

County Manager's Report to Members

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

Written Report on the Carrigaline Electoral Area Draft Local Area Plan

Part A: MAIN ISSUES
Part B: LIST AND SUMMARY OF SUBMISSIONS

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

A full list of the submissions / observations received is presented in this document. The report, which should be read in conjunction with the written statement and maps of the Draft Plan, is presented to the Members of the Council for their consideration.

Introduction

The Draft Local Area Plan for the Electoral Area of Carrigaline was published on 10th January 2005 and was put on public display until 21st February 2005 in Council offices throughout the county. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Act 2000.

Although not required under the Act, a series of public exhibitions / information days were held during the display period to encourage people to take part in the plan process. These were held in **Cloyne and Killeagh** on **25th January 2005** to help inform the public of the Draft plan's proposals and to encourage participation in the plan process.

In all, more than 2250 submissions and observations were received on the 13 Draft Local Area and Draft Special Local Area Plans. A total of 214 submissions and observations were received regarding this specific Local Area Plan. A further 15 submissions, which covered countywide issues of relevance to the Carrigaline Electoral Area were also received.

The full list of submissions is given in Part B. The list is in alphabetical order based on submitters' names and gives the name of the submitter, the reference number, the title and a brief summary of the points raised.

The submissions / observations received have raised a wide range of issues, a number of which may need to be addressed in the form of amendments to the draft plan. The responses given in this report have been presented in such a way as to assist the Members of the Council in reaching their decisions.

The remaining steps in the process

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

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

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

PART A: MAIN ISSUES**General Issues: Issues relating to all Electoral Area draft Local Area Plans**

The following issues were raised by the submissions received:

General Local Area Plan Issues	Summary of Issue Raised	Response
A	Is the draft Local Area Plan consistent with the objectives of the Cork County Development Plan 2003 (as varied)?	<p>It is a requirement of the Planning and Development Acts that local area plans "shall be consistent with the objectives of the development plan". Objective LAP 1-1 of chapter 10 in volume 1 of the County Development Plan 2003 calls for "a comprehensive set of local plans, one for each electoral area, which will be based on an understanding of the existing settlements, their character and the way they function and their needs". The draft plan is considered consistent with that objective.</p> <p>However, it may be appropriate for the Council to vary the County Development Plan 2003 prior to the adoption of this plan in order to give effect to a number of consequential changes and secure a high degree of consistency between the plans.</p>
B	Has the draft Local Area Plan provided adequate recognition of the needs of the elderly and disabled in our society?	<p>The needs of the elderly and disabled are covered generally by national legislation. The draft Local Area Plans support the objectives of national legislation and the Cork County Development Plan 2003 (as varied). However the principles of proper planning and sustainable development underpin these plans providing a clear emphasis on supporting viable villages with a range of services. The plans encourage the integration of facilities within new and existing communities and discourage proposals which could cause isolation or other access difficulties particularly for the disabled and elderly. While the building regulations deal with the detail of building design, the Residential Estates Design Guide will address the issue of access in more detail. While it is not appropriate to restrict the use of residential land to individual groups, proposals for special needs will generally be considered favourably.</p>
C	Should educational and other community facilities be shared?	<p>The location of schools should be consistent with good planning practice and Department of Education guidance which says that they should be located in or adjacent to population centres where access is optimal and other facilities are available. The optimum location of schools would therefore allow shared use of facilities.</p>
D	Have the draft Local Area Plans made adequate provision for	<p>The provision of childcare facilities is outlined in the Government Guidelines published in 2001. This is</p>

General Local Area Plan Issues	Summary of Issue Raised	Response
	childcare facilities?	also reflected in the Cork County Development Plan 2003 (as varied), specifically in objectives HOU 4-4 and HOU 4-5. These objectives frame the countywide policy for the provision of childcare facilities and are reflected in the draft Local Area Plans.
E	Is it appropriate to include a density table for the smaller settlements in the draft Local Area Plans in addition to the table already included in the Cork County Development Plan 2003 (as varied)?	The draft Local Area Plans include a table of densities proposed to be applied to the smaller settlements in order to protect the character and scale of the settlements. However, several submissions raised the issue of whether the second table of densities is necessary as it is suggested that it may be in conflict with the 1999 Residential Density Guidelines and may have negative impacts on sustainable development of the settlements. Consideration may be given to the implications of including the second table.
F	Should there be more effective policy and objectives for the provision of sanitary infrastructure particularly sewerage schemes for development in small settlements?	The lack of adequate or appropriate levels of services in particular villages is an issue raised by many submissions across the entire county. In some instances the public sewerage system will be upgraded/extended in accordance with the Council's Assessment of Water Services Needs 2004. In other cases the appropriate infrastructure may be provided as part of new developments. The draft Local Area Plans support the timely provision of new services in tandem with new development. Consideration could be given to the assessment of the appropriate scale and type of service supplied to each individual settlement depending on its role in the settlement network and its capacity to accommodate additional development.
G	Is visual intrusion a consideration in locating renewable energy projects such as wind farms?	The Council's policy on renewable energy is contained in the Cork County Development Plan 2003 (as varied) in specific objectives INF 4-4 and INF 4-5. The Cork County Development Plan 2003 (as varied) includes strategic search areas and strategically unsuitable areas for wind farm development. A large number of projects have been granted permission with a total wind installed capacity of 417 MW which just falls short of the national target for the country. In addition, the Department of Environment has published draft wind farm guidelines, which supercede the need for detailed local guidance.
H	Does the integrated approach to sustainable transportation address the issue of access to public transport and the threat posed by the depletion of oil reserves?	In order to encourage more sustainable land use patterns and transportation a key aspect of the draft Local Area Plans is the promotion of villages as attractive places to live. The issue of oil and its future is fundamental to this and to proper planning and sustainable development. In particular the publication of the three draft Special Local Area Plans with their specific emphasis upon development

General Local Area Plan Issues	Summary of Issue Raised	Response
		along the Blarney to Midleton rail corridor is a major step towards sustainable and integrated transport in metropolitan Cork. In addition the draft Local Area Plans support the development of rural public transport initiatives, which provide a valuable service with social and economic benefits and reduce the need for private car journeys.
I	Is there a need to include a definition of sustainable development?	Although the concept of "sustainable development" is a cornerstone of the Planning Act, the term is not formally defined in the legislation. The Government's publication, "Guidelines on Sustainable Rural Housing" says "the widely acceptable definition of sustainable development is development that meets the needs of this generation without compromising the ability of future generations to meet their needs." The strategic development principles of the Cork County Development Plan 2003 (as varied) include a practical interpretation of what sustainable development means for the development of a diverse and complex county like Cork.
J	Have the issues which were raised at the initial public consultation and submissions stage and listed in the "what the public said" section in the draft Local Area Plans been taken on board or prioritised in the plan?	These issues arose from the extensive sessions the PPU had with representatives of the Community and Voluntary sectors as well as submissions received. The majority of these issues have been taken into account in drawing up the draft Local Area Plans. However, the draft Local Area Plans had to be limited to those issues relevant to land use and proper planning and sustainable development.
K	Should the plan include proposals for the promotion of walking and cycling, which should be encouraged for both public health and environmental reasons?	Many of the village plans include by way of an objective the development and maintenance of amenity walks and cycleways. Cycleways are also being provided as part of new road projects where feasible.
L	Should the plan include objectives regarding the issues of waste management?	The Council's Waste Management Plan for Cork County, May 2004, highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both National and European legislative guidelines. The draft Local Area Plans support the waste management plan.
M	Has the plan sufficiently addressed the issue of community facilities?	This is an important issue across the county and where appropriate, objectives or zonings have been included in some of the villages to ensure their provision. Many submissions have stated that community facilities are inadequate for growing populations or that new facilities are needed. The Council supports community initiatives in providing facilities and where appropriate the draft Local Area Plans zone lands for these uses.
N	How are the 31 main settlements to be dealt with in the draft Local Area Plans?	With the exception of Midleton, Carrigtwohill, and Blarney (towns the subject of Special Local Area Plans), land use zoning in the remaining main

<u>General Local Area Plan Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		settlements, including the city environs, has been determined in the Cork County Development Plan 2003 (as varied). These areas will not be re opened in this process as the focus of the Local Area Plans remains firmly on the smaller settlements and rural areas. The January 2005, Progress Report on the County Development Plan states that because of the current large output from the building industry and the uncertainty about sustaining this rate of construction and having an adequate supply of zoned building land, it is proposed to have a further look at the issue of land supply in the main settlements before the end of 2005.
O	Should a policy on mineral reserves be included in the draft Local Area Plans?	Mineral issues have countywide implications; accordingly the policy on it is contained in the Cork County Development Plan 2003 (as varied). The draft Local Area Plans have not identified any new strategic mineral reserves. However, the draft Local Area Plans recognise the need to protect the mineral reserves of the county while also protecting the environment and residential amenities. The draft Local Area Plans will be guided on quarry development by the government guidelines of 2004, which relate to the registration of quarries and the determination of planning applications for quarrying and ancillary activities.
P	Do the draft Local Area Plans deal adequately with drainage and flooding?	Flooding and drainage matters have been contained in Section 5 of all the draft Local Area Plans. The recent Office of Public Works circular (dated May 31 st 2004) has been included as part of the council's policy on flooding in each draft Local Area Plan. The county policy is contained in the Cork County Development Plan 2003 (as varied).
Q	Are the maps in the draft Local Area Plans the most up to date available?	The maps used in the draft Local Area Plans are the most up to date available from the Ordnance Survey office and are continually updated as they become available.
R	Should the zoning maps be adjusted to reflect the development that has occurred in the settlements since the plan process commenced?	The specific zonings in the draft Local Area Plans have been determined by the development status of lands in the settlements and the housing land availability survey undertaken in 2004. Land supply and the population and housing projections are inter-linked in that the baseline data cannot be adjusted on one side of the equation without a consequent adjustment on the other. Any adjustment in mapping for built development would have to be accompanied by an adjustment to the housing unit projections. In addition, the calculations of land supply have not included a figure for the re-use of lands, for the conversion of existing buildings or other brown field development. This should be factored in to any calculation in order to conform to the requirements of sustainability.

