issues**

The site is located to the west of the village on lands that adjoin the Cloghnagashee River. The lands contain existing community facilities in the form of an outdoor swimming pool and tennis courts and it is proposed that these facilities be included within the development boundary for the village.

**MANAGER’S RECOMMENDATION:**

***ACCEPT THE PROPOSED CHANGE***

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

**PROPOSED CHANGE NO. BLY 08.05.03**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST IN CARRIGNAVAR**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the west.

**RELEVANT SUBMISSIONS RECEIVED**

9461							

**Planning Issues**

The lands the subject of this change are located to the west of Carrignavar village and are part of an old quarry excavation. The lands are level with the public road but a steep rock face forms the southern boundary. It is proposed to extend the development boundary to reflect the planning permission granted on the site for a housing development. Development on these lands would also improve the appearance of the village on the approach from Whitechurch.

**MANAGER’S RECOMMENDATION:**

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

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

**PROPOSED CHANGE NO. BLY 08.05.04**

**AMEND SPECIFIC OBJECTIVE R-03 IN CARRIGNAVAR**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the specific objective R-03 and replacing it with the following:

‘Medium density residential development to include the provision of serviced sites and providing for a buffer from the existing Waste Water Treatment Plant to the west of the site.’

**RELEVANT SUBMISSIONS RECEIVED**

9035	9461						

**Planning Issues**

It is proposed in this change to include reference in the specific objective to the need to provide for a buffer from the waste-water treatment plant to the west of the site.

Submission 9461 is written on behalf of the Missionaries of the Sacred Heart and requests additional lands in Carrignavar be zoned for residential development or alternatively that some of the changes be altered. However, it is considered that to modify the plan as requested would constitute a material change and would therefore 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 TEXT OF THE PLAN ONLY.**

**PROPOSED CHANGE NO. BLY 08.05.05**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LAND FOR NEW RESIDENTIAL ZONING IN CARRIGNAVAR**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to include additional lands for residential development.

It is proposed to include a new specific objective as follows:

‘Medium density residential development to include the provision of sheltered housing and providing for tree planting along the western boundary and the retention and strengthening of existing trees and hedgerows, subject to satisfactory sanitary services.’

**RELEVANT SUBMISSIONS RECEIVED**

9471	9473	9461					

**Planning Issues**

These lands are located on the western side of the village, to the rear of the main street but with access from a gap site opposite the national school. The lands fall from north to south and are quite prominent and exposed. Existing landscaping on the western boundary is limited. The lands are very visible from the Carrignavar – Whitechurch road and these slopes are important to the setting of the village.

The lands subject of the proposed amendment comprise of c. 2.3 hectares. The specific zoning objective provides for medium density residential development, to include the provision of sheltered housing. While the lands are visually quite exposed to the west, their position in close proximity to the main street and such facilities as the church and shop would be of benefit for sheltered housing. The specific objective requires the issue of landscaping be addressed which should provide the screening and softening that the site would need to successfully integrate into the landscape.

While this site is not required to meet the projected population increase or housing demand in the village, it will help to balance development in the village and is close to the village core. On balance it is considered to be suited to use for sheltered housing.

Submission 9473 from the Carrig na bhFear Senior Citizens Support Group supports the inclusion of 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 08.05.06**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LAND FOR NEW OPEN SPACE ZONING IN CARRIGNAVAR**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to include a new open space zoning in Carrignavar.

It is proposed to include a specific objective as follows:

‘Passive open space.’

**RELEVANT SUBMISSIONS RECEIVED**

9461							

**Planning Issues**

This change is a consequential change from the extension of the development boundary westwards to take in the lands the subject of change no. BLY 08.05.07. The lands are located at the top of the rock face of an old dis-used quarry and are locally elevated and prominent. The lands are not suitable for development and their retention as passive open space would help maintain the character of the village.

**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 08.05.07**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LAND FOR NEW RESIDENTIAL ZONING IN CARRIGNAVAR**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the west to include additional land for residential development.

It is proposed to include a new specific objective as follows:

‘Low density residential development, subject to a single agreed landscape-based scheme, retention and strengthening of existing trees and hedgerows and satisfactory access arrangements.’

**RELEVANT SUBMISSIONS RECEIVED**

9461							

**Planning Issues**

It is considered that the zoning of the lands subject of this proposed amendment would be contrary to the proper planning and sustainable development of the area on the grounds of;

- Scale
- Location
- Visual Impact

There is c. 3 hectares of land already zoned for housing development in the draft plan, an additional 24.09 hectares is proposed to be zoned for housing and other uses as part of change no. BLY 08.05.01, and a further 2.3 hectares as part of change no. BLY 08.05.05. This provision is considered more than adequate to meet the housing needs of the village within the plan period.

These lands are located on the western side of Carrignavar village to the south of the Carrignavar-Whitechurch road. Ground levels are considerably higher than the adjoining road and the lands are quite elevated on the approach from Whitechurch. The existing road boundary is mature and provides screening to the lands. The county road to the north is narrow and poorly aligned and in order to gain a suitable safe access point to the lands, it would be necessary to remove a considerable amount, if not all of the road boundary, which would compromise the visual amenities of the area and the approach to the village.

The lands to the south and west of the village offer a more challenging topography and are partly designated as scenic landscape in the 2003 County Development Plan and would therefore be more difficult to develop without compromising the character and setting of the village. The lands of the opportunity site, to the north and east of the village, tend to be flatter and less prominent and so are more suited to development. Given the constraints imposed by the topography to the west, in the long term, the village is more likely to expand to the east.

On balance it is considered that the development of these lands would be contrary to the proper planning and sustainable development of the area.

**MANAGER’S RECOMMENDATION:**

**OMIT THE PROPOSED CHANGE**

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





**Map - Carrignavar**

**PROPOSED CHANGE NO. BLY 08.06.01**

**DELETE X-01 ZONING IN GLENVILLE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by deleting the X-01 zoning and it’s specific objective.

**RELEVANT SUBMISSIONS RECEIVED**

9228							

**Planning Issues**

The original X-01 zoning was very large and was intended to cater for a large range of uses required in the village. Having considered the content of submissions received and assessed the needs of the expanding population into the future, it is considered that the needs of the community can be met in a reduced area, as reflected by changes BLY 08.06.02 and BLY 08.06.03.

A submission by the Community Council to the Draft Plan requested a reduction of the extent of this zoning to the area now proposed. A recent submission from the Community Council to the Proposed Amendment Document, 9228, welcomes 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 08.06.02**

**LAND TO BE ZONED FOR OPEN SPACE IN GLENVILLE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include lands for active open space.

It is proposed to include the following specific objective:

‘Active open space for public recreation including the provision of playing pitches and providing for the retention and protection of the existing trees along the eastern boundary’.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

These lands are required to meet the sports and recreational needs of Glenville in the future and they are ideally located in the centre of the village. The proposed use does not threaten the character of the main street created by the high stone wall and the mature trees contained within. The amendment now proposed was also advocated by the community council in its original submission to the Draft Plan. This change is consistent with the aims of the community, to protect the ‘natural resource’ of the Manor House lands.

**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 08.06.03****LANDS TO BE ZONED AS AN OPPORTUNITY SITE IN GLENVILLE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by identifying lands as an opportunity site, X-01, to include the provision of commercial/ retail uses and community facilities.

It is proposed to include the following specific objective:

'Opportunity Site – Any proposals for development must protect the existing trees along the south-western and eastern boundaries. The provision of commercial/ retail uses and community facilities such as a medical centre must be central to any development proposals. Medium density residential development, passive open space and provision for recreation uses could also be accommodated on the site. Proposals for development must be accompanied by a detailed development brief agreed with the planning authority and which provides for the protection of the architectural quality of the village main street. The layout must include the uses above, as a minimum, and make provision for safe access and the retention and strengthening of existing mature tree belts and hedgerows.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

These lands are located behind the village main street and are part of the grounds of the Manor House. Glenville is identified as a key village in the Draft Local Area Plan. A mixed use development is proposed that will generate a vibrant village centre to meet the needs of the growing population without being detrimental to the character of the main street. The need to protect the character of the area is reflected in the specific objective, which requires the protection of the architectural quality of the main street and the retention of existing tree belts. Due to the extent and importance of the stone walls along the main street, there are limited opportunities for new village centre uses on the main street, but this site offers the opportunity to expand the offer available in the village without radical alterations to the streetscape and the integrity of the fabric of the village. The extent of the X-01 site has been reduced from that which was proposed in the Draft Local Area Plan, having considered the submissions received during the initial public consultation phase.

**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 08.06.04**

**ZONING OF LANDS FOR AN EXTENSION TO THE EXISTING SCHOOL IN GLENVILLE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by zoning land for an extension to the existing national school.

It is proposed to include the following specific objective:

'Extension to school.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The lands the subject of the proposed amendment were reserved for an extension to the school as part of the planning permission granted for the housing development under construction to the east and south. The proposed change will ensure the reservation of the lands for educational use.

**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 08.06.05**

**LANDS WITHIN THE DEVELOPMENT BOUNDARY TO BE ZONED WITH A SPECIFIC OBJECTIVE FOR RESIDENTIAL DEVELOPMENT IN GLENVILLE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including a specific objective for lands within the development boundary of Glenville for residential development.

It is proposed to include the following specific objective:

‘Medium density residential development to include a mix of house types and sizes and a 10m wide tree planted buffer along the eastern and southern site boundaries.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The lands the subject of this change were previously included within the development boundary of the village in the Draft Local Area Plan but without any specific zoning objective. Having regard to the area of land involved and the need to ensure adequate boundary treatment, a specific zoning objective for medium density residential development and a landscaped buffer has been included for the lands, which is in the interests of orderly development and the proper planning and sustainable development of the area.

**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 08.06.06**

**CHANGE PART OF O-01 ZONING TO PASSIVE OPEN SPACE IN GLENVILLE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by changing a part of the O-01 zoning to passive open space.

It is also proposed to amend the specific objective as follows:

'Passive open space and amenity area.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The lands subject of this change were previously shown to be zoned as open space with a specific objective for use as active open space for public recreation including the provision of playing pitches. The lands are wooded and form part of the floodplain of the adjoining Owenbawn River and are not suitable for an active open space use but would be more suited as a passive open space and amenity area, as now proposed.

**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 08.06.07**

**REMOVE SPECIFIC OBJECTIVE O-01 FROM LANDS IN GLENVILLE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by removing the specific objective O-01 from lands in Glenville.

**RELEVANT SUBMISSIONS RECEIVED**

9228							

**Planning Issues**

The lands subject of this change were previously shown to be zoned as open space with a specific objective for use as active open space for public recreation including the provision of playing pitches. The lands contain a derelict hall and, although level to the roadside, they tend to fall steeply to the adjoining Owenbawn River and are not suitable for the provision of playing pitches. By removing the specific objective for use as active open space, but retaining the lands within the development boundary, it offers an opportunity for re-development of a brownfield site, which will enhance the approach to the village.

