

County Manager's Report to Members

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

Written Report on the Carrigtwohill Draft Special Local Area Plan

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

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Part A: Main Issues Raised

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Part B: List and Summary of Submissions

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

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

Part A: Main Issues Raised

Introduction

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

A public exhibition was held at the Carrigtwohill Community Centre on Thursday 20th January 2005 to help inform the public of the Draft plan's proposals and to encourage participation in the plan process.

83 submissions raised issues relevant to this plan.

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

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

The remaining steps in the process

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

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

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

Issues Relating to the Overall Strategy of the Plan

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

<u>Overall Strategy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Is the draft Special Local Area Plan consistent with the objectives of the County Development Plan 2003?	<p>It is a requirement of the Planning and Development Acts that local area plans "shall be consistent with the objectives of the development plan".</p> <p>Objective LAP 4-2 of chapter 10 in volume 1 of the County Development Plan 2003 calls for the preparation of this plan "to accommodate the level of development envisaged by the Cork Area Strategic Plan having regard to the proximity of the rail line and to town centre traffic conditions". 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	Should the plan be made jointly with Carrigtwohill Community Council?	<p>Section 18 (6) of the Planning and Development Act 2000 as amended states that a 'planning authority may enter into an arrangement with a local community group for the preparation or carrying out of any aspect of the preparation of a local area plan'.</p> <p>The Carrigtwohill Community Council have contributed to all stages of this plan and that process is expected to continue during the remaining stages of the plan's preparation.</p>
C	Does the plan zone sufficient land for new housing?	<p>A number of submissions propose that additional land should be made available for new housing but, it is considered that, to avoid uncertainty or unnecessary duplication in the provision of services, additional land should only be identified if there are serious concerns that the land identified in the plan is likely to be insufficient to achieve the new housing development envisaged in CASP.</p> <p>CASP suggests that about 4,340 new dwellings will be required in Carrigtwohill during the period from 2000 to 2020. By mid 2003 is estimated that about 301 new dwellings had been completed. The land identified in the draft plan will accommodate about 4,039 further houses and is, therefore, considered sufficient to achieve the level of growth envisaged in CASP.</p> <p>Because this plan looks forward to the year 2020 rather than the more usual period of about six years,</p>

Overall Strategy	Summary of Issue Raised	Response
		<p>there is considered no need to provide additional land as 'headroom' at this stage.</p> <p>The Planning and Development Acts oblige the local authorities to review this plan at least every six years and, in the review process, if it was considered that the remaining land identified for housing was likely to be sufficient to achieve the CASP target, then consideration could be given to the need to identify additional land.</p>
D	<p>Is the proposed development boundary on the western side of Carrigtwohill the logical limit to the western extent of the town during the lifetime of the plan?</p>	<p>The draft Plan's proposals for industrial development facilitate the expansion of Carrigtwohill in a westerly direction up to the IDA and Fota Business Park. Several submissions have suggested that the built up area of the town should expand further to the west and south west, beyond this area to Killacloyne.</p> <p>Further development as proposed in submissions would undermine the strategic green belt gap between Carrigtwohill and Glounthaune.</p>
E	<p>Does the plan make excessive provision for industrial development land?</p>	<p>The draft plan sets aside a total of 127.7 ha of land for enterprise, industry and non-retail commercial uses in 11 parcels. This quantum of land is considered necessary for this class of uses to provide a range and choice of sites, in terms of location and quality, and to ensure that a shortage of suitable land does not inhibit the development of the town's economy.</p> <p>A number of submissions have suggested that the large industrial site at Gortagousta (42 ha) be zoned for residential use. Section 7.4 of the plan outlines the position relating to this site as an area for more general industrial and commercial development, located close to the N25 and bisected by the Northern Distributor Road is well located for industrial or non-retail commercial uses that are reliant on good access for freight transport.</p> <p>A number of other submissions requested that the established industrial area south of the N25 off 'the old Cobh road' at Tullagreen be extended to allow for an expansion of the current activities.</p>
F	<p>Are adequate measures included in the plan to protect the town from flooding and deal with surface water?</p>	<p>The County Council have commissioned consultants to investigate drainage issues and the plans are considered consistent with their interim report.</p>
G	<p>Should the plan reflect planning permissions that have been granted?</p>	<p>This issue has arisen in the context of the development at Terry's Land where the Special Local Area Plan has zoned an area previously zoned as Residential for education uses. This area was zoned for the latter use following a decision from An Bord Pleanála reserving this site pending determination of</p>