<u>General Local Area Plan Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
S	Are the place names correctly spelt in the maps and text of the draft Local Area Plans and should place names be in Irish where appropriate?	The place names used in the draft Local Area Plans are spelt as they appear on the Ordnance Survey maps. However, in certain areas consideration should be given to changing the names used to those locally used in everyday speech. In Gaeltacht areas the names of settlements and place names should be written in Irish in the text and maps.
T	Will there be textual and mapping changes to the draft Local Area Plans to correct omissions or errors?	A number of submissions indicated changes that may need to be made to the draft Local Area Plans. Consideration will be given to these and changes will be made where appropriate.
U	Should existing open space and sport grounds be changed to residential use where requested?	A number of submissions were received which requested a change from open space and sport grounds to residential use. The County Development Plan 2003 (as varied) has included an objective to prevent the loss of existing facilities, including sports clubs, grounds, built leisure facilities and areas of public and private open space through redevelopment to other uses unless an alternative open space or leisure facilities can be provided to serve the same area. The Plan also includes an objective relating to the provision of new leisure facilities in order to ensure that all new leisure facilities are located where they can best meet the needs of the community that the facility is intended to serve. Consideration may need to be given in exceptional circumstances to each proposal based on its merits subject to additional land being provided in an appropriate location and subject to examining the implication of including additional residential lands in the settlement.
V	Is there sufficient information on the likely environmental effects of the plan?	<p>Although this plan is not considered to be subject to the Planning and Development (Strategic Environmental Assessment) Regulations 2004, the Planning and Development Acts impose a more general duty on planning authorities to include information on the likely significant effects on the environment of implementing the plan.</p> <p>Although the draft plan addresses these issues, there is no section or chapter specifically discharging the Council's duties in this respect and it is considered that consideration should be given to amending the plan accordingly.</p>

Electoral Area Issues: Issues relating to this Electoral Area Plan

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

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Are settlements correctly categorised in the settlement network?	The categorisation of settlements in the draft Local Area Plan is based on the services provided and the capacity of the settlement to accommodate additional development. The network of settlements set out in the draft Local Area Plan is considered to be the most appropriate for the electoral area.
B	Should other settlements/locations be included in the settlement network?	The settlement network is based on the criteria established in the Carrigaline draft Local Area Plan and if there are other locations that meet the criteria then they will be considered for inclusion in the network.
C	Does the Carrigaline draft Local Area Plan provide adequate infrastructure for both existing and future development?	The settlement network adopted in the Carrigaline draft Local Area Plan provides a focus for investment in infrastructure and the draft Local Area Plan has incorporated the Council's Assessment of Water Services Needs 2004, which deals with the provision of sanitary services. The Carrigaline draft Local Area Plan also proposes new road layouts where they have been designed or are in the programme of works for non-national roads. Other local infrastructural needs such as car parking, public lighting and footpaths are also identified. Where deficiencies are identified consideration may be given to including additional text in the plan where appropriate.
D	Does the Carrigaline draft Local Area Plan make adequate provision for the protection of the natural environment and how is landscape character assessment dealt with in the draft Plans?	The Carrigaline draft Local Area Plan includes the policies and objectives of the Cork County Development Plan 2003 (as varied), in relation to protection of the natural environment through the designation of NHAs, SPAs, and SACs. Furthermore the Carrigaline draft Local Area Plan presents the values stage of the Landscape Character Assessment, which forms the basis of assessing the sensitivity of landscapes to different kinds of development having regard to the character and values associated with local areas. Comments on local values have been received through submissions on the draft plan. Further information on the process is included in Section 7 of the draft Local Area Plan.
E	Does the Carrigaline draft Local Area Plan provide an adequate supply of land for new housing?	A number of submissions propose that additional land should be made available for new housing in the Carrigaline Electoral Area, but, it is considered that, to avoid uncertainty or unnecessary duplication in the provision of services, additional land should only be identified if there are serious concerns that the land identified in the draft plan is likely to be insufficient to achieve the new housing development envisaged in

Electoral Area Issues	Summary of Issue Raised	Response
		<p>the County Development Plan 2003 (as varied).</p> <p>The Cork County Development Plan 2003 (as varied) as read with the draft Local Area Plan suggests that 1,200 new households will be required in the Carrigaline Electoral Area during the plan period. It is estimated that the land zoned for residential development in the electoral area will provide an additional 1,010 new dwellings in the smaller settlements and rural areas outside of the main settlements.</p>
F	Does the Carrigaline draft Local Area Plan make appropriate provision for open space, sports, recreation and amenity uses?	<p>The draft Local Area Plan makes provision for approximately 66ha of open space in addition to that which will be provided incidentally within new development. The open space provided in the draft Local Area Plan is intended to perform a variety of functions ranging from formal sports pitches to areas for informal recreation. Whether or not the draft Local Area Plan makes adequate provision to secure the implementation of its open space proposals is an issue for consideration. Clarification of the type of open space proposed in each case could be included in the draft Local Area Plan together with proposals for its provision as part of the development of nearby or adjoining zoned land.</p>
G	Does the Carrigaline draft Local Area Plan make adequate provision for the expansion of existing school sites and provision of new sites and is this provision in the correct location?	<p>Many of the submissions identify the need for additional lands to accommodate new schools or school expansion. The Carrigaline draft Local Area Plan will zone land for the extension of primary school buildings and facilities and/or provision of sites for new schools where appropriate. Consideration will be given to Department of Education requirements in this regard.</p>
H	Does the Carrigaline draft Local Area Plan support the viability of existing rural schools?	<p>The draft Local Area Plan provides for development in all settlements which in turn should support the development of schools and maintain the viability of the rural areas in general.</p>
I	Is there adequate provision for commercial development in the Carrigaline draft Local Area Plan?	<p>A number of sites have been identified for commercial development throughout the Carrigaline draft Local Area Plan but in many locations specific zonings are not attributed to sites within the development boundaries of settlements. Consideration could be given to the identification of land for such use in appropriate locations should a need be identified.</p>
J	Is there adequate provision for industrial/enterprise development in the Carrigaline draft Local Area Plan?	<p>Some of the submissions propose that there is insufficient land zoned for local industrial uses. Consideration could be given to the identification of land for such use in appropriate locations should a need be identified</p>
K	Is there adequate provision for town centre/mixed use	<p>Town centre/mixed uses are considered to be appropriate uses in settlements that fulfill a service</p>

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
	development in the Carrigaline draft Local Area Plan?	function to a large rural hinterland. However, consideration could be given to enlargement of proposed areas for this use or the identification of areas in other settlements should a need be identified.
L	Does the Carrigaline draft Local Area Plan address the issues relating to the character and fabric of the settlements in the electoral area?	The Carrigaline draft Local Area Plan outlines a settlement network which guides the scale and type of development appropriate to each type of settlement. The plans also include settlements with development boundaries within which development that is sympathetic to the rural character of the settlement in design and scale is encouraged. The Council has commissioned a Residential Estates Design Guide and a Village Design Guide which will inform future development while protecting the character and fabric of the settlements.
M	Does the Carrigaline draft Local Area Plan make adequate provision for the expansion of existing cemeteries and is this provision in the correct location?	The Carrigaline draft Local Area Plan has zoned lands for new cemeteries or the expansion of existing ones in some settlements. Where the need for expansion or a new cemetery is identified then consideration will be given to appropriate provision.
N	Should the Carrigaline draft Local Area Plan carry forward the mapping and zoning provisions of the 1996 County Development Plan (as varied)?	The Carrigaline draft Local Area Plan is intended to reflect the provisions of the 1996 County Development Plan (as varied) where appropriate, particularly in relation to zonings, development boundaries and stop lines for the smaller settlements. Some submissions have raised questions about the accuracy of the mapping and whether it properly reflects the 1996 County Development Plan, (as varied). Corrections will be made where appropriate.
O	Are health services adequately provided for in the Carrigaline draft Local Area Plan?	The health board has proposed locations for the intensification of existing services and proposals for new developments in some settlements. Consideration will be given to accommodating these requirements where possible.
P	Does the Carrigaline draft Local Area Plan adequately support tourism development?	The Carrigaline draft Local Area Plan recognises the employment and economic potential of the tourism industry and supports established tourist areas. Further tourism development will be supported within the network of settlements and where particular attractions exist, consideration may be given to ventures that compliment the needs of established settlements while protecting the landscape quality for the future development of the industry.
Q	Should the green belt policy in the Carrigaline draft Local Area Plan be revised to allow additional development?	The draft Local Area Plan establishes green belts around the main settlements which are intended to protect the setting of the towns and provide lands for agricultural, recreation and open space uses. Within the green belts provision is made for local housing need subject to proper planning and sustainable development. In some parts of the Green Belts

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		established in the Carrigaline draft Local Area Plan, provision has been made to accommodate limited numbers of individual houses subject to a set of criteria outlined in GB1-2. Consideration may be given to reviewing these areas within the Green Belt should a need be identified.
R	Is there sufficient land provided in the Carrigaline draft Local Area Plan for the development of individual sites?	In the settlement network of the Carrigaline electoral area individual sites can be accommodated on zoned lands such as open space areas which include a specific objective to allow small scale residential development in some cases and in others a specific objective for very low density (less than 5 per ha) subject to a single agreed landscape based scheme. In addition provision has been made for small scale or individual houses in settlements where a public sewerage scheme is not available. In areas outside of the settlement network the provisions of the Cork County Development Plan 2003 (as varied) apply.
S	Should lands be zoned for additional industrial/enterprise uses at Farmers Cross adjacent to Cork International Airport?	Many submissions (over 40 individual submissions) have been received on proposals for industrial and warehousing development on lands opposite the entrance to Cork International Airport on the eastern side of the road. The submissions object to the proposed development which they say is contrary to the green belt policy (the lands are zoned A1 green belt) and would cause traffic and access problems and that there are inadequate services and infrastructure to serve the proposed development. The submission proposing development on the lands states that the lands are suitable for this type of development because of their location and because there is a shortage of this type of development. Consideration of this issue would raise the issue of access to the airport, erosion of the green belt and the prominence of the site if it were not for the fact that land use zoning in the main settlements, including the city environs, has been determined in the Cork County Development Plan 2003 (as varied). These areas will not be re opened in this process as the focus of the Local Area Plans remains firmly on the smaller settlements and rural areas. The January 2005, Progress Report on the County Development Plan states that because of the current large output from the building industry and the uncertainty about sustaining this rate of construction and having an adequate supply of zoned building land, it is proposed to have a further look at the issue of land supply in the main settlements before the end of 2005.