**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 08.06.08**

**EXTEND R-03 RESIDENTIAL ZONING TO THE WEST IN GLENVILLE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the R-03 residential zoning to include additional lands to the west in Glenville.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

This proposed amendment reflects the planning permission already granted on the lands for a housing development under Ref. 04/4006.

**MANAGER'S RECOMMENDATION:**

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

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

**PROPOSED CHANGE NO. BLY 08.06.09****VILLAGE OF TRADITION - GLENVILLE: ADDITIONAL TEXT****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the existing text and adding the following paragraph:

'Glenville has been selected as one of Europe's "Villages of Tradition".'

**RELEVANT SUBMISSIONS RECEIVED**

9228							

**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 08.06.10**

**AMEND SPECIFIC OBJECTIVE R-01 IN GLENVILLE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the specific zoning objective for R-01 to include the provision of a public play area.

It is proposed to amend the specific zoning objective as follows:

'Medium density residential development, to include a mix of house types and sizes, a public play area and a landscaped buffer along the southern and eastern boundaries, subject to satisfactory sanitary services.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The submission on behalf of Glenville Community Council to the Draft Plan requested the provision of a play area in the village and this is considered a reasonable objective. To date much of the residential development that has taken place in the village has been on this eastern side of the main street and given the central location of the proposed R-01 zoning on this side of the village, it is considered to be a suitable location for the provision of a public play area that will serve the wider community. It is therefore proposed to modify the specific objective to include the provision of a public play area as part of any residential development on these lands.

**MANAGER'S RECOMMENDATION:**

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

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

**PROPOSED CHANGE NO. BLY 08.06.11****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS FOR OPEN SPACE IN GLENVILLE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to include a new open space zoning and a specific objective to include for very low density residential development.

It is proposed to include a new specific objective as follows:

'Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaped based scheme for all the lands, with detailed provision for the retention of the existing trees on the road boundary and northern boundary and subject to satisfactory access and sanitary arrangements. A design brief for individual dwellings shall be part of the scheme.'

**RELEVANT SUBMISSIONS RECEIVED**

See Appendix A for list of relevant submissions							

**Planning Issues**

The relevant planning issue in this case is whether lands to the north of Glenville village should be zoned so as to allow for very low density residential development.

It is considered that the lands in question are unsuitable for the following reasons:

- Scale

The lands subject of the proposed amendment have an area of c. 11.19 hectares, which if developed at very low density would equate to c. 45 dwellings. The existing lands within the proposed development boundary identified in the Draft Plan and zoned for residential development would have a yield of c. 210 dwelling units. There are c. 120 dwellings within Glenville village at present and it is clear that the land already proposed for residential development within the development boundary is more than capable of catering for the housing needs of the village within the plan period, as development of these lands in conjunction with those within the development boundary would more than double the size of the settlement. (These figures do not include any housing element that may be yielded from the X-01 opportunity site).

- Physical relationship to the existing village

The lands the subject of this proposed amendment are located north of Glenville village and are both remote and detached from the existing village core. These lands are on the southern slopes of the River Bride valley, while the existing village is located on the northern slopes of the Owenbawn River so that when viewed from the northern approach roads, the lands have no visual relationship or connection with the established village of Glenville. If the development boundary were to be permitted to extend to this site, it would have the effect of giving the village an elongated footprint that stretches from north to south for over 2 kilometres. To date, the village has remained compact in form, with no significant development beyond the Doonpeter road and Keam Hill to the north of the village. The X-01 site proposed under change no. BLY 08.06.03 affords the opportunity to provide balance to the village and in this context, drawing the village away from the village core could undermine the success of the village centre. There are adequate lands closer to the village core that are suitable for development if additional lands were needed, so dispersing the village in this fashion cannot be justified. Glenville is located outside of any area where rural one-off housing controls apply and scattered housing on the outskirts of the village combined with development of the kind envisaged in the proposed amendment, would further blur the distinction between the settlement and its rural hinterland.

- Servicing/ infrastructure difficulties

Glenville is served by a public water supply but there are water pressure problems already being experienced to the north of the village. The current water supply is therefore inadequate and a new back-up source and reservoir is required. Until a new source is identified no further large-scale development should occur.

The treatment plant in Glenville is located to the south of the village and is at capacity. These lands are located to the north of the village and below the Council's existing holding tank and pumping station. The holding tank is nearing capacity and

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any remaining capacity will be used up by the development under construction immediately to the south of it. In any event, the lands in question are below the level of the pumping station and could not be served by it.

There is no public footpath or public lighting connecting this site back to the village. The road serving the site is narrow and would need to be widened to facilitate development of this scale, leading to the loss of the hedgerows and trees and eroding the rural character of the area.

- Impact on the pNHA

The River Bride valley is designated as a proposed Natural Heritage Area. The proposed development would be unacceptably obtrusive in the landscape in a location which closely overlooks a wooded river valley of special visual amenity and which has been designated a proposed Natural Heritage Area. It would therefore be detrimental to the setting of the proposed Natural Heritage Area and to the scenic landscape of the river valley.

- Content of Submissions

Glenville received the highest number of submissions on the proposed amendments of any settlement within the Blarney Electoral Area with a total of 100 submissions. Of this total, 97 submissions refer to this change and with just one exception, all of the submissions are completely opposed to the zoning of these lands for, inter alia, the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the village's European designation as a Village of Tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and, the majority of the people in the village are opposed to zoning north of the village.

Having regard to the above, it is considered that the inclusion of the lands the subject of the proposed amendment would not in be accordance with the proper planning and sustainable development of the area.

**MANAGER'S RECOMMENDATION:**

***OMIT 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 08.06.12****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH IN GLENVILLE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the north in Glenville.

**RELEVANT SUBMISSIONS RECEIVED**

See Appendix A for list of relevant submissions							

**Planning Issues**

This change is a consequential change from the extension of the development boundary northwards to take in the lands the subject of change no. BLY 08.06.11.

The relevant planning issue in this case is whether lands to the north of Glenville village should be included within the development boundary of the village.

It is considered that the lands in question are unsuitable for the following reasons:

- Scale

The lands subject of the proposed amendment have an area of c. 4.69 hectares. The existing lands within the proposed development boundary identified in the Draft Plan and zoned for residential development would have a yield of c. 210 dwelling units. (These figures do not include any housing element that may be yielded from the X-01 opportunity site). There are c. 120 dwellings within Glenville village at present and it is clear that the land already proposed for residential development within the development boundary is more than capable of catering for the housing needs of the village within the plan period. Planning permission has been granted on a part of these lands for a development of 14 no. detached dwellings and this development is currently under construction. There are also 8 no. old Council houses opposite that site. In order to connect these lands to the village a considerable amount of land between this site and the outskirts of the village would need to be zoned for development, which would exceed even the long term needs of the village. The Council houses were built many, many years ago as a standalone development and there is no reason why they and the neighbouring development cannot continue to exist separately from the rest of the village.

- Physical relationship to the existing village

The lands the subject of this proposed amendment are located north of Glenville village and are both remote and detached from the existing village core. These lands are on the southern slopes of the River Bride valley, while the existing village is located on the northern slopes of the Owenbawn River so that when viewed from the northern approach roads, the lands have no visual relationship or connection with the village of Glenville. If the development boundary were to be permitted to extend to this site, it would have the effect of stretching the village from north to south for almost 2 kilometres. To date, the village has remained compact in form, with no significant development beyond the Doonpeter road and Keam Hill to the north of the village. The X-01 site proposed under change no. BLY 08.06.03 affords the opportunity to provide balance to the village and in this context, drawing the village away from the village core could undermine the success of the village centre. There are adequate lands closer to the village core that are suitable for development and dispersing the village in this fashion cannot be justified.

This proposed change results from the need to connect the village to the lands subject of change no. BLY 08.06.11, which is also recommended be rejected. Glenville is located outside of any area where rural one-off housing controls apply and scattered housing on the outskirts of the village combined with development of the kind envisaged in the proposed amendment, would further blur the distinction between the settlement and its rural hinterland.

- Servicing/ infrastructure difficulties

Glenville is served by a public water supply but there are water pressure problems already being experienced to the north of the village. The current water supply is therefore inadequate and a new back-up source and reservoir is required. Until a new source is identified no further large-scale development should occur.

The treatment plant in Glenville is located to the south of the village and is at capacity. These lands are located to the north of the village and mainly above the Council's existing holding tank and pumping station. The holding tank is nearing

capacity and any remaining capacity will be used up by the development under construction immediately to the south of it. Additional housing at this end of the village would necessitate major infrastructural investment and would result in long-term maintenance costs.

There is no public footpath or public lighting connecting this site back to the village, save for a small stretch of footpath that will be provided along the frontage of the development under construction. The road serving the site is narrow and any road widening would lead to the loss of the hedgerows and trees and erode the rural character of the area.

- Impact on the pNHA

The River Bride valley is designated as a proposed Natural Heritage Area. Extending the village to this point would be unacceptably obtrusive in the landscape in a location which closely overlooks a wooded river valley of special visual amenity and which has been designated a proposed Natural Heritage Area. It would therefore be detrimental to the setting of the proposed Natural Heritage Area and to the scenic landscape of the river valley.

- Content of Submissions

Glenville received the highest number of submissions on the proposed amendments of any settlement within the Blarney Electoral Area with a total of 100 submissions. Of this total, 98 submissions refer to this change and with just two exceptions, all of the submissions are completely opposed to the zoning of these lands for, inter alia, the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the village's European designation as a Village of Tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and, the majority of the people in the village are opposed to zoning north of the village.

Having regard to the above, it is considered that the inclusion of the lands the subject of the proposed amendment would not in be accordance with the proper planning and sustainable development of the area.

**MANAGER'S RECOMMENDATION:**

***OMIT 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 08.06.13****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS FOR OPEN SPACE IN GLENVILLE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to include a new open space zoning and a specific objective to include for very low density residential development.

It is proposed to include a new specific objective as follows:

'Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaped based scheme for all the lands, with detailed provision for the retention of existing trees and hedgerows and subject to a single access point and satisfactory sanitary arrangements. A design brief for individual dwellings shall be part of the scheme.'

**RELEVANT SUBMISSIONS RECEIVED**

See Appendix A for list of relevant submissions							

**Planning Issues**

The relevant planning issue in this case is whether lands to the north of Glenville village should be zoned so as to allow for very low density residential development.

It is considered that the lands in question are unsuitable for the following reasons:

- *Scale*

The lands subject of the proposed amendment have an area of c. 3.28 hectares, which if developed at very low density would equate to c. 14 dwellings. The existing lands within the proposed development boundary identified in the Draft Plan and zoned for residential development would have a yield of c. 210 dwelling units. There are c. 120 dwellings within Glenville village at present and it is clear that the land already proposed for residential development within the development boundary is more than capable of catering for the housing needs of the village within the plan period, as development of these lands in conjunction with those already within the development boundary would have the effect of almost doubling the size of the settlement. (These figures do not include any housing element that may be yielded from the X-01 opportunity site).