<u>Overall Strategy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>the need for a Primary School in the area.</p> <p>A number of submissions have been received from Education Authorities expressing a clear interest in developing this site for a 24-teacher primary school catering for about 720 pupils. These submissions also note this major opportunity to provide a new, purpose built school on the site.</p> <p>The draft plan is committed to reflect both the permission granted by An Bord Pleanála and the expressions of interest in new educational facilities made by community groups and education providers.</p>
H	Can the plan make alternative provisions for social and affordable housing?	<p>The provisions for social and affordable housing are contained in the Joint Housing Strategy for Cork (2001) and this is formally included in the County Development Plan 2003as required in the Planning and Development Act, 2000. Therefore were the special local area plan to make alternative provisions, this would be a conflict with the County Development Plan 2003.</p>
I	Has the draft plan made adequate provision for the needs for the elderly or disabled?	<p>Provision for the elderly and the disabled in terms of residential care can be provided for in residential and mixed use areas. This flexibility allows for suitable proposals to come forward and is allowed for in the plan.</p>
J	Has the draft plan made adequate provision for childcare services?	<p>The provision of childcare facilities is outlined in the Government Guidelines published in 2001. This is also reflected in the Cork County Development Plan 2003, specifically in objectives HOU 4-4 and HOU 4-5.</p>

Issues Relating to the Re-opening of the Railway Line

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

<u>Railway Line</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
K	Should provision be made for a second station in the Industrial area to the west of the town?	<p>The feasibility study for the new railway commissioned by Iarnród Éireann found that there could become scope in the future for locating a station in the industrial area about 1 mile west of the former station site in Carrigtwohill.</p> <p>It was noted however that there are engineering issues to be considered here due to large level differences between the road and the railway level and that it is not the preferred location for the station at Carrigtwohill because it is more remote from the town itself.</p>
L	Should provision be made to facilitate interchange with bus services at the new station?	<p>Bus Éireann have indicated they see no demand for bus services to and from the proposed station at present. However, the planning of the station area must take into account longer-term trends and to achieve this good access is considered an essential part of the station facilities.</p>

Issues Relating to the Provision of Education and Community Facilities

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

Education & Community Facilities	<u>Summary of Issue Raised</u>	<u>Response</u>
M	Does the draft plan set aside sufficient land for new schools?	<p>This plan makes provision for two new primary schools and a new secondary school in Carrigtwohill. One of these primary schools was included as part of the development of Terry's Land South and as previously noted, has been the subject of a number of submissions from Education providers. The second primary school and secondary school are proposed as part of the development of new residential neighbourhoods north of the railway line, where over 1,500 new homes will be built. As noted, provision is also made for a new secondary school to serve the expanding population of the town as a whole.</p> <p>These proposals have been the subject of detailed discussions with the Dept. of Education although they have chosen not to make a formal submission to the plan regarding them. It is considered that, in view of the population growth planned for Carrigtwohill, this level of provision should be retained.</p>
N	Are the plan's proposals requiring developers to provide new primary schools as part of a comprehensive development reasonable?	<p>Based on the principles of the Cork Area Strategic Plan, the draft plan sets out proposals for large-scale population and housing growth in contrast to the more modest scale proposals for growth set out in previous plans.</p> <p>This modest rate of growth in previous years enabled the demand for school places to be initially taken up by the towns existing schools with these being added to or extended incrementally as development progresses.</p> <p>It is considered that this approach will prove inadequate when faced with the much larger scale proposals required to fulfil CASP and as set out in the draft plan. Unless new schools are planned and provided comprehensively as part of the large-scale new development now proposed, then the existing school infrastructure, particularly at primary level, are unlikely to be able to cope with the demand for places.</p> <p>It is considered important to the proper planning and sustainable development of the town as a whole, that the plan should require the developers of large-scale developments, where the likely demand for school places is considered sufficient to justify a free</p>

<u>Education & Community Facilities</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>standing new school, to construct appropriate school buildings as part of the phased development of the area as a whole so that the schools become available as the population of the area grows. In this way, school age children will not be required to travel excessive distances to find appropriate school places and the new schools provided will function as key social building blocks for the new community.</p> <p>Developers should arrange suitable terms (along the lines of those used for the transfer of social and affordable housing) for the transfer of the land and buildings provided to an appropriate educational body.</p>
O	<p>Can the plan indicate which organisations will operate the new schools or other community facilities?</p>	<p>The education proposals in the draft plan have attracted significant interest particularly from educational bodies, community groups and the public who generally support the concept that the provision of new facilities should be planned in tandem with new development. Some educational bodies have asked if new schools proposed in the plan can be set aside for particular groups.</p> <p>The main purpose of the plan is to facilitate the provision of appropriate land and built facilities. It would be inappropriate for the plan to attempt to address issues relating to the future management of the schools proposed.</p>
P	<p>Can provision be made in the plan for a new cemetery to serve the town?</p>	<p>At present there are two cemeteries operating in Carrigtwohill, however it has been noted that providing extensions to these cemeteries would be difficult.</p> <p>In this regard it has been suggested that an alternative location for a new cemetery convenient to the town as a whole, including the expansion area to the north of the railway line should be identified in the plan.</p>
Q	<p>Does the plan set aside enough land for community facilities including healthcare?</p>	<p>The draft Local Area Plan indicates the variety of community facilities available in Carrigtwohill at present. It is noted in a number of submissions however, that these facilities are no longer adequate to facilitate the growth in population outlined in the plan and that existing facilities would welcome the opportunity to expand, these include the existing Community Centre and the Family Resource Centre.</p> <p>Consideration should be given to amending the draft plan to allow for these uses to either expand their current operations or provide an opportunity to locate additional community facilities within the proposed new neighbourhood north of the railway line.</p>