**PART B: LIST AND SUMMARY OF
SUBMISSIONS:**

**GENERAL LOCAL AREA PLAN
SUBMISSIONS**

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Bright, Phoebe	8260	Issue about Oil Reserves	This submission praises the authors of the documents and the process of consultation. It also requests that the term "sustainability" be defined and highlights the threat posed by the depletion of global oil reserves. It suggests that the transport and infrastructure should make reference to the uncertain price of oil. This is a linked file to 6772 in Skibbereen.
Cork County Childcare Committee Ltd.	5900	Issues relating to Childcare provision in Cork County	This submission supports the Council's commitment to supporting the development and well being of children and families, in particular the Council's work in the development of out-door play areas. The submission also urges the Council to utilise all opportunities available to increase the number of quality childcare facilities within the county. It is also noted in the submission that childcare facility provision should not be left until the last phase of housing developments when increased costs can prohibit the development of affordable and sustainable childcare. The submission also requests that in smaller towns and villages where housing developments of less than 75 houses are being constructed, a levy should be included which should be used to ensure adequate provision of childcare services in the settlement. The submission also recommends closer links between the County Council and the Childcare Office be established. Linked files 8327, 8328, 8329, 8330, 8331, 8332, 8334.
Cork Environmental Forum (CEF)	6343	Issues general to draft LAP's	This submission makes a number of comprehensive comments on the draft LAP's including a full analysis and comment of all general sections 1-7 of the draft LAP's and a full set of comments for each Electoral Area plan following focused CEF meetings with locals. The submission also includes position papers on integrated and sustainable landscape management (2), Priorities for Waste Management in Cork (6), Sustainable Economics (15) and a copy of the West Cork Green Party submission (see separate file no.6342). There are linked files 8319, 8320, 8321, 8322, 8323, 8324, 8325 and 8326.
Crossland, Joanne	5481	Issue relating to general draft LAP's	This submission identifies a number of comments in respect of the rail based transport, bus services, drainage and flood prevention, waste recovery and recycling, energy and communications, community facilities, schools, landscape and protection structures, boundaries, place names and some general comments on all village maps. The submission also makes detailed comments on Carrigtwohill SLAP, (8196), Mallow LAP (8200), Kanturk LAP (8197), Skibberen LAP (8198) and Midleton LAP (8199).

Interested Party	Ref No.	Title	Summary of Submission
Department of Education	6288	Issues relation to Education Provision	This submission states that the site reservation for Primary Schools should be 3 acres in size and Post-Primary schools should be 12 acres. It is also states that these site locations should ideally be close to the areas of greatest residential expansion and it is also recommended that they be located adjacent to any proposed community facilities, community centres, playing fields, libraries so as to allow for sharing of such facilities. Such an approach it is argued could minimise the land take required and explore the option of a multi-school campus arrangement in areas where the need for more than one school may arise.
Educate Together	5449	Issues relating to Education Provision	This submission proposes that a model is developed whereby community facilities such as schools are fully utilised by the local community. The submission proposes that forward planning provides an opportunity to maximise the development of community facilities, including schools and creating the structures to support them. The submission also requests that schools which do not have a particular religious outlook should also be considered, so as to allow for a greater choice in education provision. Linked file:- 8215, 8216, 8217, 8218 & 8219.
Gable Holdings Ltd.	6153	Issues relating to the draft LAP's	This submission argues that the draft LAP's do not constitute legal plans by virtue of the fact that they conflict with, or attempt to change elements of the adopted County Development Plan for the areas to which they relate. The submission also argues that the approach taken to the issues involved is very conservative and that the Planning & Development Act 2000 clearly sets out that the LAP's must be subsidiary and subservient to, and cannot come into conflict with, the CDP. The submission objects to the removal or exclusion of settlements/ clusters shown in the 1996 CDP (as amended) from the current maps and questions the legality of doing this. The submission requests an enabling statement be included to remove any ambiguity and render the LAP's consistent with the CDP. This file is linked to 8165 and 8166.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Irish Rural Link	5574	General Issues	<p>This submission raises issues regarding design, transport, housing and community facilities and environment and heritage. The submission requests that a design standards for villages booklet be prepared and a pilot scheme for renewable energy in house design be set up.</p> <p>The submission also requests that the Rural Transport Initiative be extended to all areas of the County and that safe walking routes and cycle routes in villages and to primary schools be included. The submission also requests that social facilities, multi-functional community facilities and village amenity areas are provided and accessible to all age groups. Regarding environmental issues, the submission requests that cultural areas are protected arguing that there is a clear role for public consultation in this regard. It is also requested that recycling facilities are provided and that national and EU legislation is complied.</p>
McCutcheon Mulcahy	6312	Issue about densities	<p>This submission objects to the inclusion of the lower density table for villages in the draft LAP's and requests the reinstatement of the higher densities as per the County Development Plan (2003) because: (1) it is a retrograde step as per previous documents (2) Most of the lands are zoned low or very low density and this will promote very high land uptake (3) there will be less economic use of existing infrastructure (4) increase greenfield sprawl (5) in conflict with 1999 residential density guidelines (6) this will increase demand for land, increase prices of land and therefore give rise to affordability issues (7) some of the key villages are larger than the main towns in County Development Plan.</p>
Office of Public Works	5130	Issue relating to Drainage	<p>This submission notes that the draft LAP's have included specific objective DR1-1 on drainage and flooding. Linked files 8222 and 8223.</p>
O'Scannlain, Tomas	8190	Issues relating to protected structures	<p>This submission requests that the entire historic wall and pillar post boxes be listed as protected structures. File is linked to 5145.</p>
O'Sullivan, Paul	6681	Issue regarding wind farms	<p>This submission makes the case that the Council is not sufficiently open to renewable energy proposals and is usually refusing wind farm applications on the basis of visual intrusion. This is not a good reason because of the proven need for renewable energy in the county. It is considered that the general public are not so adverse to the visual intrusion aspect of wind farms.</p>

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Physical and Sensory Disability Accommodation Project	5415	Issues relating to Physical and Sensory Disability Accommodation Project	This submission outlines the needs of people with physical and sensory disabilities in Cork. The submission requests that a comprehensive accommodation needs assessment should be carried out for County Cork, an aspect which it argues is often poorly reflected on housing waiting lists. It notes that action must be taken to increase the supply of purpose built accommodation and that the Cork Housing Strategy should include the difficulties, which people with disabilities are faced with. It notes that the draft Local Area Plans reference to the need for a diverse range of housing options is welcome - however this needs to be expanded on and that greater recognition for housing schemes for the elderly and people with disabilities need be given greater recognition. The submission also requests that housing authorities and associations must be encouraged and supported to include wheelchair standard housing into new schemes (also mentions the 'Wheelchair housing design guide' and the Lifetime Homes standard). It also requested that voluntary providers of supported accommodation (Cheshire Ireland, Rehab Care, Abode) should be encouraged and facilitated to address the housing needs of their service users.
Shanahan, Mike	6673	Issues relating to density and sewerage in small settlements	This submission relates to the need for a more effective policy and objective for the sewerage of residential development in the small settlements to avoid low density individually sewerage houses which will create ribbon development.
Withdrawn	5087	Withdrawn	Withdrawn.