- *Physical relationship to the existing village and visual impact*

The lands the subject of this proposed amendment are located north of Glenville village and are both remote and detached from the existing village core. These lands are on the southern slopes of the River Bride valley, while the existing village is located on the northern slopes of the Owenbawn River so that when viewed from the northern approach roads, the lands have no visual relationship or connection with the established village of Glenville. These lands are also very elevated and exposed, being located at the top of the valley side and development on the highest part of the site would most likely have no backdrop. Ground levels fall and would require significant excavation to accommodate houses. Extensive views are available to the north and east and residential development on these lands would be completely unsympathetic to the rural character of the area and very difficult to assimilate into the landscape. Given their exposed nature, it would also be difficult to nurture landscaping sufficient to mitigate the damage to the visual amenities of the area.

If the development boundary were to be permitted to extend to this site, it would have the effect of giving the village an elongated footprint that stretches from north to south for over 2 kilometres. To date, the village has remained compact in form, with no significant development beyond the Doonpeter road and Keam Hill to the north of the village. The X-01 site proposed under change no. BLY 08.06.03 affords the opportunity to provide balance to the village and in this context, drawing the village away from the village core could undermine the success of the village centre. There are adequate lands closer to the village core that are suitable for development if additional lands were needed, so dispersing the village in this fashion cannot be justified. Glenville is located outside of any area where rural one-off housing controls apply and scattered housing on the outskirts of the village combined with development of the kind envisaged in the proposed amendment, would further blur the distinction between the settlement and its rural hinterland.

- *Servicing/ infrastructure difficulties*



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Glenville is served by a public water supply but there are water pressure problems already being experienced to the north of the village. The current water supply is therefore inadequate and a new back-up source and reservoir is required. Until a new source is identified no further large-scale development should occur.

The treatment plant in Glenville is located to the south of the village and is at capacity. These lands are located to the north of the village and mainly above the Council's existing holding tank and pumping station. The holding tank is nearing capacity and any remaining capacity will be used up by the development under construction immediately to the south of it. Additional housing at this end of the village would necessitate major infrastructural investment and would result in long-term maintenance costs.

There is no public footpath or public lighting connecting this site back to the village. The road serving the site is narrow and would need to be widened to facilitate development of this scale, leading to the loss of the hedgerows and trees and eroding the rural character of the area.

- Impact on the pNHA

The River Bride valley is designated as a proposed Natural Heritage Area. The proposed development would be unacceptably obtrusive in the landscape in a location which closely overlooks a wooded river valley of special visual amenity and which has been designated a proposed Natural Heritage Area. It would therefore be detrimental to the setting of the proposed Natural Heritage Area and to the scenic landscape of the river valley.

- Content of Submissions

Glenville received the highest number of submissions on the proposed amendments of any settlement within the Blarney Electoral Area with a total of 100 submissions. Of this total, 98 submissions refer to this change and with just two exceptions, all of the submissions are completely opposed to the zoning of these lands for, inter alia, the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the village's European designation as a Village of Tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and, the majority of the people in the village are opposed to zoning north of the village.

Having regard to the above, it is considered that the inclusion of the lands the subject of the proposed amendment would not in be accordance with the proper planning and sustainable development of the area.

**MANAGER'S RECOMMENDATION:**

**OMIT 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 08.06.14****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH-EAST TO INCLUDE LANDS FOR OPEN SPACE IN GLENVILLE.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to include a new open space zoning and a specific objective to include for very low density residential development.

It is proposed to include a new specific objective as follows:

'Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaped based scheme for all the lands, with detailed provision for the retention of existing trees and hedgerows and subject to a single access point and satisfactory sanitary arrangements. A design brief for individual dwellings shall be part of the scheme.'

**RELEVANT SUBMISSIONS RECEIVED**

See Appendix A for list of relevant submissions							

**Planning Issues**

The relevant planning issue in this case is whether lands to the north of Glenville village should be zoned so as to allow for very low density residential development.

It is considered that the lands in question are unsuitable for the following reasons:

- Scale

The lands subject of the proposed amendment have an area of c. 13.02 hectares, which if developed at very low density would equate to c. 52 dwellings. The existing lands within the proposed development boundary identified in the Draft Plan and zoned for residential development would have a yield of c. 210 dwelling units. There are c. 120 dwellings within Glenville village at present and it is clear that the land already proposed for residential development within the development boundary is more than capable of catering for the housing needs of the village within the plan period. Development of these lands, in conjunction with those lands within the development boundary would more than double the size of the settlement. (These figures do not include any housing element that may be yielded from the X-01 opportunity site).

- Physical relationship to the existing village and visual impact

The lands the subject of this proposed amendment are located north of Glenville village and are both remote and detached from the existing village core. These lands are on the southern slopes of the River Bride valley, while the existing village is located on the northern slopes of the Owenbawn River so that when viewed from the northern approach roads, the lands have no visual relationship or connection with the established village of Glenville. These lands are very elevated and exposed, being located at the top of the valley side and falling down to the river. The site directly abuts the pNHA covering the River Bride. Ground levels fall from south to north and east to west and parts of the site would require significant excavation to accommodate houses. Extensive views are available to the north and east and residential development on these lands would be completely unsympathetic to the rural character of the area and very difficult to assimilate into the landscape. Existing tree cover is minimal and given the exposed nature of the lands, it would also be difficult to nurture landscaping sufficient to mitigate the damage to the visual amenities of the area.

If the development boundary were to be permitted to extend to this site, it would have the effect of giving the village an elongated footprint that stretches from north to south for over 2 kilometres. To date, the village has remained compact in form, with no significant development beyond the Doonpeter road and Keam Hill to the north of the village. The X-01 site proposed under change no. BLY 08.06.03 affords the opportunity to provide balance to the village and in this context, drawing the village away from the village core could undermine the success of the village centre. There are adequate lands closer to the village core and less visually harmful that are suitable for development if additional lands were needed, so dispersing the village in this fashion cannot be justified. Glenville is located outside of any area where rural one-off housing controls apply and scattered housing on the outskirts of the village combined with development of the kind envisaged in the proposed amendment, would further blur the distinction between the settlement and its rural hinterland.

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- Servicing/ infrastructure difficulties

Glenville is served by a public water supply but there are water pressure problems already being experienced to the north of the village. The current water supply is therefore inadequate and a new back-up source and reservoir is required. Until a new source is identified no further large-scale development should occur.

The treatment plant in Glenville is located to the south of the village and is at capacity. These lands are located to the north of the village and above the Council's existing holding tank and pumping station. The holding tank is nearing capacity and any remaining capacity will be used up by the development under construction immediately to the south of it. Additional housing at this end of the village would necessitate major infrastructural investment and would result in long-term maintenance costs.

There is no public footpath or public lighting connecting this site back to the village. The road serving the site is narrow and would need to be widened to facilitate development of this scale, leading to the loss of the hedgerows and trees and further eroding the rural character of the area.

- Impact on the pNHA

The River Bride valley is designated as a proposed Natural Heritage Area. The proposed development would be unacceptably obtrusive in the landscape in a location which abuts and overlooks a wooded river valley of special visual amenity and which has been designated a proposed Natural Heritage Area. It would therefore be detrimental to the setting of the proposed Natural Heritage Area and to the scenic landscape of the river valley.

- Content of Submissions

Glenville received the highest number of submissions on the proposed amendments of any settlement within the Blarney Electoral Area with a total of 100 submissions. Of this total, 98 submissions refer to this change and with just two exceptions, all of the submissions are completely opposed to the zoning of these lands for, inter alia, the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the village's European designation as a Village of Tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and, the majority of the people in the village are opposed to zoning north of the village.

Having regard to the above, it is considered that the inclusion of the lands the subject of the proposed amendment would not in be accordance with the proper planning and sustainable development of the area.

**MANAGER'S RECOMMENDATION:**

***OMIT 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 08.06.15****EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE ADDITIONAL LANDS FOR RESIDENTIAL DEVELOPMENT IN GLENVILLE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include new lands for residential development.

It is proposed to include the following specific objective:

‘Low density residential development, subject to a single agreed landscape-based scheme to include provision of open space, tree planting along eastern and northern boundaries and subject to a single agreed access point and satisfactory sanitary services.’

**RELEVANT SUBMISSIONS RECEIVED**

See Appendix A for list of relevant submissions							

**Planning Issues**

The relevant planning issue in this case is whether lands to the north of Glenville village should be zoned so as to allow for low density residential development.

It is considered that the lands in question are unsuitable for the following reasons:

- Scale

The lands subject of the proposed amendment have an area of c. 4.9 hectares, which if developed at low density would equate to c. 60 dwellings. The existing lands within the proposed development boundary identified in the Draft Plan and zoned for residential development would have a yield of c. 210 dwelling units. There are c. 120 dwellings within Glenville village at present and it is clear that the land already proposed for residential development within the development boundary is more than capable of catering for the housing needs of the village within the plan period. Development of these lands, in conjunction with the lands within the development boundary would more than double the size of the settlement. (These figures do not include any housing element that may be yielded from the X-01 opportunity site).

- Physical relationship to the existing village

The lands the subject of this proposed amendment are located north of Glenville village. The lands are on a plateau at the top of the valley side of the River Bride. To date, the village has remained compact in form, with no significant development beyond the Doonpeter road and Keam Hill to the north of the village, which has operated as a defensible boundary. This position has fostered in-depth development to the rear of the main street and close to the village core, thus avoiding a sprawl on the approach roads to the village. Allowing development to move north of the village as proposed under change no.'s BLY 08.06.11, BLY 08.06.12, BLY 08.06.13, BLY 08.06.14 and BLY 08.06.15 will pull the village away from the established core and the physical and visual detachment of these sites would be harmful to the character of the village.

The X-01 site proposed under change no. BLY 08.06.03 affords the opportunity to provide balance to the village and in this context, drawing the village away from the village core could undermine the success of the village centre. There are adequate lands closer to the village centre that are suitable for development if additional lands were needed, so dispersing the village in this fashion cannot be justified. Glenville is located outside of any area where rural one-off housing controls apply and scattered housing on the outskirts of the village combined with development of the kind envisaged in the proposed amendment, would further blur the distinction between the settlement and its rural hinterland.

- Servicing/ infrastructure difficulties

Glenville is served by a public water supply but there are water pressure problems already being experienced to the north of the village. The current water supply is therefore inadequate and a new back-up source and reservoir is required. Until a new source is identified no further large-scale development should occur.

The treatment plant in Glenville is located to the south of the village and is at capacity. These lands are located to the north of the village and above the Council's existing holding tank and pumping station. The holding tank is nearing capacity and any remaining capacity will be used up by the development under construction immediately to the south of it. Additional

housing at this end of the village would necessitate major infrastructural investment and would result in long-term maintenance costs.

There is no public footpath or public lighting connecting this site back to the village. The road serving the site is narrow and would need to be widened to facilitate development of this scale, leading to the loss of the hedgerows and trees and eroding the rural character of the area.