**PART B: LIST AND SUMMARY OF
SUBMISSIONS:**

**Carrigaline Electoral Area
Draft Local Area Plan Submissions**

List Of Submissions - Carrigaline Electoral Area

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
ACS Ltd. Building Contractors	6449	Lands at Shannon Park, Carrigaline	This submission proposes that lands at Shannon Park be zoned for mixed use development including residential, business technology park, office development, community based facilities and a park and ride facility. The submission proposes that the lands are suitable for development because of the lack of adequate zoned residential lands within Carrigaline, proximity to the existing residential development within the town, convenient access to the local road network and public transport facilities.
Ahern, Tony	6813	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Aherne, Matt (Snr.)	5827	Lands at Ballinhassig	This submission proposes that lands at Ballinhassig be zoned for residential development. The submission identifies two areas for residential development, one for low density housing and the other for medium density housing.
Aherne, William	6258	Lands at Shanbally, Ringaskiddy	This submission requests that lands at Shanbally, Ringaskiddy be zoned for residential development. The submission states that the new N28 road alignment would render the lands economically unviable, that Shanbally should be treated as a residential village and that the new road alignment should form the southern development line of Shanbally village.
Anderson, Michael	6844	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Anthony, Keith	6804	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Association for the Responsible Development of Car	5965	Issues relating to Carrigaline	This submission expresses concerns about the traffic infrastructure to support the LAP proposals and requests that appropriate infrastructure precedes the development and growth of the area. The submission identifies the need for an integrated local transport plan, as part of a Strategic Traffic Plan for Carrigaline. The submission states that the Strategic Traffic Plan should include a western relief road in addition to an inner relief road.
Ballinhassig Community Development Association	5763	Issues relating to Ballinhassig	This submission objects to the route of the proposed by-pass on grounds that it would take considerable ground from the area around the Marian Hall thereby impacting on plans to develop car parking facilities and a new sports hall, would bring a busy road close to an area where children alight from cars and would leave inadequate room for recycling containers. The submission suggests the possible re-location of the route on the other side of the Owenaboy River.
Ballygarvan Community Association	6536	Issues Relating to Ballygarvan	This submission raises a number of issues about Ballygarvan, focusing on traffic and safety, civic centre, recreation, and streetscape. The submission suggests a number of traffic calming measures for the village, highlights the need for a community hall, the need for a recreational area and projects related to streetscape of the village. The submission also raises issues relating to the neighbouring quarry, and the need for improved public transport links with Cork City.
Ballygarvan GAA	5741	Lands at Ballygarvan	The submission proposes that the lands R-03 be re-zoned for Sports and Recreational use in order to facilitate the provision of a third pitch for the club. The submission outlines the necessity for another pitch and the long term plans of the club, who want to remain in the centre of the village. The submission is accompanied by a letter of support from the Cork County Board of the GAA.
Barry, Linda	6803	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Barry, N.M.	6158	Issues relating to green belt zonings at Kilnaglory, Ballincollig	This submission requests that lands within the A2 green belt be re-zoned as A3.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Bayer, Mary C.	6837	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Birmingham, Tom	5059	Lands zoned I-01 at Crosshaven	This submission supports the I-01 marine related industrial development at Crosshaven.
Blackline Properties	5754	Lands at Waterfall	This submission proposes that lands at Waterfall be zoned for low density residential development and for a retirement village, to include a nursing home.
Bowen, Margaret	6835	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Bowen, Nan	6836	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Brooklyn Properties Ltd.	6213	Lands at Cork International Airport	The submission request that land at Cork International Airport be zoned to facilitate the extension of the Airport Business Park. In support the submission states that the airport is experiencing significant growth and the construction of the new terminal will cater for continued growth, the extension to the business park will facilitate the growth of the airport and will benefit the surrounding area, the proposed extension will facilitate further investment in the public transport infrastructure based around the airport, the business park will serve national and international markets, the site represents a natural extension to the existing business park and the proposal will broaden the employment base in the county.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Buckley, John	6309	Lands at Hop Island	This submission proposes that lands at Hop Island be zoned for medium density residential development. The submission proposes that the lands are suitable because they are servicable, on a public transport route, close to existing schools, will eliminate an existing building that detracts from the visual amenities of the area and present an opportunity to provide car parking for people using the nearby railway line walk.
Busteed, Orla	5459	Issues relating to Fountainstown	This submission raises issues about traffic and road safety, and pedestrian safety in the Fountainstown area. The submission also proposes the designation of Fountainstown swamp as an NHA. The submission suggests road and car park improvements, and an architectural plan for the area.
Busteed, Orla	6147	Issues relating to heritage at Gortigrenane	This submission proposes that lands at Gortigrenane be included as a Natural Heritage Site.
Butler, Frank Mr.	6406	Lands at Ballinhassig	This submission proposes that lands at Ballinhassig be zoned for residential development because there has been no development in the village in recent years and there is a public water supply. The submission states that the zoning of these lands would satisfy the very strong demand for housing in the area and consolidate this established village.
Campbell, Ann	6820	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Carrighoun Golf Range	5663	Lands at Carrigaline	This submission proposes that the Carrighoun Golf Range at Ballynametagh, Ringaskiddy Road, Carrigaline be zoned for commercial development. The submission states that the Driving Range is a commercial operation as it is a pay as you play operation.
CFRC Developments	5915	Lands at Classis, Ballincollig	This submission proposes that lands at Classis be zoned for residential development because the lands no longer form part of the lake foreshore of Classis Lake.
Coakley, Finbarr	5839	Lands at Monkstown	This submission proposes that lands at Monkstown be zoned for low density residential development, and supports U-05 objective for Monkstown in the 2003 CDP. The submission cites policies in CASP in support of the proposal.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Coastal Designs	8317	Lands at Crosshaven Bays	Linked to file no's 6209, 8316 and 8318. This submission proposes that lands at Crosshaven Bays be zoned for low density residential development.
Coastal Designs	8316	Lands at Crosshaven	Linked to file no's 6209, 8317 and 8318. This submission proposes that lands at Crosshaven be zoned for residential development.
Coastal Designs	8318	Lands at Crosshaven Bays	Linked to file no's 6209, 8316 and 8317. This submission proposes that lands at Crosshaven Bays be zoned for low density residential development.
Coastal Designs	6209	Issues relating to Crosshaven	Linked to file no's 8316, 8317 and 8318. This submission raises issues in relation to the Graball Bay area of Crosshaven. The submission proposes that funding should be made available for the laying of a main sewer from Graball Bay to the Church Bay road to connect to the public sewer.
Conroy, Tim	6851	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Corcoran Sheila	6853	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Cork Environmental Forum	8321	Issues relating to Carrigaline E.A.	This submission is part of a more comprehensive submission for the county. In relation to the Carrigaline E.A., this submission raises the issues of waste management in housing areas and the need for recycling, kerbside collection of separated waste and composting facilities, the need to provide energy efficient local authority housing, the need for affordable housing, the need for more public amenity space, the need for improved bus services and safe school transport, and improvements to footpaths and public lighting. In relation to Passage West, the submission proposes that the Heritage Plan by Tom Collins be supported by this plan and in relation to Carrigaline, the submission outlines the need for improvements to the footpaths. File is linked to 6343, 8320, 8322 and 8324.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Cotter, Catherine	6850	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Coughlan, Patrick	5543	Lands at Carrigaline	This submission proposes that lands contiguous with the development boundary for Carrigaline, as adopted in the Cork County Development Plan 2003 (as varied), be zoned for medium density residential development. To support its case the submission uses inter alia; the NSS, CASP, the Residential Density Guidelines, the infilling of an awkward area and the difficulties of operating a commercial farm business in close proximity to a residential area.
Coveney, Sean	5855	Lands at Farran Brien East, Minane Bridge	This submission requests that land at Minane Bridge be zoned for residential development. In support the submission states that the lands have good access from the public road, that there has been some development on the site, and that there is demand for serviced residential land in the Carrigaline electoral area.
Crosshaven Development Committee	5249	Lands at Crosshaven	This submission proposes that lands within the village from the RCYC to the boatyard be zoned for a range of different uses including retail and residential on lands zoned X-01 in the draft LAP, I-01 should be re-zoned as mixed use, the foreshore should be a public amenity with promenade and additional zoning should be provided outside the village nucleus. Central to the land use proposals is the provision of infrastructure especially a new lower road. File linked to 8191.
Crosshaven Development Committee	8191	Issues relating to Crosshaven	This submission raises issues about zoning of land in the draft LAP, heritage, tourism, infrastructure both physical and social, social and affordable housing, open space recreation and amenity, traffic calming and road and footpath improvements. The submission contains proposals for improvements in these areas. File linked to 5249.
Crosshaven Hurling and Football Club	5967	Issues relating to Crosshaven	This submission raises issues about the adequacy of the existing GAA pitches and expresses the desire to obtain additional lands to develop a second pitch.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Crowley, Dermot	6809	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Dairygold	5922	Lands at Ballinhassig	This submission supports the T-01 zoning in Ballinhassig.
Dairygold	5921	Lands at Minane Bridge	This submission proposes that site X-01 be changed to Town Centre/Neighbourhood Centre use to facilitate a mixed use development and promote regeneration of the village core.
Department of Education and Science	8336	Issues relating to provision of schools	This submission outlines that the Department are currently seeking a site to develop a new school in Ballygarvan and based on the housing densities proposed in the plan, the additional pupil numbers will be factored into any further expansion. The submission identifies a need to reserve a 3 acre site for the primary school. The submission also highlights that the school in Minane Bridge is seeking additional accommodation but is located on a restricted site and may need a site extension to cater for future expansion of the school. File is linked to 6288, 8337 and 8338.
Desmond, John	5058	Issues relating to Crosshaven	Linked to File no's 8001, 8002, 8003 and 8004. This submission raises the following issues in relation to Crosshaven; that the LAP be amended to show the existing public footpath from Castlepoint road over lands O-03 up to Camden Fort, that the character of the Estuary be protected and the landfilling of Mudflats be stopped, that Camden Fort be renovated/refurbished as a tourist attraction.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Desmond, John	5062	Issues Relating to Landscape Character Assessment	This submission raises Landscape Character Assessment issues. The issues raised include the importance of Crosshaven village-scape, the open character of the hill above the town, the open nature of the estuary which is slowly being infilled, the wooded nature of Curraghbinnny, and the forts of Camden and Carlisle which are historically and culturally important. The submission also states that the mudflats are an important and neglected habitat which should be protected, the wooded areas around Crosshaven and the estuary should be protected and the open nature of lands along the harbour area should be protected for their cultural heritage. Important social, economic or community issues include an estuary walk and access to beaches, coast and woods which are also important to sense of place. The submission also states that local sports facilities are important and also music and tradition which appear to be weak. Finally, important landscape issues include the loss of walks, infilling of mud flats, litter, and unrestricted parking which is ruining the village-scape.
Desmond, John Mr.	8002	Lands at Crosshaven	This submission supports the open space zoning O-02 in the Local Area Plan for Crosshaven. Linked to file no's 5058, 8001, 8003 and 8004.
Desmond, John Mr.	8004	Lands at Crosshaven	This submission supports zoning I-01 in the LAP for Crosshaven. Linked to file no's 5058, 8001, 8002 and 8003.
Desmond, John Mr.	8003	Lands at Crosshaven	This submission supports zoning O-03 in the Local Area Plan for Crosshaven. Linked to file no's 5058, 8001, 8002 and 8004.
Desmond, John Mr.	8001	Lands at Crosshaven	This submission supports the open space zoning O-01 in the LAP for Crosshaven. This submission is linked to file no's 8002, 8003, 8004 and 5058.
Dineen, John	6266	Lands at Ballynora	This submission proposes that lands at Ballynora be zoned for residential development. In support the submission states that the land is close to the facilities within the settlement, neighbouring lands have been developed, and the area is served by a new water supply.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Dineen, John F	6728	Lands at Ballynora	This submission proposes that the development boundary for Ballynora be extended to include lands for low density residential development. In support the submission states that the land, which is to the west of the village, will have a limited visual impact, will facilitate more development in the village, will provide an alternative to individual houses in the countryside and can be accessed by road and represents a natural expansion of the village.
Donegan, Roger	5161	Lands at Ballinluska, Myrtleville	This submission proposes that lands at Ballinluska, Myrtleville be zoned for residential development. This submission proposes that the lands are suitable because they are just outside the development boundary for Crosshaven Bays and are bounded by existing residential development to the south.
Donovan, David Mr.	5644	Lands at Ballygarvan	This submission proposes that lands at Ballygarvan be zoned for low density residential development. The submission proposes that these lands are suitable for development because they have good road frontage and they are inside the speed limit for the village.
Douglas Developments Ltd.	6566	Lands at Currabinny, Crosshaven	This submission proposes that the text for the settlement of Currabinny in the draft Carrigaline Local Area Plan be amended to facilitate marine parkland development in the area. The submission states that the proposed changes would enable the development of the marine tourism activities in the Crosshaven area. In support the submission quotes a number of documents including CASP, the County Development Plan 2003 (as varied) and the draft local area plan. The submission proposes that the marine parkland concept would enable the development of coastal areas in a sensitive manner and the proposed marina development would complement the development of Crosshaven.
Dovey International	5541	Lands at Crosshaven	This submission proposes that a small site (0.7ha) in Crosshaven village be zoned for high density residential development.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Doyle Family	6299	Lands at The Point, Crosshaven	This submission proposes that lands at The Point, Crosshaven be zoned for a mixture of residential and town centre commercial use. The submission claims that the proposal would better suit the site and the ongoing redevelopment of Crosshaven and that the broad industry / enterprise zoning as outlined in the draft plan is not suitable given current market trends in the boat building sector. The submission argues that the proposed development would best suit this key infill site and will provide employment and housing in the village centre.
Duggan, Paul	6358	Lands at Ardarostig	This submission proposes that lands at Ardarostig be zoned for low density residential development. The submission cites policies from the NSS, CASP, CDP 2003, Residential Density Guidelines, Sustainable Development - A Strategy for Ireland, Landscape Assessment Draft Guidelines, Southwest Regional Planning Guidelines, and Joint Housing Strategy in support of this proposal. The submission proposes that the lands are suitable because they are servicable, can be easily accessed, will not compromise the green belt objectives, will not detract from the visual amenities of the area, and will help consolidate the urban fringe.
Educate Together	8217	Issues relating to provision of schools	This submission proposes that a model is developed whereby community facilities such as schools are fully utilised by the local community. The submission proposes that forward planning provides an opportunity to maximise the development of community facilities, including schools and creating the structures to support them. The submission also requests that schools which do not have a particular religious outlook should also be considered, so as to allow for a greater choice in education provision. The submission identifies the need for new primary schools/community facilities in Carrigaline. File is linked to 5449.
Egner, Zoe	6832	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Falvey, Lynda	5086	Lands at Waterfall	This submission proposes that lands at Waterfall village be included within the development boundary. The submission proposes that the lands are suitable because they are within Waterfall village, inside the speed limit signposts and adjacent to the public house.
Falvey, Tom	6284	Lands at Grange, Douglas	This submission proposes that the development boundary at Grange be extended and that lands be zoned for medium density residential development. The submission proposes that the lands are suitable because they represent a brownfield site, are contiguous to the development boundary and existing medium density residential development, and would not therefore compromise the Metropolitan Green Belt. The submission cites policies from CASP, the 2003 CDP and the Residential Density Guidelines in support of the proposal.
Farmers Cross and District Residents Association	6709	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Firestone Developments Ltd.	8188	Lands at Carrigaline	This submission proposes that lands at Carrigaline be zoned for residential development. File linked to 6378.
Firestone Developments Ltd.	6378	Lands at Carrigaline	This submission proposes that lands at Carrigaline be zoned for residential development. File linked to 8188.
Firestone Developments Ltd.	6374	Lands at Ballygarvan	This submission proposes that lands at Ballygarvan be zoned for residential development.
Fitzgerald, Michael	6270	Issues Relating to Crosshaven	This submission raises issues about the Landscape Character Assessment for the Carrigaline Draft Local Area Plan with particular reference to Crosshaven. The submission seeks to avoid urban style residential development on lands neighbouring Crosshaven Wood and asks that future development plans for Crosshaven recognise the status of Crosshaven as a rural / coastal village.
Flood, Eleanor	6834	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Forde, John Mr.	5487	Lands at Ballyfouloo, Monkstown	This submission proposes that lands at Ballyfouloo, Monkstown be rezoned from A2 to Industrial/Commercial. The submission proposes that this land is suitable for commercial/industrial development because access to the site has recently been improved due to road improvements, the adjoining site is used as a civic amenity site/recycling facility, and the site is not suitable for open space or agriculture.
Forge Hill Construction	5007	Lands at Crosshaven	This submission proposes that lands at Knocknagore, Crosshaven be zoned for residential development. The submission proposes that the lands are suitable because they are contiguous with the development boundary, are served by the sewer, provide alternative housing and will include a sports field and amenity on the elevated part of the site.
Frinnailla Ltd.	5978	Lands at Cork City South Environs	This submission requests that land at Cork City South Environs be zoned for Medium Density Residential Development. In support the submission states that this development would provide residential development land in the context of the current levels of demand. In addition the submission states that the development of the proposed lands would play a major role in the provision of a traffic management plan for the area.
Frinnailla Developments	5747	Lands at Castletreasure	This submission proposes that lands at Castletreasure be zoned for medium density residential development and a neighbourhood centre. The submission cites policies from the NSS, CASP, CDP 2003, Residential Density Guidelines, Sustainable Development - A Strategy for Ireland, Landscape Assessment Draft Guidelines and Southwest Regional Planning Guidelines in support of this proposal. The submission is accompanied by a design and landscape masterplan. The submission proposes that the lands are suitable because they offer an opportunity to consolidate residential development in the South Douglas and Donnybrook areas without compromising the green belt objectives, and would provide a sustainable development providing higher density and mixed residential types. The submission also proposes that the lands are serviceable, can be easily accessed, and will not detract from the visual amenities of the area.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Gable Holdings Ltd.	8166	Lands at Crosshaven	This submission proposes that a settlement/cluster identified in the 1996 CDP (as amended) and omitted in the Draft plan be re-instated and the development boundary of the cluster be further extended. The submission outlines the availability of services and an access road to serve any potential residential development. File is linked to 6153 and 8165.