- Content of Submissions

Glenville received the highest number of submissions on the proposed amendments of any settlement within the Blarney Electoral Area with a total of 100 submissions. Of this total, 97 submissions refer to this change and with just one exception, all of the submissions are completely opposed to the zoning of these lands for, inter alia, the following reasons; the lands are outside the natural boundary of the village, the area of land involved would dwarf the existing village, it is not needed to meet local housing demand, it may threaten the village's European designation as a Village of Tradition, there is inadequate infrastructure to serve the lands and a new treatment plant could impact on the River Bride and, the majority of the people in the village are opposed to zoning north of the village.

Having regard to the above, it is considered that the inclusion of the lands the subject of the proposed amendment would not in be accordance with the proper planning and sustainable development of the area.

**MANAGER'S RECOMMENDATION:**

***OMIT THE PROPOSED CHANGE***

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



**Map - Glenville**

**PROPOSED CHANGE NO. BLY 08.07.01**

**CHANGE THE E-01 SPECIFIC OBJECTIVE FOR A NEW SCHOOL TO RESIDENTIAL ZONING IN GRENAGH**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by changing the specific objective for E-01 to provide for a new residential zoning.

It is proposed to amend the specific zoning objective as follows:

‘Medium density residential development to include terrace frontage to main road, subject to satisfactory sanitary services.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

These lands are located to the west of the main road that runs through Grenagh village. In the Draft Plan these lands were shown to be zoned for educational use with a specific objective for reservation of the lands for a possible future school. An opportunity site has been identified in the village and is subject of change no. BLY 08.07.02. It is intended that this opportunity site would accommodate a site for a new school as part of a mixed development incorporating various community uses and car parking provision. If this opportunity site is accepted as recommended, then this site will no longer be required for an educational use. In this scenario, a residential use is considered the most appropriate alternative use. Most of the residential development that has taken place to date in Grenagh, has occurred on the eastern side of the village and this site may help to balance some new residential development on the western side of the village and presents an opportunity to create a defined streetscape.

**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 08.07.02**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO PROVIDE ADDITIONAL LAND FOR NEW RESIDENTIAL AND COMMUNITY FACILITIES ZONING IN GRENAGH**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary of Grenagh to include new lands for residential development and community facilities.

It is proposed to include the following specific objective:

'Opportunity site – Any proposals for development must include for the provision of a car park, community facilities, a crèche, social housing and a site for a new school. Proposals for development must be accompanied by a detailed development brief agreed with the planning authority. The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

9224	9339						

**Planning Issues**

These lands are located to the south of the village and run parallel to the main road through the village. Ground levels fall from west to east.

A number of submissions, including one from the Grenagh Sports Complex and Community Association, were received to the Draft Plan that highlighted the need for additional community facilities, social housing, a site for a new school and car parking to serve the church. The opportunity site proposed in this change will cater for all the uses above and allows for maximum co-ordination between these complimentary uses. Provision has also been made for a new crèche within this site.

The site is located to the rear of the main road through the village and while the road frontage is limited to the southern boundary, there are ample opportunities for access from the road to the west, through gap sites or sites containing derelict properties. Grenagh is designated as a key village in the Draft Local Area Plan and while much of the development to date has been in the form of residential development, this site presents an opportunity to achieve a balance between this residential development and community facilities.

Both submissions 9224 and 9339 raise issues in relation to the existing deficiencies in infrastructure and community facilities.

**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 08.07.03**

**EXTEND O-01 ZONING TO THE WEST IN GRENAGH**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include additional lands for active open space.

It is also proposed to amend the specific zoning objective as follows:

‘Active open space - to maintain existing, and provide additional, playing pitches.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

A submission was received from Grenagh Sports Complex and Community Association indicating sufficient provision had not been made within the village for sport and recreational facilities and requesting that some of their lands be zoned for residential development so as to realise it’s value and enable the development of other lands. It is the Council’s stated policy to protect and enhance existing sports facilities. It is considered reasonable that additional lands be made available for sports facilities, in proximity to the established facilities, given the extent of development that has occurred in Grenagh in the recent past. This change proposes that lands be zoned for additional playing pitches so as to allow the existing facilities to expand and so as to retain an important community resource.

**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 08.07.04**

**STORM WATER DISPOSAL IN GRENAGH: ADDITIONAL TEXT**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by adding the following paragraph:

'Providing a surface water disposal system for the south of the village may be problematic.'

**RELEVANT SUBMISSIONS RECEIVED**


**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.**



**Map - Grenagh**

**PROPOSED CHANGE NO. BLY 08.08.01****EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH-EAST TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT IN DRIPSEY (MODEL VILLAGE)****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary in Dripsey (Model Village) to include new lands for residential development and recreation facilities.

It is proposed to include the following specific objective:

'Medium density residential development to include the provision of 2 no. playing pitches, subject to satisfactory access arrangements. Any proposals for development shall provide for the housing on the northern part of the site and also for overlooking of the sports fields to the south.'

**RELEVANT SUBMISSIONS RECEIVED**

9385							

**Planning Issues**

These lands are located to the south east of Dripsey (Model Village) and comprise of relatively flat agricultural land. A number of submissions were received to the Draft Plan requesting that additional lands be zoned for residential development. Much of the recent development to date has occurred to the north west of the village. The need for additional open space was also highlighted in a submission from the Dripsey Community Association and these lands were identified as a suitable location. The lands to the north are the most elevated in the village and the topography does not lend itself to further development or for use for playing pitches. The flatter lands to the south east are less prominent and would also be suitable for active open space uses.

While additional land for housing is not required to meet the housing needs of the village, the specific objective for the lands subject of this change require the provision of 2 no. playing pitches which would be a welcome amenity for the village.

Submission 9385 has been made on behalf of the landowner, who considers that the requirement for the provision of 2 no. playing pitches is unnecessary.

**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 08.08.02**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LAND FOR NEW OPEN SPACE ZONING IN DRIPSEY (MODEL VILLAGE)**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the south to include land for open space.

It is proposed to include the following specific objective:

'Active open space for public recreation including the provision of playing pitches.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The lands subject of this change are relatively flat and are suited to use for active open space. The submission received from Dripsey Community Association highlighted the need for additional lands for amenity in Model Village and identified part of these lands as suitable.

**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.**





**Map – Dripsey (Model Village)**

**PROPOSED CHANGE NO. BLY 08.08.03**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT IN UPPER DRIPSEY**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include new lands for residential development.

It is proposed to include the following specific objective:

‘Low density residential development to include the retention of existing trees and hedgerows and subject to satisfactory access arrangements.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

These lands are located to the north of the village and comprise c. 1.29 hectares. While the lands are rising, the topography is such that there is a slight dip at this point, thereby allowing any development on the site to be integrated into the landscape. Much of the lands within the development boundary have already been developed and it is considered reasonable to allow for a limited addition to the development boundary to cater for the housing needs of the village in the plan period.

The site contains an old derelict piggery and the re-development of this brownfield site would serve to enhance the northern approach to the village.

**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 08.08.04**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH-EAST TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT IN UPPER DRIPSEY**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include lands for new residential development.

It is proposed to include the following specific objective:

‘Low density residential development to include the retention of existing trees and hedgerows on the site, tree planting along the north-western and north-eastern site boundaries and subject to satisfactory access arrangements.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The lands subject of the proposed change are located to the north-east of the village and comprise 2.49 hectares. A small area of road frontage will allow access to the lands from the county road to the south. While the lands are locally elevated, the lands to the north continue to rise and provide the site with a backdrop. The retention of existing landscaping and additional landscaping will soften the impact of any development.

Much of the lands within the development boundary have already been developed and it is therefore considered reasonable to allow for an addition to the development boundary to cater for the housing needs of the village in the plan period.

**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 08.08.05**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LAND FOR RESIDENTIAL DEVELOPMENT IN UPPER DRIPSEY**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the north to include additional land for residential development.

It is proposed to include the following specific objective:

‘Low density residential development, subject to a single agreed landscape-based scheme to include retention and strengthening of existing trees and hedgerows and provision of tree planting along the northern boundary and subject to satisfactory sanitary services.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

These lands are located to the north of Model village and are contiguous to the development boundary of the settlement. The site has an area of 1.04 hectares. While the site is locally elevated, the land continues to rise behind it and the site contains some mature planting that will give the site additional screening in wider views. The specific objective proposed requires the retention and strengthening of existing trees and hedgerows.

**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.**

**Map – Upper Dripsey**

**PROPOSED CHANGE NO. BLY 08.09.01****EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT AND COMMUNITY FACILITIES IN GLOUNTHAUNE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include additional land for residential development and community facilities.

It is proposed that the following specific objective be included:

'High density residential development including a high quality landscaping scheme, the provision of a public car park and a community social centre.'

**RELEVANT SUBMISSIONS RECEIVED**

9039	9102	9166	9259	9444			

**Planning Issues**

This change should be read in conjunction with change no. BLY 08.09.02.

These lands are located to the east of Glounthaune village just above the old Cork – Middleton road. While Glounthaune has a large development boundary much of the land within the boundary has already been developed and the topography on much of the remaining lands is such as does not allow for housing development on any significant scale.

Glounthaune is located on the rail corridor to Middleton and it is fundamental that the potential of rail based transport is realised. This site is within walking distance of Glounthaune railway station and it's inclusion for high density residential development is in line with the strategic objectives of the Cork Area Strategic Plan. These lands are relatively flat and development here would have a minimal impact on the visual amenities of the village and will help to protect the more prominent and exposed hillsides and ridges.

The specific objective requires the provision of a community social centre, the need for which was identified in an earlier submission from the Glounthaune Community Association.

A number of the submissions received in relation to this change express concern about the scale of development proposed, while a submission on behalf of the landowner requests that changes BLY 08.09.01 and 08.09.02 be amalgamated. As outlined above, high density residential development on this site is compatible with the objectives of CASP. Change no. BLY 08.09.02 requires the provision of a landscaped buffer to the north of this site in order to ease the transition between the village and the Metropolitan green belt. If the landscaped buffer is incorporated into this site with a requirement for an equivalent level of planting in the specific objective over the whole of the site, then the planting will have to be completed as part of any development on the lands. This may be a more effective way of having the landscaping actually carried out. If the passive open space zoning proposed under change no. BLY 08.09.02 remains as proposed, then there is a danger that the landscaping would never be completed, as there is no onus on the owner of the land to do so.

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

It is proposed to modify the proposed change by extending this site to the north to include the lands subject of proposed change no. BLY 08.09.02.

It is also proposed to modify the specific objective as follows:

'High density residential development including a high quality landscaping scheme, the provision of a public car park and a community social centre. A landscaped buffer a minimum of 5 acres in size, to include woodland planting of

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indigenous deciduous species, shall be provided along the northern boundary of the site. The layout shall also make provision for the retention and strengthening of existing trees and hedgerows along the site boundaries.'

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

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

**PROPOSED CHANGE NO. BLY 08.09.02**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE LAND FOR OPEN SPACE IN GLOUNTHAUNE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include land for open space.

It is proposed that the following specific objective be included:

‘Passive open space – Landscaped buffer to include woodland planting of indigenous deciduous species.’

**RELEVANT SUBMISSIONS RECEIVED**

9444							

**Planning Issues**

This submission should be read in conjunction with change no. BLY 08.09.01.

It is considered necessary to provide for a significant buffer between the high density development proposed on the lands subject of change no. BLY 08.09.01 and the existing dwelling to the north as well as providing for a softer transition between the edge of the village and the Metropolitan green belt.

Submission 9444 on behalf of the landowner requests that changes BLY 08.09.01 and BLY 08.09.02 be amalgamated so as to require the landscaping as part of the overall objective for the residential development. The submission suggests that this approach was already used in the 2003 County Development Plan (as varied) and was very successful.

If the landscaped buffer is incorporated into the site of change no. BLY 08.09.01, with a requirement for an equivalent level of planting in the specific objective over the whole of the site, then the planting will have to be completed as part of any development on the lands. While if the change remains as currently proposed, then there is a danger that the landscaping would never be completed as there would be no onus on the owner of the land to carry it out. It is therefore considered that the most effective means by which to have the landscaping completed is as part of a specific objective for the overall site and this change can therefore be omitted.

**MANAGER’S RECOMMENDATION:**

***OMIT THE PROPOSED CHANGE***

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

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



**PROPOSED CHANGE NO. BLY 08.09.03**

**REMOVE OPEN SPACE ZONINGS AND SPECIFIC OBJECTIVES O-01, O-02 AND O-03 FROM LANDS IN GLOUNTHAUNE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by removing the open space zonings and specific objectives for O-01, O-02 and O-03.

**RELEVANT SUBMISSIONS RECEIVED**

9102	9259						

**Planning Issues**

The relevant planning issue is whether the lands zoned as O-01, O-02 and O-03 in the Draft Plan require a specific objective specifying the nature and density of development that is acceptable on the lands.

The lands subject of this change are located on the hillside above the old Cork - Midleton road and are an important contributor to the setting of both Glounthaune village and the wider approach to Cork City. The hillside is generally steeply sloping, prominent and heavily wooded, but with local variations. The Draft Plan proposed that the most sensitive of these lands be designated as passive open space where there would be a presumption against development. The remaining lands had a specific objective requiring that the lands would remain predominantly open and rural in character but with limited potential for very low density development.

In the Council meeting on the 13<sup>th</sup> May, 2005, Members proposed that the specific zoning objectives be removed so as to re-instate the position as outlined in the 1996 County Development Plan. A couple of submissions were also received to the Draft Plan requesting the density be changed on some of these lands to allow for greater densities.

While these lands did not have a specific zoning objective in the 1996 County Development Plan, the provisions of that plan did require that the bulk of this land remain in agricultural use and indicated that there would be a positive attitude to housing proposals which were:

- Small scale (eg 3-6 house off a shared access)
- Located so as not to interfere with views and prospects from below, or with the possibility of continuing use of adjoining land for agriculture (i.e. should not leave difficult to use parcels behind,
- Designed to integrate housing with new and/ or existing wood land (which should account for around half the site) and with other site features such as existing stone walls and field banks.

Therefore, under the 1996 County Development Plan, development had to be guided by the above principles. While the specific objectives for sites O-02 and O-03 are less explicit than the 1996 provisions, the underlying principles of the protection of these wooded slopes from large scale and/ or insensitive development are continued.

On balance, it is considered that the importance of these slopes to the visual setting of Glounthaune and the need to maintain the sylvan character of the area is sufficient to warrant some measure of protection from inappropriate development. It is recognised that the zoning of the O-01 site for passive open space may be unduly restrictive. Modifying O-01 to have a similar objective as O-02 and O-03 and leaving O-02 and O-03 as they were in the Draft Plan, will afford a similar level of protection to this sensitive hillside as provided for in the 1996 Plan, while also allowing for some housing development in a co-ordinated and sensitive manner.

**MANAGER'S RECOMMENDATION:**

**MODIFY THE PROPOSED CHANGE**

It is proposed that the specific objective O-01 be modified as follows:

‘Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaped based scheme for all of the lands with detailed provision for retaining and

preserving any landmark trees as well as on-site features and field patterns. A design brief for individual dwellings shall be part of the scheme.'

It is also proposed that the specific objectives for O-02 and O-03 be re-instated as they were proposed in the Draft Plan.

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

**PROPOSED CHANGE NO. BLY 08.09.04**

**PROTECTION OF ASHBOURNE HOUSE AND GARDENS IN GLOUNTHAUNE: ADDITIONAL TEXT**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by adding the following paragraph:

'The setting and gardens that surround Ashbourne House should be retained and enhanced and its grounds, existing trees, hedgerows and on-site features should be protected.'

**RELEVANT SUBMISSIONS RECEIVED**

9236	9259						

**Planning Issues**

The relevant planning issue in this case is ensuring the protection and enhancement of the setting and gardens of Ashbourne House.

A submission has been received in relation to the proposed change from the owners of the property concerned outlining dissatisfaction with the change and suggesting that the change is an attempt to make an addition to the Record of Protected Structures, other than through the normal procedures.

While it was not the intention of the change to make any addition to the Record of Protected Structures, it is considered that the inclusion of Ashbourne House in the Record of Protected Structures may afford the protection to the settings and gardens of Ashbourne House as was envisaged by the change and so it's inclusion is not now necessary.

**MANAGER'S RECOMMENDATION:**

***OMIT THE PROPOSED CHANGE***

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

**PROPOSED CHANGE NO. BLY 08.09.05****TRAFFIC CALMING IN GLOUNTHAUNE: ADDITIONAL TEXT****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by adding the following paragraph:

'Glounthaune would benefit from traffic calming measures along the old N25 road, which would also help give more definition to the village core.'

**RELEVANT SUBMISSIONS RECEIVED**

9114	9259						

**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 08.09.06**

**EXTEND BOUNDARY OF NEW RESIDENTIAL ZONING TO INCLUDE EXISTING RESIDENTIAL DEVELOPMENT IN GLOUNTHAUNE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the boundary of the new residential zoning proposed under change no. BLY 08.09.01 to the west to include existing residential development.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The proposed change involves the inclusion of two existing dwellings within the high-density residential development proposed under change no. BLY 08.09.01. The inclusion of these existing dwellings does not raise any new planning issues.

**MANAGER'S RECOMMENDATION:**

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

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



**Map - Glounthaune**

**PROPOSED CHANGE NO. BLY 08.11.01****CHANGE RESIDENTIAL ZONING R-01 TO OPEN SPACE IN KILLEENS****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by changing the R-01 residential zoning and specific objective to open space.

It is proposed to include the following new specific objective:

'Passive open space.'

**RELEVANT SUBMISSIONS RECEIVED**

9443							

**Planning Issues**

The lands subject of this amendment are located to the north-west of the village of Killeens. In the Draft Plan they were zoned for residential development and this proposed amendment seeks to change the zoning to an open space zoning. In the 1996 County Development Plan (as varied) the lands were originally part of a larger zoning for housing on which there was also a requirement for forest planting. Development has taken place on lands to the south of the site, which has left these lands without any available road frontage. They are also located adjacent to and surrounding a waste water treatment plant and the likely requirement for a buffer between that plant and any housing development would effectively sterilise the lands.

A submission received on the Draft Plan requested that these lands be zoned for recreational use and alternative lands be zoned for low density residential development in lieu, whilst another submission requested that the R-01 site be enlarged to include additional lands to the east.

Given the constraints on the site in terms of access and the proximity to the waste water treatment plant, it is considered reasonable that these lands be zoned for open space and alternative lands be identified for housing in lieu, as proposed under change no. BLY 08.11.03.

**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 08.11.02**

**EXTEND OPEN SPACE ZONING TO THE NORTH IN KILLEENS**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including additional lands within the O-01 zoning in Killeens.

**RELEVANT SUBMISSIONS RECEIVED**

9443							

**Planning Issues**

These lands are located on the north-western extreme of the village and because they are a local highpoint and very prominent, they are visually sensitive and important to the setting of Killeens, especially when viewed from the approach from Mallow. Under this change it is proposed to extend the passive open space from the adjoining site to the south (BLY 08.11.01), in order to protect the setting of the village.

**MANAGER'S RECOMMENDATION:**

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

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

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

**PROPOSED CHANGE NO. BLY 08.11.03**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH-EAST TO PROVIDE ADDITIONAL LANDS FOR RESIDENTIAL DEVELOPMENT IN KILLEENS**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including additional lands within the development boundary for new residential development.

It is proposed to include the following specific objective:

‘Low density residential development to include tree planting on the northern boundary.’

**RELEVANT SUBMISSIONS RECEIVED**

9303	9443						

**Planning Issues**

This change should be read in conjunction with change no. BLY 08.11.01.

It is proposed to zone this site for low density residential development, in lieu of the R-01 zoning from the Draft Plan, which it is now proposed to change to passive open space. The lands are contiguous to the development boundary and access is available from the road to the east of the site. The proximity of Killeens to the proposed new town at Monard has limited the amount of new residential zoning proposed in the village but as this site is intended to be in lieu of the R-01 zoning, the net increase in zoned land will be minimal.

Part of these lands are low lying and may be subject to flooding problems and so it is proposed that the specific objective for the site be amended to reflect the possible need for a flood study.

A submission from the Killeens Residents Association opposes this change on the grounds of, inter alia, the lack of adequate sewerage infrastructure and the resultant erosion of the green belt.

**MANAGER’S RECOMMENDATION:**

***MODIFY THE PROPOSED CHANGE***

It is proposed to modify the specific objective as follows:

‘Low density residential development to include tree planting on the northern boundary. A flood study may be required.’

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

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

**Map - Killeens**

**PROPOSED CHANGE NO. BLY 08.12.01**

**EXTEND THE R-02 RESIDENTIAL ZONING TO THE EAST TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT IN KNOCKRAHA**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary so as to extend the R-02 zoning to include additional land for residential development to reflect the planning permission granted.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

This proposed amendment involves extending the R-02 residential zoning to include land for residential development to reflect the planning permission granted under Ref. 00/3123.

**MANAGER’S RECOMMENDATION:**

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

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

**PROPOSED CHANGE NO. BLY 08.12.02**

**REMOVE THE E-01 ZONING AND EXTEND THE R-05 ZONING TO COVER THIS SITE AND ADDITIONAL LANDS TO THE NORTH IN KNOCKRAHA**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by removing the E-01 zoning and extending the R-05 zoning to cover that site and additional lands to the north.

It is proposed to change the specific objective for R-05 as follows:

'Low density residential development, with provision for street frontage development onto the streets to the west and north, which could incorporate village centre type uses and including a single vehicular access to the lands to the rear, provision for expansion to the school and to include ancillary open space and car parking, subject to satisfactory sanitary services.'