Gable Holdings Ltd.	8165	Lands at Crosshaven	This submission proposes that a settlement/cluster identified in the 1996 CDP (as amended) and omitted in the Draft plan be re-instated and the development boundary of the cluster be further extended. File is linked to 6153 and 8166.
Gash, Christy	5149	Issues relating to Crosshaven	This submission raises issues relating to Crosshaven. The submission objects to U-02 in Crosshaven as the imposition of an amenity walk would affect the land owner and his sons dairy herd and horse breeding businesses. The submission also states that the walk would be dangerous and that it would be of no advantage to the general public because of the successful railway walk which has opened.
Gash, Christy	5655	Lands at Crosshaven	This submission proposes that lands at Crosshaven be zoned for residential development and a small portion on the most elevated part of the site for passive open space. The submission proposes that the lands are suitable because they are in close proximity to the village centre, are bounded on all but one side by existing residential development and provide an opportunity to develop a through route for pedestrians. The submission also states that the site has an advantageous south-west aspect, is completely hidden in views from the village, and has adequate public services.
Green Party - Cork South Central	6341	Issues relating to Carrigaline E. A.	This submission raises the following issues; energy usage, impacts of changes in fossil fuel availability, integration of public transport, provision of water based public transport, effects of climate change, identification of zones for alternative energy generation, waste management, provision of waste and separated recycling facilities for each town, key village and village, facilitation of one local enterprise based on resource recovery, provision of amenities for youths, prioritization of cycle lanes, safe walkways and provision of school buses.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Griffin, Joe and Sheila	5206	Lands at Crosshaven Bays	This submission proposes that lands at Crosshaven Bays be zoned for low density residential development. The submission proposes that the lands are suitable because they are located inside the development boundary, are adjacent to existing residential development and there is an existing water main on the road fronting the site.
Hanlon Family	6453	Lands at Shannonpark, Carrigaline	The submission proposes that lands at Shannonpark, Carrigaline be zoned for light industrial/commercial use. The submission states that new road infrastructure under construction will subdivide the landholding and make it impractical and unviable to farm. The submission also states that the lands are suitable because of their proximity to the industrial port of Ringaskiddy and Carrigaline, the availability of public services and because a centre for community related facilities could be created. The submission also proposes that the development boundary of Carrigaline be extended to the Shannonpark roundabout which would create a natural boundary to the Carrigaline area. File linked to 8187.
Hanlon Family	8187	Lands at Shannonpark, Carrigaline	The submission proposes that lands at Shannonpark, Carrigaline be zoned for light industrial/commercial use. The submission states that new road infrastructure under construction will subdivide the landholding and make it impractical and unviable to farm. The submission also states that the lands are suitable because of their proximity to the industrial port of Ringaskiddy and Carrigaline, the availability of public services and because a centre for community related facilities could be created. The submission also proposes that the development boundary of Carrigaline be extended to the Shannonpark roundabout which would create a natural boundary to the Carrigaline area. File linked to 6453.
Harlequins Hockey and Cricket Club	6316	Lands at Rathmacullig East, Ballygarvan	This submission proposes that lands at Ballygarvan be zoned for office based industry/business park/logistics use. The submission outlines the difficulties being experienced by the club at their current location and their proposals to re-locate the club to Carrigaline. The submission proposes that the present A3 zoning of the site does not reflect the established uses and if re-zoned would compliment the activities at Cork Airport. The submission is accompanied by a document setting out the background to the club and it's proposals for the new location in Carrigaline.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Hickey, Mary	6826	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Hobbs Ray	5576	Lands at Ballynora, Waterfall	This submission proposes that lands at Ballynora be zoned for commercial development. The submission proposes that the lands are suitable because of their good road access, availability of services and proximity to the village of Curraheen. File is linked to 8173, 8174 & 8175.
Hobbs, Ray	8174	Lands at Ballynora, Waterfall	This submission proposes that lands at Ballynora be zoned for residential development. The submission proposes that the lands are suitable because of their good road access, availability of services and proximity to areas of employment. File is linked to 8173, 8175 & 5576.
Hobbs, Ray	8175	Lands at Ballynora, Waterfall	This submission proposes that lands at Ballynora be zoned for industrial development. The submission proposes that the lands are suitable because of their good road access and availability of services. File is linked to 8173, 8174 & 5576.
Hobbs, Ray	8173	Lands at Ballynora, Waterfall	This submission proposes that lands at Ballynora be zoned for commercial development. The submission proposes that the lands are suitable because of their good road access, availability of services and proximity to the village of Curraheen. File is linked to 5576, 8174 & 8175.
Holland, Aidan	5964	Lands at Lisfehill	This submission proposes that lands at Lisfehill be zoned for residential development and proposes that the lands are suitable because they are serviceable and on the main Cork-Kinsale road.
Holland, Mary	6838	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Horgan, Finbarr	6849	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Horgan, John	5116	Lands at Kilmoney, Carrigaline	This submission proposes that lands at Kilmoney, Carrigaline be zoned for residential development. This submission proposes that the lands are suitable because they are contiguous to the development boundary of Carrigaline, can be serviced, are above flood level and gently sloping.
Jo Cogan	6848	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
John F Suple Ltd.	6264	Lands at Carrigaline East, Carrigaline	This submission requests that lands between the development boundary of the rapidly growing satellite town of Carrigaline and Ringaskiddy be zoned for residential development. The submission states that the lands have significant development potential. The submission outlines the Planning Policy Context and outlines the nature of development including 120 acres for medium density development and 76 acres provided for Cork County Council to meet its needs for housing and active / passive open space provision.
John F. Supple Ltd.	6306	Lands at Ballygarvan	This submission proposes that lands at Ballygarvan be zoned for medium density residential development and that the route of the by-pass be re-located to the south of these lands. The submission argues that, if implemented, the LAP provisions for these lands would represent a retrograde step from the situation that would have prevailed following the 1999 variation to the 1996 CDP.
John Fleming Construction Ltd.	6328	Lands at Waterfall	This submission proposes that lands at Waterfall be zoned for medium density residential development. The submission proposes that the lands are suitable because other zoned lands are already developed and housing on these lands would consolidate the existing village and relieve pressure on the green belt for one-off housing.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Kaan, Peter	6819	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Keane, Eoin	6606	Lands at Ballymah, Waterfall	This submission proposes that lands at Ballymah, Waterfall be zoned for residential development. The submission proposes that the lands are suitable because of the availability of existing services and community facilities, the opportunity to create a link between the villages of Waterfall and Ballynora and the suitability of the topography.
Keane, Michael	5831	Lands at Ballinhassig	This submission proposes that lands at Ballinhassig be zoned for mixed density residential development including a new village treatment plant. It also proposes that lands be zoned for a new GAA clubhouse and pitch and that the existing GAA grounds be zoned for residential development. The submission cites policies from the NSS, Residential Density Guidelines, Regional Planning Guidelines, CASP and the 1996 and 2003 CDP's in support of the proposal. The submission proposes that the lands are suitable because of their proximity to the village and the airport employment park, and will optimise the use of existing infrastructure. The submission is accompanied by a supporting letter signed by Councillors from the Carrigaline E. A.
Keane, Michael	6241	Lands at Ballinhassig	This submission proposes that the subject lands be zoned for sports and recreational uses to allow Ballinhassig GAA club move from their present location to the submitters lands. The submission argues that the club is constrained in its current location and needs 3 full sized pitches and an astro turf area as well as club house, parking facilities and indoor hurling hall. The submission proposes a pedestrian walk/cycle route from the village to the proposed facility which is approx. 400 metres from the village.
Keating, Bernard	6842	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Keating, Diane	6549	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Keating, Margaret	6843	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Keating, Paul	6823	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Kelly, Ray	6725	Lands at Myrtleville, Crosshaven	This submission proposes that lands at Myrtleville be zoned for residential development to provide approx. 100 to 150 houses in order to allow the provision of a sewage collection system which would pump to Duggans Cross and gravitate to Crosshaven village. The provision of this sewer connection would be dependant on securing the zoning request and a capital contribution being made towards the project by SLI. The submission also suggests that a lower density of development could be facilitated by using bio-cycle units. Consulting engineers have been retained to examine road access to the site. The attachments referred to have NOT been attached.
Kenneally, Mary	5872	Lands at Passage West	This submission requests that lands to the north of Passage West be zoned for residential development. It is stated that this proposal is in line with development proposals for neighbouring property. The submission states that the land could be developed at a low density without any significant effect on the visual impact of the site

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Kidney, Michael	8017	Lands at Kilcolta, Crosshaven	This submission proposes that lands at Kilcolta, Crosshaven be zoned for low density residential development. The submission proposes that the lands are located in an area adjacent to existing housing and would complete the development of lands adjacent at Templebreedy Fort. The submission also states that the development could incorporate a turning point, carpark and viewing area overlooking the harbour. Linked to submission 5461.
Kidney, Michael	5461	Lands at Kilcolta, Crosshaven	This submission proposes that lands at Kilcolta, Crosshaven be zoned for low-density residential development. The submission proposes that the lands are located in an area adjacent to existing housing in the Fennell's Bay area, the lands bound a public road with lighting, public water main, ESB and telephone servicing, and there is adequate space for a treatment unit and an amenity area within the site. Linked to submission 8017.
Kingston, John	5825	Lands at Rathmacullig West	This submission proposes that lands at Rathmacullig West be zoned for airport service and employment use. The submission cites policies in CASP in support of this proposal.
Knocknamanagh National School	5309	Lands at Minane Bridge	This submission proposes that the site zoned for educational purposes in Minane Bridge should reflect the planning guidelines for primary schools published by the Department of Education and Science. The guidelines state that schools with 7 - 9 class units require 2.5 acres of land.
Lane Family	6452	Lands at Crosshaven Hill, Crosshaven	This submission proposes low density residential development at Crosshaven Hill. The submission proposes that the land is suitable because it would unite the northern and southern parts of the landholding and could incorporate the objectives to provide amenity walks, that traverse the lands in question.
Linehan, Sean	6854	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Looney, Tony	5288	Lands at Curraheen	This submission proposes that Curraheen be designated as a village nucleus, with an established development boundary and that lands there be zoned for low density residential development. The submission cites policies in the NSS, Residential Density Guidelines, CASP and the 1996 and 2003 CDP's in support of the proposal. The submission proposes that leaving these lands as green belt would threaten the viability of the village and considers the lands suitable because of the proximity to existing services and facilities, and the resultant increase in the choice and location of housing in Cork.
Maher, Denis	5021	Lands at Ardarostig, Waterfall	This submission proposes that lands at Ardarostig be zoned for residential development.
Marshall, Mary	6041	Lands at Carrigaline West	This submission proposes that lands at Carrigaline West be zoned for residential development.
Mattsson, Brian	5440	Issues relating to open space zonings in Douglas	This submission is broadly supportive of open space zonings O-06, O-07 and O-04/U-04 and requests changes requiring certain access arrangements, boundary treatments and car parking provision.
McCarthy Developments (Cork) Ltd	6298	Lands at Curraheen, Bishopstown	This submission proposes that lands zoned X-01 be zoned in accordance with the recommendations of the adopted Curraheen Action Area Plan and proposes that part of the lands (known as the FAI stadium) be zoned for high density residential development. The submission provides information on the history of the site and suggests that in order to remove conflict between the Curraheen Action Area Plan and the 2003 County Development Plan (as varied) and to reflect the fact that the deadline for section 50 Student Accommodation has passed then the proposed changes should be made to the land zoned X-01.
McCarthy Developments (Cork) Ltd	6704	Lands at Curraheen	This submission proposes that lands at Curraheen which were included as part of the Curraheen Action Area Plan, the FAI football stadium, be zoned for high density residential development to include a bus turning area and local services. The submission also requests that the recommendations of the Curraheen AAP be formally adopted as part of the LAP. The submission uses the residential density guidelines, the finance act - section 50, the CDP 2003, the Curraheen AAP, green routes and An Bord Pleanala's decision on the site as supporting material.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
McCarthy, Caroline	6802	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
McCarthy, Michael	5437	Lands at Ballinabearna, Ballinhassig	This submission proposes that lands at Ballinhassig be zoned for residential development. The submission proposes that the lands are suitable because of their proximity to the village and playing field, availability of mains water and good road frontage.
Mills, George	6070	Lands at Farmer's Cross	This submission objects to any change in zoning on lands at Farmer's Cross to accommodate an airport logistic business park. The submission proposes that the lands are not suitable for that type of development on the grounds of inadequate access, traffic congestion, inadequate infrastructure such as water supply and foul sewer, noise pollution, impact on the green belt and impact on the quality of life of local residents.
Mucrey, Ann	6827	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Mullins, Brendan	6394	Lands at Kilmichael East, Myrtleville	This submission proposes that part of the lands O-09, passive open space, be zoned for residential development for the provision of individual sites for local people. The submission proposes that the lands are suitable because of their proximity to existing services and community facilities, good road access, considers that development would not interfere with views from the road, and would be consistent with the pattern of development in the area and 2003 CDP policies. File is linked to 8172.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Mullins, Brendan	6395	Lands at Kilmichael East, Myrtleville	The submission proposes that lands at Kilmichael, Myrtleville be zoned for low density residential development. The submission proposes that the lands are suitable because they are easily serviceable, will eliminate the need for one-off housing onto the main road, would consolidate existing development and would be of high quality design. The submission cites various policies from the 2003 CDP in support of the proposed zoning and it is accompanied by an engineers report that covers access and servicing issues.
Mullins, Brendan	8172	Lands at Kilmichael East, Myrtleville	This submission proposes that part of the lands O-10, passive open space, be zoned for residential development for the provision of individual sites for local people. The submission proposes that the lands are suitable because of their proximity to existing services and community facilities, good road access, considers that development would not interfere with views from the road, and would be consistent with the pattern of development in the area and 2003 CDP policies. File is linked to 6394.
Murnane & O'Shea Developers	6323	Lands at Rathmacullig East, Farmer's Cross	This submission proposes that lands at Farmer's Cross be zoned for Office based Industry/Business Park/Logistics use. The submission cites policies from the CDP 2003 in support of the proposal and proposes that the lands are suitable because of their proximity to the airport and to strategic transport nodes, and because of the shortage in supply of accommodation of this kind. The submission is accompanied by a report from Lisney Properties on the demand for mixed use logistics business park development.
Murphy, Aiden	5026	Lands zoned R-04 at Carrigaline	This submission objects to the zoning of lands R-04 in Carrigaline for high density housing. This submission objects to the zoning because it is out of keeping with the densities on established residential lands in the vicinity.
Murphy, J.A.	5325	Issues relating to Minane Bridge	This submission raises issues about the impact of sewage from developments under construction on the river and its inhabitants, and suggests the planting of reedbeds.
Murphy, Jeremiah	5800	Lands at Ballynora	This submission proposes that lands at Ballynora be zoned for low density residential development and that an amenity walk be extended around this area of land.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Murphy, John Mr.	5457	Lands at Waterfall	This submission proposes that lands at Waterfall be zoned for residential development. The submission proposes that this land is suitable for development because it is surrounded by roads, can be served by a mains water supply and would provide an opportunity to widen the existing road which at present is very narrow.
Murphy, Niall	6214	Issues relating to Waterfall	This submission raises issues about the capacity of the road network from Waterfall to Bishopstown and the lack of amenities in the village. The submission also proposes that development be restricted to very low density.
Murphy, Nora	6852	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Murphy, Patrick	6483	Lands at Monkstown	This submission proposes that lands at Monkstown be zoned for residential development. The submission proposes that the lands are suitable because it would represent infill development. The submission is accompanied by a copy of a submission made to the draft CDP.
Murphy, Timothy Noel	5638	Lands at Curraheen	This submission requests that lands at Curraheen be zoned for low density residential development. In support the submission suggests that Curraheen be designated as a village nucleus with a development boundary including the provision of a wastewater treatment system to serve the adjoining property. In support the submission states that the proposed changes would encourage the growth and development of Curraheen, help retain the population levels in the area and accommodate growth, provide opportunities for housing and allow more coherent development in the area.
Murphy, Timothy Noel	6315	Lands at Curraheen	This submission proposes that the special use zoning X-01 be extended to include lands at Curraheen. The submission argues that the lands are unsuitable for agricultural purposes as they have been dissected from the remainder of the landholding by the new Ballincollig by-pass and have no function within the Metropolitan green belt. The submission highlights the proximity of the lands to a green route public transport corridor and one of the route corridor options for the Northern Ring Road in support of the proposal.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Neenan, Patricia	5981	Lands at Kilnagleary, Carrigaline	This submission proposes that lands be zoned for a Retirement and Healthcare Village and a country lane development at Kilnagleary, Carrigaline. The submission cites various CDP 2003 policies in support of the proposal, outlines the suitability of the site and questions the adequacy of provision for developments of this nature in the area. The submission is accompanied by a master plan for the site that sets out the context for the development, including national policy and demographics.
Nicholsan, Billy	5280	Issues relating to amenity walk in Crosshaven	This submission objects to the proposed amenity walk U-01 on grounds that there was no prior consultation on the matter, the lands involved are private property with no right of way, the lands are part of a working farm, and the proposed walk could interfere with the farm operations. File linked to 8189.
Nicholsan, Billy	8189	Issues relating to amenity walk in Crosshaven	This submission objects to the proposed amenity walk U-02 on grounds that there was no prior consultation on the matter, the lands involved are private property with no right of way, the lands are part of a working farm, and the proposed walk could interfere with the farm operations. File linked to 5280.
Novartis	5587	Issues relating to new road line at Ringaskiddy	This submission objects to the road line for the N28 and raises the issue as to whether the line shown on the Ringaskiddy map is out of date in light of the route shown on the public consultation documentation published by the NRA in December 2004.
O'Brien, John (Mr. & Mrs.)	6548	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Brien, Patrick	5974	Lands at Rathcullig East, Ballycurreen, Farmer's Cross	This submission opposes the re-zoning of lands at Farmer's Cross for commercial development. The submission opposes any re-zoning and raises issues in relation to the scenic landscape and servicing, and questions the need for further commercial units. The adequacy of the road network is also raised.
O'Brien, Rory	6830	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Callaghan, Ita	6071	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Connel, Frank	6274	Lands at Curraghbinnny	This submission proposes that land at Curraghbinnny be zoned for medium-low density residential development. The submission states that the land in question is a derelict site subject to the A3 Greenbelt designation and that there has been residential development on adjacent sites.
O'Connell, Daniel	6392	Lands zoned O-04 at Ringaskiddy	This submission outlines the difficulties presented by utilities and services traversing the area zoned as O-04 and requests that an objective be included in the plan that sufficient land is set aside to make provision for services that are required to facilitate future developments.
O'Connell, Mary	6311	Lands at Maglin, Ballincollig	This submission proposes that lands at Maglin be zoned for development. The submission is accompanied by a copy of the submission made to the draft CDP that outlines the suitability of the site for enterprise and employment uses.
O'Connor, John J.	6856	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Connor, Michael	6811	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Connor, Michael	6825	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Connor, Paul	6810	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Donoghue, Cathryn	6845	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Donoghue, Margaret	6846	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Donoghue, Michael	6847	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Donovan, Doinn	6821	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Donovan, Jerry	6859	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Donovan, Pat	6448	Lands at French Furze, Carrigaline	This submission proposes that lands at French Furze be zoned for low density residential development, serviced sites or holiday home use. The submission proposes that the lands are suitable because such a development would promote tourism in the Carrigaline/ Crosshaven area, services are available and woodland could be maintained in a sensitive design.
O'Flynn Construction	6324	Lands at Knocknagore, Crosshaven	This submission proposes that lands at Knocknagore, Crosshaven be zoned for low to medium density residential development. The submission cites policies from CASP, the 1996 CDP (as amended) and the Residential Density Guidelines in support of the proposal. The submission also considers the lands to be suitable because they are the least visually prominent in the area, they are readily servicable, best located in terms of local services and facilities, they are adjacent to a public transport terminus and there is strong local demand.
O'Halloran, P.	6822	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Halloran, Tim	6833	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Keefe, Louise	5060	Lands at Crosshaven	Linked to file no's 8006 and 8007. This submission states that X-01 would be more suitably located at I-01.
O'Keefe, Louise Ms.	8007	Lands at Crosshaven	This submission supports zoning O-03 for Crosshaven. Linked to file no's 5060 and 8006.
O'Keefe, Louise Ms.	8006	Lands at Crosshaven	This submission supports zoning O-02 for Crosshaven. Linked to file no's 5060 and 8007.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Keeffe, Patrick	6817	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Leary, Damien	6018	Lands at Douglas	The submission proposes that lands at Mount Prospect, Douglas be zoned for residential development as foul water, storm water and road widening will soon be in place.