**RELEVANT SUBMISSIONS RECEIVED**

9302							

**Planning Issues**

A site was zoned, E-01 in the Draft Local Area Plan, to allow for an expansion to the school in Knockraha and with a requirement for ancillary open space and car parking. The lands were to the rear of the village main street and the site had an area of c. 1.7 hectares. The national school is currently operating below capacity and it is unlikely that a site of this size will be required in the short or medium term and the lands would remain unused. By including these lands and the original R-05 site in a single residential zoning, it is considered that this will allow a more comprehensive development of these backlands to go ahead, allowing for the needs of the national school into the future, while also ensuring that the open space and car parking elements of the specific objective are progressed.

**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 08.12.03**

**EXTEND R-06 RESIDENTIAL ZONING TO THE SOUTH-EAST IN KNOCKRAHA AND AMEND THE SPECIFIC OBJECTIVE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the R-06 residential zoning to the south-east and amending the specific objective.

It is proposed to change the specific objective for R-06 as follows:

‘Low density residential development, subject to a single agreed landscape-based scheme to include provision of open space, tree planting along eastern and southern boundaries and subject to satisfactory sanitary services.’

**RELEVANT SUBMISSIONS RECEIVED**

9302							

**Planning Issues**

The site of the proposed amendment is located to the south of the village and is contiguous to the development boundary. The original boundary on the eastern side of the R-06 zoning was drawn so as not to extend the zoning on to a local high spot, which is prominent on the entrance to the village. The proposed change to extend the R-06 to cover this site, includes for an amendment to the specific objective so as to mitigate any visual impact that development on this site may have, especially when viewed from the southern approach.

Submission 9302 from the Knockraha Community Association supports the low density residential zoning proposed in the Amendment Document.

Knockraha does not have a public sewer and the biological quality of this section of the Butlerstown River is currently an issue in the receiving waters of this settlement. The specific objective highlights that development of this site is contingent on satisfactory sanitary services being available.

Whilst there may be concerns raised that these additional lands may impact on the scale and setting of the village, on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

**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 08.12.04**

**EXTEND R-04 RESIDENTIAL ZONING TO THE WEST TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT IN KNOCKRAHA**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the R-04 residential zoning to the west.

**RELEVANT SUBMISSIONS RECEIVED**

9302							

**Planning Issues**

The lands subject of this change are located to the west of the village and due south of the Chapelfield development of houses on serviced sites, which is nearing completion. The site comprises agricultural land, which is flat and is contiguous to the development boundary.

Submission 9302 from the Knockraha Community Association supports the low density residential zoning proposed in the Amendment Document.

Whilst there may be concerns raised that these additional lands may impact on the scale and setting of the village, on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

**MANAGER'S RECOMMENDATION:**

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

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

**PROPOSED CHANGE NO. BLY 08.12.05****EXTEND R-05 RESIDENTIAL ZONING TO INCLUDE ADDITIONAL LANDS TO THE NORTH-EAST IN KNOCKRAHA****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the R-05 residential zoning to the north-east.

**RELEVANT SUBMISSIONS RECEIVED**

9302							

**Planning Issues**

While there are existing dwellings on the lands in question, the inclusion of these lands within the R-05 zoning would allow for a more comprehensive development of the backlands and open up the opportunity for a streetscape to the north of the site, should these properties choose to re-develop their plots. The inclusion of these existing dwellings does not raise any new planning issues.

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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



**Map - Knockraha**

**PROPOSED CHANGE NO. BLY 08.13.01**

**EXTEND THE R-06 RESIDENTIAL ZONING TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT TO REFLECT THE PLANNING PERMISSION GRANTED IN UPPER GLANMIRE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary so as to extend the R-06 zoning to include additional land for residential development to reflect the planning permission granted.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

This proposed amendment involves extending the R-06 residential zoning to include land for residential development to reflect the planning permission granted under Ref. 03/6070.

**MANAGER’S RECOMMENDATION:**

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

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

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

**PROPOSED CHANGE NO. BLY 08.13.02**

**AMEND SPECIFIC OBJECTIVE FOR E-01 ZONING IN UPPER GLANMIRE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the specific objective for E-01 as follows:

'Extension to existing school, with provision for open space/ parking uses ancillary to the school and also community uses, subject to satisfactory sanitary arrangements.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

This proposed amendment seeks to change the specific objective for the E-01 zoning so as to include for community uses. The site is adjacent to the existing community centre and there is sufficient land within the E-01 site to accommodate an extension to the school, car parking, open space and community uses.

**MANAGER'S RECOMMENDATION:**

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

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



**Map – Upper Glanmire**

## PROPOSED CHANGE NO. BLY 08.14.01

### PROPOSED RESIDENTIAL DEVELOPMENTS AT WHITECHURCH

#### PROPOSED CHANGE

It is proposed to make 3 changes to the draft plan proposals for Whitechurch as follows;

1. Delete residential zoning and specific objective R-06 as shown in the draft plan
2. Insert new residential zoning R-06 as shown on the attached plan and specific objective as follows;
 

“Medium density residential development to include the maintenance and strengthening of natural boundaries and the provision of a crèche. The development of this site shall only be considered subject to an appropriate sewerage scheme for the village being approved. As a result of this development the population increase will necessitate new community facilities and these will have to be provided for off site, at the developer's expense, adjacent to the existing community facilities and these should include; the construction of recreational and amenity uses and school extension.”
3. Insert new residential zoning immediately to the west of the village centre as shown on the attached plan and specific objective as follows;
 

“Medium density residential development to include the maintenance and strengthening of natural boundaries and the provision of a crèche. The development of this site shall only be considered subject to an appropriate sewerage scheme for the village being approved. As a result of this development the population increase will necessitate new community facilities and these will have to be provided for off site, at the developer's expense, adjacent to the existing community facilities and these should include; the construction of recreational and amenity uses and school extension.”

#### RELEVANT SUBMISSIONS RECEIVED

Forty five (45) submissions have been received including submissions from the Whitechurch and Waterloo Community Association Ltd., "the Green" Residents Association Whitechurch, Castlelands Construction Ltd., Cork City Council various sports clubs and several individuals.

#### Planning Issues

##### Settlement Strategy:

The settlement strategy set out in the Local Area Plans is informed by the Cork County Development Plan 2003 (as varied) which in turn is guided by the 20 year strategy set out in the Cork Area Strategic Plan (CASP). CASP envisages any substantial growth in this area taking place along the rail corridor and in particular in the town of Blarney and the new town of Monard (subject of a Special Local Area Plan). However, it envisages a level of growth elsewhere in the Whitechurch / Rathpeacon area that can accommodate the level of growth now being considered for Whitechurch.

Whitechurch is designated as a 'village' in the settlement strategy as set out in the Draft Local Area Plan, based on the range of facilities and services it provides. The strategic aims for settlements designated as villages are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport. In the future, if the development envisaged in CASP proceeds, including the resolution of infrastructural deficiencies, then consideration may need to be given to changing the settlement status to that of a 'key village'. This should involve a "planned" approach to the physical form of the expanded village to ensure a proper mixture of uses with attendant infrastructure and services.

The existing village of Whitechurch contains c. 70 dwellings. Whitechurch does not have a public water supply or foul sewer and development in the village to date has relied on private waste water treatment plants and bore wells for water supply. In order to allow the village to develop in an orderly manner, it is crucial that a public sewer and public water supply that have sufficient capacity to cater for existing and proposed development within the entire village are provided.

In the County Manager's report to Members in April 2005 it was outlined that consideration would be given to the proposed scale and quantity of development and how best infrastructure for the village will be provided.

**Zoned lands in Draft Plan and Amendment and Yields:**

The residentially zoned land proposed in the Draft Plan, at varying densities, would yield in the order of 761 dwelling units.

The proposed change set out three options for Members;

- (1) Delete the R-06 residential zoning – this would reduce the total yield from zoned residential lands in the village by 432 units, leaving the yield for the village at 329 units.
- (2) Include a new residential zoning R-06 providing for medium density residential development – this site would have a yield of 214 units – taking the yield for the village to 543 units.
- (3) Include a new residential zoning to the west of the village to provide for medium density residential development – this would yield 255 units - taking the yield for the village to 584 units.

**History:**

Submissions to draft Plan:

The County Manager's report to Members in April 2005 dealt with the submissions received to the Draft Plan proposals and it was clear that an overwhelming majority of the submissions received relating to Whitechurch were opposed to the zoning of the R-06 site, including the submission from the Whitechurch and Waterloo Community Association.

**Submissions to amendment:**

Submission 9431 from the Whitechurch and Waterloo Community Association Ltd. outlines that following a public meeting held in June, a majority of Whitechurch residents remain opposed to the R-06 zoning and support the deletion of R-06 as it appears in the draft plan, i.e. they accept proposed change BLY 08.14.01(1).

The submission states that the community supports the deletion of proposed change BLY 08.14.01(3).

The submission states that the community supports an amended version of proposed change BLY 08.14.01(2).

Submission 9383, from Castlelands Construction Ltd, states that their proposal has been agreed with Whitechurch and Waterloo Community Association Ltd. and they attach a copy of the submission from the Whitechurch and Waterloo Community Association Ltd.

The agreement is based on proposed change BLY 08.14.01(2) being amended to become an enlarged area of 30 acres, the provision of 16.5 acres of amenity land, provision of amenities and a sewerage solution to allow for expansion of the school.

An integral part of the agreement appears to be the proposed construction rate of 40 units/yr and the lands to be developed at a density of approx. 6.6/acre. 30 acres at 6.6units /acre equals 198 units. The development of these lands should be at a density commensurate with the densities proposed in the plan, i.e. 5 – 10 units per acre. In order to make the most efficient use of services the density should be, where possible, at the higher end of the scale.

**Issues to be Decided:**

The relevant planning issue in this case is whether additional lands in Whitechurch should be zoned for residential development and if so are these the correct lands.

It is considered that the following issues are of relevance in considering the above:

- **The provisions of CASP**

The proposal now before us is in accordance with CASP if services are unlocked and the position of Whitechurch in the settlement hierarchy can be reconsidered in future plans.

- **The settlement strategy for the Blarney Electoral Area**

Whitechurch was designated a village in the settlement strategy because of its scale and the situation of public services in the settlement.

- **The issues to be addressed now are:**

Is the agreed solution of the community the appropriate one?

Will the proposal provide the public infrastructure solution necessary for the settlement?

Will the proposal provide the level of public amenities necessary for the future of the settlement?

Will the proposal compromise the future development of Whitechurch and the sustainability of the metropolitan green belt?

The community has worked diligently throughout the plan process to arrive at a solution and its wishes have to be respected. The agreement reached by the community association provides the best solution, in the circumstances they feel, for their settlement and community.

All recent developments and proposals for development in Whitechurch have been hampered by the lack of public sanitary infrastructure or, indeed, a coherent policy for its provision. This lack has also hampered the proper planning of the area as a result.

In the event that the proposal is accepted, the developer of the subject lands and others should be made aware that only a single solution to the potable water supply and the sewage treatment and disposal issues will be entertained by the Council. In addition, it should also be stated that the sewerage and drinking water infrastructure in their entirety must be handed over to the Local authority on their completion and their completion should predate the completion of the housing developments.