O'Leary, Donal	5837	Lands at Ballymah, Waterfall	This submission proposes that lands at Ballymah, Waterfall be zoned for residential development. The submission proposes that the lands are suitable because of their accessibility, proximity to existing amenities, availability of public services and their setting.
O'Leary, John	6812	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Leary, Phil	6839	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Mahony, John	6840	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Mahony, M.	6814	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Mahony, Michael	6740	Issues relating to lands at Rathmacullig East	This submission objects to the re-zoning of lands at Rathmacullig East from agriculture to Business/Logistic Park use on the grounds of the detrimental visual impact, sustainability, traffic hazard and inadequate services.
O'Neill, Pat	5328	Lands at Ballinveltig, Curraheen	This submission proposes that lands at Ballinveltig be re-zoned from A1 and A3 green belt to existing residential use. The submission proposes that the lands are suitable because it is an infill site, will rule out further encroachment on the green belt by rounding off development and curtailing access to the lands to the south. The submission also states that this land already contains development in the form of a shed, will have no negative visual impact, has access to services and has limited potential for agricultural use.
O'Regan, Sean Mr.	5582	Issues relating to Curraheen	This submission raises issues in relation to the settlement of Curraheen. The submission states that the village has been declining in recent years and that some limited development is needed to the west of the ESB Club in order to reverse the continuing decline and revitalise the village.
O'Riordan, Mary	5863	Lands at Killmurryheen, Togher	This submission proposes that lands at Killmurryheen be zoned for high density residential development.
O'Scannlain, Tomas	5145	Issues relating to Cork City South Environs	This submission requests that tree planting be provided at Carrigadarrig Ridge, Wilton to prevent light pollution and also that large signage be prevented. The submission also requests that residents be consulted about development in Woodhaven, Bishopstown. File linked to 8190.
O'Shea, Margaret	6828	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Shea, Margaret	5960	Lands at Minane Bridge	This submission raises concerns about the lack of zoned land along with land for in-depth development in Minane Bridge, and proposes that lands be zoned for residential development.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Shea, Padraig	6829	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
O'Sullivan, Brian	6841	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Owens, Ken	6558	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission is an observation on an application for outline permission for commercial development on green belt lands in the Farmer's Cross area. The submission supports the current zoning.
Passage West Area Development & Environment Associ	6350	Issues relating to Passage West	This submission raises a number of issues relating to Passage West. Issues raised in this submission include that the local community was consulted in the process of making this submission, there appears to be some confusion in section 4.1.14 concerning relief road, there is a failure to identify areas for passive open space, the Mercy Convent should be zoned for community use, some development in the ACA is felt to be inappropriate, it is felt that Cork County Council has ignored the 1998 Integrated Area Plan for Passage West and there has been a failure to address waste management but the Raffeen recycling facility is an excellent amenity. Other issues raised in this submission include that the green belt is under pressure, the future use of the IFI plant at Marino Point needs to be considered in relation to Passage West, the entrance to Monkstown needs attention, the Maritime Boatyard at Carrigaloe is derelict and an eyesore which should be demolished, urban renewal of Haulbowline Industries in Passage West has not taken place, increasing numbers of derelict buildings need to be addressed, a special study is needed of the old Duckham's site to the old Girl's school area, many buildings are being turned into flats, pedestrian priority zones should be provided, parking is an issue, retail outlet numbers are falling, roads need to be upgraded, more buses are needed, a school should be provided in the Ardmore/Pembrook Wood area, and more areas for active public open space are needed.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Passage West Town Council	6556	Issue relating to Passage West	This submission raises an issue relating to Passage West. The submission states that the Architectural Design Guidelines prepared by Passage West Town Council should be mentioned in Section 7.3 dealing with the Built Environment, and that their existence should be recognised.
Poland, Mark	6273	Issues relating to Ballynora	This submission is generally supportive of the LAP provisions relating to Ballynora but does not support the R-02 zoning. The submission considers the R-02 zoning inappropriate because it will affect the nature and balance of the community, erode the green belt and create traffic congestion. The submission also states that public services and community facilities in the village are inadequate.
Riordan, Jim Mr.	6454	Lands at Crosshaven Bays	This submission proposes that the development boundary for Crosshaven Bays be extended to the south to include a portion of land, and to specifically zone this land together with land inside the development boundary for low density residential development. The submission states that the proposed zoning objective would be in keeping with proper planning and sustainable development for the area and would provide for a rational overall development with infrastructural upgrading works.
Riordan, John	6543	Lands at Cork City - South Environs	This submission proposes that the zoning for Active Open Space O-02 in Cork City South Environs, be changed to enable a proposed development including a sports complex, a crèche and wheelchair accessible apartments on the ground floor with maisonettes over.
Riordan, John	6542	Lands at Wilton	This submission proposes that O-02 open space lands at Wilton be re-zoned for Social and Affordable housing on the basis that the lands are fully serviced and would fulfill a housing balance need in the area.
Riordan, Noreen	6831	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Riordan, Patrick N.	6857	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Roberts, Grattan	6281	Lands at Haulbaun, Passage West	The submission proposes that lands at Passage West be re-zoned from O-02 to residential development. The submission proposes that the lands are suitable because the town itself will be supported while preserving the green belt areas outside the development boundary.
Ronan, Donal	6815	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Ronan-O'Brien, Denise	6816	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Ryan, Joe	6805	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Ryan, Mary	5030	Lands at Monkstown	This submission proposes that lands at Monkstown be zoned for development on the grounds that they are close to the existing village and services.
Ryan, Mary	5838	Lands at Monkstown	This submission proposes that O-04 zoning in Monkstown be re-zoned to a special land mark site for a single dwelling. The submission cites policies from CASP in support of the proposal.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ryan, Peggy	6808	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Saunders, John	6346	Lands at Shannonpark, Carrigaline	This submission proposes that lands at Shannonpark be zoned for medium density residential development. The submission proposes that the lands are suitable because they are readily serviceable, are accessible from the main Cork-Carrigaline road and will avoid adding to congestion from through traffic from the town, and will not impact on the integrity of the green belt.
Shanka, Savitha	6824	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Shinnick, Edward	5949	Issues relating to Ballynora	This submission supports the LAP proposals for Ballynora village and considers them to be consistent with the unique village atmosphere, and also considers the proposed development and scale to be consistent with the existing facilities available.
Silke, Kevin	6285	Lands at Commeen, Carrigaline	This submission proposes that lands at Commeen be zoned for medium density residential development. The submission proposes that the lands are suitable because of the availability of existing services, proximity to amenities, community facilities and employment centres, and because it would relieve some of the pressure on the adjoining green belt lands from one-off housing.
Slattery, Jim	6855	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
SMA Fathers	6304	Lands at Doughcloyne, Cork City South Environs	This submission proposes that lands at Spur Hill, Doughcloyne be zoned for residential development and that part of the lands be retained as green belt for the duration of the LAP. The submission refers to Plots 1, 2, 3 and 4 on map 1, but no such map is attached. The attached map of the lands shows the extent of the clients lands edged in blue. The submission assumes that the lands adjacent to the reservoirs was zoned for infrastructure in error and that the other lands are more suitable to medium density residential development apart from the most southerly area. The submission states that the CASP proposals are inadequate and that housing needs have been underestimated.
Sweetnam, Mr. & Mrs.	6267	Lands at Ballinrae	This submission requests that land be zoned for low density housing with part of the site to be zoned for uses complementary to the neighbouring County Council Cemetery including restaurant, flower shop, headstone facility and funeral home.
Thompson, Oliver	5662	Lands at Ballynametagh, Carrigaline	This submission proposes that lands at Ballynametagh be zoned for commercial development. The submission is accompanied by supporting documentation setting out the extensive planning history of the lands.
Tracton Community Council	5252	Issues relating to Tracton	This submission raises a number of issues in relation to landscaping, traffic calming, the provision of footpaths and the provision of infrastructure and amenity facilities in Tracton. The submission also raises issues in relation to the restoration of derelict buildings in the village. Issues are also raised in relation to the run-down appearance of the Dairygold buildings and the need for a clean up of the site.
Tracton Community Council	6039	Issues relating to Minane Bridge	This submission raises issues about the provision of an amenity area directly opposite the church, a children's playground along the river walk, a new pedestrian bridge, an extension of the river walk incorporating feature bridges, housing for the elderly, public water supply and sewerage facilities, tree planting, footpaths and public lighting, and provision of additional car parking. The submission supports the X-01 zoning and suggests the lands could alternatively be used to allow for expansion of the adjoining school.
Twomey, Donal Mr.	5482	Lands at Doonavanig, Robert's Cove	This submission proposes that land at Roberts Cove be zoned for medium density residential development. The submission proposes that a sensitive development would enhance the holiday resort of Robert's Cove.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
University College Cork	6219	Lands at Curraheen, Cork City South Environs	This submission refers to land zoned X-01 in the Cork County Development Plan 2003 (as varied) which is subject to the Curraheen Action Area Plan. The submission proposes that lands zoned X-01 be zoned in accordance with the recommendations of the adopted Curraheen Action Area Plan as part of the Local Area Plan process. The submission raises concern about the status of the Action Area Plan in light of a recent An Bord Pleanála planning decision and suggests that the findings of the action plan should be incorporated into the relevant development plan.
Unknown	5061	Issues relating to Crosshaven	This submission requests that the amount of building in Crosshaven be kept to a minimum. This submission requests that the problem with flooding in the village be resolved.
Walsh, Fergus Mr.	5429	Issues relating to Crosshaven	This submission supports the I-01 zoning for Crosshaven in the Carrigaline LAP.
Walsh, Fergus Mr.	5430	Issues relating to Crosshaven	This submission raises issues in relation to Crosshaven. The submission states that a footpath is required along Camden Road as it is an important leisure amenity for Crosshaven. The submission also states that high density development should be avoided in Crosshaven as it does not fit in with the scenic nature of the area.
Walsh, Joe	6259	Lands at Chetwynd	This submission proposes that lands at Chetwynd be zoned for commercial/retail use and low density residential development. The submission proposes that the lands are suitable because they are dry, have good road frontage and represent infill development.
Walsh, Pat Mr.	5456	Lands at Minane Bridge	This submission proposes that lands at Minane Bridge be zoned for development because they are located close to the village.
Walsh, Ricky	6303	Lands at Waterfall	This submission proposes that lands at Waterfall be zoned for medium density residential development on the basis that the context of these lands has changed since the 2003 CDP by virtue of the opening of the Ballincollig by-pass, the zoning of lands to the north in the Cork City Development Plan, the permissions recently granted on lands to the east and the lack of available zoned land in Bishopstown.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Walshe, Richard	5326	Lands at Ballinveltig, Curraheen Road	This submission proposes that lands at Ballinveltig be re-zoned from A1 green belt to existing residential use. The submission proposes that the lands are suitable because it is an infill site, will rule out further encroachment on the green belt by rounding off development and curtailing access to the lands to the south. The submission also states that this land already contains development in the form of a shed, will have no negative visual impact and has limited potential for agricultural use.
Waterfall LAP Group	5605	Issues relating to Waterfall	This submission raises issues about the extension of the community amenity walkways identified in the draft plan for Waterfall and Ballynora. The submission proposes the development of a circular walk (an extension of the already proposed amenity walk) connecting Waterfall to Ballynora via the wooded area known locally as the Glen. The submission also proposes that public footpaths and lighting be improved in Waterfall village.
Willis, Tom	6858	Issues relating to lands at Farmer's Cross	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.
Woodside Residents Association	6250	Issues Relating to the settlement of Ballinora	This submission outlines the comments of the Residents of Woodside, Ballinora. The submission supports the broad thrust of the planning considerations for the village as outlined in the draft Local Area Plan. The submission also supports the area of land presumed to be the land zoned as R-01 for low density residential development. However the submission argues that the proposals for the larger area zoned R-02 is inconsistent with the planning considerations for the area because it is out of scale with the village and will generate traffic congestion. The submission also questions if the land can be serviced.
Young, R.W.	6818	Issues relating to lands at Farmer's Cross, Rathmacullig West	This submission opposes any rezoning of green belt lands in the Farmer's Cross area for warehousing and associated industrial development on the grounds of inadequate services and infrastructure, traffic congestion and access problems, and health and safety of local residents. The submission requests the retention of the green belt.