The list of amenities agreed to be provided between the community and the developer, is probably more extensive than the community could hope to obtain from any single development site. The amenities to be provided should be capable of sustaining the needs of the community into the future. The timing of the provision of the amenities and their eventual ownership is crucial.

The proposed site for development is located at the southern extremity of the village and in the metropolitan green belt between Whitechurch and the city. It is important that this should be the definite end of development on the southern side of the village or the risk of the village being extended further and further away from the core and eroding the green belt gap entirely is very real. Therefore, it is proposed that the most southerly part of the site should be reserved as public open space with a landscaping scheme to include tree planting to create a definite long-term edge to the development of the village on the southern side.

The agreement states that a density of approx. 6.6 units to the acre is acceptable and on the 30 acres this equates to 198 units. It is proposed, therefore that the objective for the site should state that the yield of units should be 200 residential units. This is in keeping with the densities proposed in the plan of 5 – 10 to the acre which in this case equates to 21.6 acres at a density of 9.25 to the acre. Consequently, the 200 units should be located on 20 acres of the lands thus allowing the remainder to act as a buffer to further expansion to the south and to protect the strategic green belt.

In addressing the issues as outlined above, it is considered that on balance, the recommendation in relation to the proposed change should be as follows;

**MANAGER'S RECOMMENDATION:**

**ACCEPT THE PROPOSED CHANGE BLY 08.14.01(1) AS PUBLISHED**

**OMIT THE PROPOSED CHANGE BLY 08.14.01(3)**

**MODIFY THE PROPOSED CHANGE BLY 08.14.01(2) to read as follows;**

Insert new residential zoning R-06 as shown on the attached plan and specific objective as follows;

"Medium density residential development to provide a maximum of 200 units, include the maintenance and strengthening of natural boundaries and the provision of a crèche. The southernmost portion of the site, amounting to approximately 8.4 acres, shall be developed as public open space including an agreed landscaping scheme with broadleaf tree planting along the southern boundary. The development of this site shall only be considered subject to an appropriate single sewerage scheme for the village being provided, approved and made available for adoption by the local authority. As a result of this development the population increase will necessitate new community facilities and these will have to be provided for off site, at the developer's expense, adjacent to the existing community facilities on an area of approximately 16.5 acres and these should include; the provision and construction of recreational and amenity uses and a sewerage solution to allow for the school extension. A time-frame, including phasing, will have to be agreed with the planning authority for the provision and completion of the infrastructure and amenities and their handing over to the appropriate authorities, before development commences on the site."

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

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



**PROPOSED CHANGE NO. BLY 08.14.02**

**ASSIMILATIVE CAPACITY OF RECEIVING STREAM IN WHITECHURCH: ADDITIONAL TEXT**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by adding the following paragraph:

'It should be noted that the assimilative capacity of the receiving stream is an issue in Whitechurch.'

**RELEVANT SUBMISSIONS RECEIVED**


**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.**



**Map - Whitechurch**

**PROPOSED CHANGE NO. BLY 08.15.01**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE NEW LANDS FOR RESIDENTIAL DEVELOPMENT IN BERRINGS**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the east in Berrings to include new lands for residential development.

It is proposed to include the following specific objective:

‘Low density residential development, subject to a single agreed landscape-based scheme to include provision of open space, tree planting along eastern and northern boundaries and subject to satisfactory sanitary services.’

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The site of the proposed amendment is located to the north-east of the village on the northern side of the road that connects the village to the R579. Berrings is a village nucleus with c. 34 existing or permitted dwellings within the development boundary. A small cul-de-sac scheme of 12 dwellings served by a private treatment plant has recently been completed. The proposed R-01 residential zoning has been designated for low density development and has the potential to yield c. 18 dwellings.

The site of the proposed amendment has an area of 4.95 hectares, that if developed at a low density would have the potential to yield c. 59 dwellings. When taken in conjunction with the units likely to be yielded from the R-01 zoning, this would more than double the size of the settlement. Development of this scale is considered excessive in the context of a village nucleus of this size, in such a short time period.

Berrings does not have a public water supply or a public sewer and road access to the village is generally poor. These infrastructural deficiencies have limited the amount of development to date but this has ensured that the development that has taken place has been at a scale and pace appropriate to the existing settlement.

The size and shape of the site is such as would result in the village being stretched out along the approach road in a linear fashion. This settlement has developed around a crossroads in a largely balanced fashion and dragging development too far to one side of the village would be seriously injurious to the character of the village. However, it is considered that a portion of these lands, those on the village side of the existing treatment plant could be accommodated without compromising the character of the village, as it is contiguous to the development boundary.

Therefore, whilst there may be concerns raised that these additional lands may impact on the scale and setting of the village, on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

**MANAGER’S RECOMMENDATION:**

***MODIFY THE PROPOSED CHANGE***

The modification proposed refers only to the map and is reflected on the attached map of the village. The change proposed to the text, in the form of a new specific objective, remains as outlined above.

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

**MAP – Berrings**

**PROPOSED CHANGE NO. BLY 08.16.01**

**REMOVE SPECIFIC OBJECTIVE O-01 FROM LANDS IN CLOGHROE**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by removing the specific objective O-01 from lands in Cloghroe.

**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.**

**Map - Cloghroe**

**PROPOSED CHANGE NO. BLY 08.17.01****EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT IN COURTRACK****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Courtbrack to include additional lands for new residential development.

It is proposed to include the following specific objective:

'Low density residential development, subject to the provision of a playing pitch, a footpath along the public road to the west, tree planting on the eastern boundary and satisfactory sanitary services.'

**RELEVANT SUBMISSIONS RECEIVED**

9156							

**Planning Issues**

These lands are to the south of Courtbrack village and comprise 5.12 hectares. They fall gently from north to south and also from east to west down to the road. The lands are contiguous to the development boundary.

Courtbrack lacks any designated open space and so the specific objective requires the provision of a playing pitch. Therefore, although additional lands are not required at this time to meet the housing needs of the village, the addition of a playing pitch to the village is welcome as part of the overall development and it is suggested that the proposed change should be accommodated in the plan if possible.

**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 08.17.02**

**EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH-WEST IN COURTBRACK**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Courtbrack to include additional land to the south-west.

**RELEVANT SUBMISSIONS RECEIVED**

9156							

**Planning Issues**

These lands are located to the south of the village and are contiguous to the development boundary. The lands fall away quickly from the public road and this topography will limit the amount of development the site can take.

**MANAGER'S RECOMMENDATION:**

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

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

**PROPOSED CHANGE NO. BLY 08.17.03**

**ROAD IMPROVEMENTS IN COURTBRACK: ADDITIONAL TEXT**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the existing text as follows –.

‘In the centre of the village nucleus itself, a dangerous junction has been improved. A traffic island has been constructed and surfacing and lining provides order to the junction and removes its dangerous nature.’

**RELEVANT SUBMISSIONS RECEIVED**

9292							

**Planning Issues**

Road improvement works have been undertaken in Courtbrack since the draft plan was published and the proposed change was drafted in order to reflect the up to date position.

**MANAGER’S RECOMMENDATION:**

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

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

**Map - Courtbrack**

**PROPOSED CHANGE NO. BLY 08.18.01**

**AMENDMENTS TO MAP FOR DUBLIN PIKE TO RECTIFY MAPPING ERRORS AND DISCREPANCIES WITH THE 1996 AND 2003 COUNTY DEVELOPMENT PLANS**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the map for Dublin Pike to rectify mapping errors and discrepancies with the 1996 and 2003 County Development Plans.

**RELEVANT SUBMISSIONS RECEIVED**


**Planning Issues**

The proposed change was drafted to rectify mapping errors and discrepancies between the various maps contained in the 1996 and 2003 County Development Plans and the Blarney Draft Local Area Plan.

**MANAGER’S RECOMMENDATION:**

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

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

**Map – Dublin Pike**

**PROPOSED CHANGE NO. BLY 08.19.01****EXTEND DEVELOPMENT BOUNDARY TO THE EAST IN FIRMOUNT****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the development boundary to include additional land to the east.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The lands subject of the proposed amendment are located to the east of the village along the road that leads back to Matehy and Tower village. The school is located to the north-west of the site and there is a playing pitch to the immediate west. While Firmount has access to a public water supply, there is no public sewer in the village and therefore development is limited to small scale development of individual houses served by individual septic tanks or treatment systems. The site of the proposed amendment has an area of c. 2.17ha, which if developed at a very low density would yield c. 10 houses. This scale of growth is considered reasonable for a village such as Firmount which has a shop, national school, public house and Co-op Store.

**MANAGER'S RECOMMENDATION:**

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

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

**PROPOSED CHANGE NO. BLY 08.19.02**

**BIOLOGICAL QUALITY OF RIVER IN FIRMOUNT: ADDITIONAL TEXT**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the existing text and adding the following paragraph:

'It should be noted that the biological quality of this section of the River Shournagh is currently an issue in the receiving waters of this settlement.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

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

**MANAGER'S RECOMMENDATION:**

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

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





**Map - Firmount**

**PROPOSED CHANGE NO. BLY 08.20.01**

**REMOVE GENERAL OBJECTIVE GEN-01 FOR LANDS IN MATEHY**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by removing the general objective GEN-01 in Matehy.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

The relevant planning issue raised in this case is whether it is appropriate to include a general objective for lands within the development boundary of Matehy, having regard to the extensions to the development boundary proposed under Changes BLY 08.20.02, BLY 08.20.03 and BLY 08.20.04.

The proposed change arises because of the need to regulate the density and scale of development on lands within the development boundary on a more site specific basis.

**MANAGER’S RECOMMENDATION:**

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

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

**PROPOSED CHANGE NO. BLY 08.20.02**

**EXTEND DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE A NEW RESIDENTIAL ZONING IN MATEHY**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the east to include new lands for residential development in Matehy.

It is proposed to include a new specific objective as follows:

'Low-density residential development, to include the provision of serviced sites and based on a single entrance from the public road and satisfactory sanitary services. Existing trees and hedgerows shall be retained and additional tree planting shall be carried out along the southern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

These lands are located to the east of the settlement, contiguous to the development boundary. The lands are flat and contain mature hedgerows on all boundaries, providing screening to the site. The site comprises 1.53 hectares, which if developed at low density would have a yield of 19 dwelling units. Matehy is a small village nucleus containing a church, school and a pub and development of an appropriate scale that would help support the retention of these facilities is considered acceptable.

Therefore, on balance, the need to sustain existing services and community facilities, through development at an acceptable scale, suggests that the proposed change should be accommodated in the plan if possible.

**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 08.20.03**

**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTH-WEST TO INCLUDE A NEW RESIDENTIAL ZONING IN MATEHY**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the south-west to include a new residential zoning and specific objective in Matehy.

It is proposed to include the following specific objective:

‘Low-density residential development, incorporating street frontage development onto the public road and tree planting along the north-western and south-western boundaries. Provision shall be made for vehicular access to the lands at the rear from a single entrance on the south-eastern boundary.

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

This change should be read in conjunction with change no. BLY 08.20.04.

These lands are located to the south-west of the village and are open and exposed in views to the south-west and west. Ground levels fall to the west and there is a lack of planting to provide any reasonable screening to the site.

Matehy is a small village nucleus and much of the lands within the development boundary remain undeveloped, thereby offering the opportunity for small scale growth. In addition, a site has been identified for low density development to the east of the village under change no. BLY 08.20.02 to allow for additional growth, but on a site that is the least visually harmful to the setting of the village.

These lands and the adjoining lands subject of change no. BLY 08.20.04 are very visible from the old Kerry road and it would be very difficult to absorb development on this site into the landscape. Furthermore, having regard to the extent of lands available within the development boundary and proposed under change BLY 08.20.02, further lands for housing are not needed at this time.

Matehy does not have a public water supply or a public sewer. These infrastructural deficiencies have limited the amount of development to date but this has ensured that the development that has taken place has been at a scale and pace appropriate to the existing settlement. It is considered that there are adequate lands within the development boundary as outlined in the Draft Local Area Plan and in the additional area proposed under change BLY 08.20.04 to cater for the needs of the village nucleus within the plan period.

**MANAGER’S RECOMMENDATION:**

***OMIT 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 08.20.04**

**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTH-WEST TO INCLUDE A NEW RESIDENTIAL ZONING IN MATEHY**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to the south-west to include a new residential zoning and specific objective in Matehy.

It is proposed to include a new specific objective, as follows:

'Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaped based scheme and satisfactory sanitary services. A design brief for individual dwellings should form part of the scheme along with a high quality informal layout of sites and provision for the inclusion of a tree planted buffer along the western boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

None							

**Planning Issues**

This change should be read in conjunction with change no. BLY 08.20.03.

These lands are located to the south-west of the village and are open and exposed in views to the south-west and west. Ground levels fall to the west and there is a lack of planting to provide any reasonable screening to the site.

Matehy is a small village nucleus and much of the lands within the development boundary remain undeveloped, thereby offering the opportunity for small scale growth. In addition, a site has been identified for low density development to the east of the village under change no. BLY 08.20.02 to allow for additional growth, but on a site that is the least visually harmful to the setting of the village.

These lands and the adjoining lands subject of change no. BLY 08.20.03 are very visible from the old Kerry road and it would be very difficult to absorb development on this site into the landscape. Furthermore, having regard to the extent of lands available within the development boundary and proposed under change BLY 08.20.02, further lands for housing are not needed at this time.

Matehy does not have a public water supply or a public sewer. These infrastructural deficiencies have limited the amount of development to date but this has ensured that the development that has taken place has been at a scale and pace appropriate to the existing settlement. It is considered that there are adequate lands within the development boundary as outlined in the Draft Local Area Plan and in the additional area proposed under change BLY 08.20.04 to cater for the needs of the village nucleus within the plan period.

**MANAGER'S RECOMMENDATION:**

**OMIT THE PROPOSED CHANGE**

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



**Map - Matehy**

## PROPOSED CHANGE NO. BLY 08.29.01

### INCLUSION OF TEMPLEMICHAEL AS AN 'OTHER LOCATION' WITHIN THE SETTLEMENT NETWORK

#### PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by amending the settlement network to include Templemichael as an 'Other location' and including the following text and map:

#### 'Templemichael

##### Templemichael in Context

Templemichael is located 5 km north of Cork City, along the R614 regional road from Whites Cross to Glenville. Templemichael is located along the valleys of the Glashaboy River and its tributary, Black Brook. The hills to the north and south-west form part of the attractive setting of the area.

The lands that surround Templemichael are designated as A1 area of the Cork Metropolitan Green Belt and Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). It is an objective of the Plan that the lands that lie within the Metropolitan Green Belt are reserved generally for use as agriculture, open space and recreation uses. In the Rural Housing Control Zone, it is an objective generally to restrict individual urban generated dwellings. This restriction is relaxed in principle for local rural housing needs.

In the overall strategy of this Local Area Plan, Templemichael is recognised as an area that provides an important employment base. While it has a public house, it does not have any community facilities and offers limited scope for further development. The strategic aims for the settlement are to maintain the unique character of the settlement, consolidate existing development and allow for limited, small-scale expansion that would be sympathetic to the settlement and the topography of the area.

There are a number of established industrial developments in the area but Templemichael is largely characterised by scattered dwellings fronting onto the approach roads. The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks.

Templemichael is located on a busy regional road, the R614, and while this approach road is generally in good condition and part of it has been recently improved, the bridge over the Glashaboy River on the southern approach is narrow and poorly aligned. This bridge, Templemichael Bridge, is entered in the initial Record of Protected Structures.

There is a limited public water supply serving Templemichael. There is no public sewer in the area.

A public bus service serves Templemichael but the frequency is irregular.

A number of submissions were received prior to the completion of the draft Local Area Plan for the Blarney Electoral Area. All of the submissions concerning Templemichael relate to the zoning of land.

#### Planning Proposals

The lack of public sewerage and water facilities together with the lack of community facilities and services will act as limiting factors on the level of new development capable of being accommodated within the settlement.

It is important that any new development maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that new development on the hillside is of an appropriate design, provides for additional landscaping and will not dominate the wider landscape. The valley setting of Templemichael, which defines the character of the local area, should be protected.

There are a number of individual dwellings on the approach roads to Templemichael, particularly fronting onto the R614. Further extensions to the existing ribbons of development on the approach roads to the settlement should be discouraged.

A new development boundary is proposed for the settlement. This boundary will define the extent of the built up area, whilst also allowing for some expansion for residential development.

#### Specific Zoning Objectives: Templemichael

##### General Objective

The general zoning objective for Templemichael is set out in the following table:



GEN-01 - The lack of a public sewer limits the area to small-scale development in the near future. Consideration may be given to the provision of single dwellings or to the redevelopment of sites within the development boundary, subject to satisfactory sanitary services and normal proper planning considerations.

**Open Space, Sports, Recreation and Amenity**

The specific open space, sports, recreation and amenity zoning objectives for Templemichael are set out in the following table:

O-01 - The lack of a public sewer limits the area to small-scale development. Lands to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme, the retention and strengthening of existing trees and hedgerows and satisfactory sanitary arrangements. Access shall be taken from the county road to the west and a tree planted buffer shall be provided along the eastern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

9160	9161						

**Planning Issues**

Templemichael comprises a number of established industrial developments and a scattering of one-off dwellings. While Templemichael is recognisable as a place that performs an important employment function because of these established industries, it has never had any function as a location for housing. With the exception of a public house, the settlement has no services or community facilities, is not served by a public sewer and only has a limited water supply. The settlement lies at the divide between the Metropolitan Green Belt (A1 green belt zone) and the Rural Housing Control Zone. These designations reflect the pressure for urban generated one-off housing in this area. The valley setting of Templemichael is an important attribute of this rural landscape and allowing a proliferation of one-off houses, would be detrimental to the visual amenities of the area. The provision of a development boundary would also militate against local rural housing needs as the site would not be restricted to people who were brought up in the area. Most importantly, given the lack of community facilities and public services, this is not considered to be an appropriate location for a concentration of one-off housing.

Therefore, It is considered reasonable that Templemichael be included in the settlement structure for the Blarney Electoral Area as an 'Other Location' but without a defined development boundary.

**MANAGER'S RECOMMENDATION:**

**MODIFY THE PROPOSED CHANGE**

It is proposed that the change be modified as follows:

**'Templemichael**

**Templemichael in Context**

Templemichael is located 5 km north of Cork City, along the R614 regional road from Whites Cross to Glenville. Templemichael is located along the valleys of the Glashaboy River and it's tributary, Black Brook. The hills to the north and south-west form part of the attractive setting of the area.

The lands that surround Templemichael are designated as A1 area of the Cork Metropolitan Green Belt and Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). It is an objective of the Plan that the lands that lie within the Metropolitan Green Belt are reserved generally for use as agriculture, open space and recreation uses. In the Rural Housing Control Zone, it is an objective generally to restrict individual urban generated dwellings. This restriction is relaxed in principle for local rural housing needs.

In the overall strategy of this Local Area Plan, Templemichael is recognised as an area that provides an important employment base. While it has a public house, it does not have any community facilities and offers limited scope for further development. Any development permitted within the A1 Green Belt areas should only be given consideration if it does not conflict with the overall objectives of the Metropolitan Green Belt, established in the Cork County Development Plan 2003 (as varied) and similarly, any development permitted within the Rural Housing Control Zone should only be considered if it does not conflict with the overall objectives for these areas.

There are a number of established industrial developments in the area but Templemichael is largely characterised by scattered dwellings fronting onto the approach roads. The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks.

Templemichael is located on a busy regional road, the R614, and while this approach road is generally in good condition and part of it has been recently improved, the bridge over the Glashaboy River on the southern approach is narrow and poorly aligned. This bridge, Templemichael Bridge, is entered in the initial Record of Protected Structures.

There is a limited public water supply serving Templemichael. There is no public sewer in the area.

A public bus service serves Templemichael but the frequency is irregular.

A number of submissions were received prior to the completion of the draft Local Area Plan for the Blarney Electoral Area. All of the submissions concerning Templemichael relate to the zoning of land.

### **Planning Proposals**

The lack of public sewerage and water facilities together with the lack of community facilities and services limit the scope for further development and so any additional development should be in accordance with the objectives for the Metropolitan Green Belt and the Rural Housing Control Zone, where applicable, and should be subject to the availability of suitable sites and normal proper planning considerations. The valley setting of Templemichael, which defines the character of the local area, should be protected.

It is important that any new development maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that new development on the hillside is of an appropriate design, provides for additional landscaping and will not dominate the wider landscape. The valley setting of Templemichael, which defines the character of the local area, should be protected.

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

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

**PROPOSED CHANGE NO. BLY 08.29.02**

**LANDS TO BE ZONED FOR OPEN SPACE IN TEMPLEMICHAEL**

**PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by identifying land for open space in Templemichael and including a new specific objective.

It is proposed to include the following specific objective, O-01:

'The lack of a public sewer limits the area to small-scale development. Lands to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme, the retention and strengthening of existing trees and hedgerows and satisfactory sanitary arrangements. Access shall be taken from the county road to the west and a tree planted buffer shall be provided along the eastern boundary.'

**RELEVANT SUBMISSIONS RECEIVED**

9058	9062	9068	9160	9161			

**Planning Issues**

This change should be read in conjunction with change no. BLY 08.29.01. If change no. BLY 08.29.01 is modified as proposed above, so as to remove the development boundary, a specific objective would not be appropriate.

A number of submissions were received from auctioneers, highlighting the demand for housing in this area, while a similar number of submissions received are opposed to any zoning in Templemichael.

**MANAGER'S RECOMMENDATION:**

***OMIT THE PROPOSED CHANGE***

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

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



**Map - Templemichael**