<u>Education & Community Facilities</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
R	<p>Can the plan include a development levy on all new housing to fund these new facilities?</p>	<p>Section 8 of the plan outlines the Contributions Scheme adopted by the Council in section 48 & 49 of the Planning & Development Act, 2000 indicating the contribution to be paid in respect of the different classes of infrastructure and facilities which are provided, and make provision for payment of different contributions in respect of different classes of development. This is to reflect the objectives as set out in the County Development Plan, including: Sanitary Services, Roads and Traffic Management, Community and Recreational Amenity.</p> <p>It should be noted however, that development levies have to be made under the contributions scheme and it is not possible to make alternative provisions other than those outlined in the Scheme.</p> <p>In addition, section 4.7 of the plan deals with the provision of Community Facilities reaffirming the South Cork Recreational Policy, which was approved by the Council in February 2004. This policy outlines the minimum quantity and type of leisure facilities required per site capacity (no. of dwellings) – see figure 4.6 in the plan.</p>

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

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

Open Space, Sports & Recreation	Summary of Issue Raised	Response
S	Does the plan make sufficient provision for open space and recreation uses?	<p>The draft plan provides a total of 26.1 ha for active open space and this does not include other sites including already established areas such as the Community Amenity Park, the Sports field for the Secondary School or the grounds of Carrigtwohill GAA.</p> <p>This provision is also additional to the open space that is normally required as part of the residential development</p> <p>A large number of sporting groups, clubs and associations have made submissions requesting a total of 25.5 hectares.</p> <p>Where possible, it is considered that the plan should seek to meet that level of expressed demand and may need to make an increased provision for open space and recreation uses.</p>
T	Should land reserved in the draft plan for town centre uses (part T-02), near the GAA grounds, be reserved for the Club’s future expansion?	<p>The draft plan proposes that alternative accommodation could be made for the GAA (O-04). It has been suggested in submissions however, that this site is not big enough to accommodate the requirements for both the GAA and Carrigtwohill FC. Furthermore, Carrigtwohill GAA have expressed an interest in expanding their current facility off main street, to include another full size pitch and car parking etc.</p> <p>One of the principle aims of this local area plan is to allow for the future growth of Carrigtwohill to 2020. While it is acknowledged that the GAA play a very valuable role in the community, the strategy for the town centre of Carrigtwohill is to allow for a growth in retail floor space to allow for 4,000 sq m of new retail and other mixed-use redevelopment in order to give an enhanced centre to this expanding town. This is outlined in section 7.5 of the plan.</p> <p>In order to accommodate this level of retail and mixed use development two large areas totalling about 4.1 ha and adjacent to the ‘core area’ of the existing town centre have been included in the plan. In this regard, it is considered that it would not be in the best interests of the town centre to reserve this land for other uses.</p> <p>Other issues raised in the submissions (i.e. ‘S’</p>

<u>Open Space, Sports & Recreation</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>above) question the quantum of open space provided in the plan and the indications are that this may need to be increased, land close to the town centre is potentially important for future town centre development and to facilitate the growth of the GAA. The need to retain the land adjoining the existing GAA grounds should be reviewed as part of the proposed assessment of the overall quantum of space to be provided in Carrigtwohill.</p>

Issues Relating to the Natural & Built Heritage of Carrigtwohill

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

<u>Natural and Built Heritage</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
U	Does the plan provide adequate protection for the built heritage of the town?	<p>The County Development Plan 2003 includes objectives regarding the protection of all structures within the county, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In addition there is a Record of Protected Structures included in Volume 2 of the County Development Plan 2003.</p> <p>Further protection is recommended in the plan in section 4.6 where additional structures are noted as being potential candidates for inclusion on the Record of Protected Structures. In addition, it is considered that for those groups of buildings that form an overall impression as to the character and identity of Carrigtwohill around Main Street could form part of an Architectural Conservation Area for the town.</p>
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>
W	Can the plan include a degree of protection for the Caves in Carrigtwohill?	<p>A number of submissions raise the issue of the importance of the Caves to Carrigtwohill in terms of their geological and heritage interest.</p> <p>While areas of geological interest are not protected under the existing Nature Conservation designations, it should be noted that the County Development Plan 2003 contains an objective to seek the preservation of important geological features in the county. The Karst / Small Caves and Sink at Carrigtwohill are listed as part of the 'Areas of Geological Interest' in Volume 2 of the County Development Plan 2003 where it is an objective to maintain the conservation value of such sites.</p> <p>It is considered that this provides the highest protection available at present, until such a time as</p>

<u>Natural and Built Heritage</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		these geological sites are listed under the existing Nature Conservation designations.
X	Is there a need for special protection for sensitive areas around Carrigtwohill?	<p>This issue primarily concerns the level of protection for areas including the Slatty Bridge/ Slatty Pond and Barryscourt Castle area outside the development boundary of Carrigtwohill as raised in a number of submissions.</p> <p>It is noted that the Slatty Bridge / Pond is included within the pNHA-1058 and cSAC-1058 for Great Island Channel, which affords the highest level of protection for these sites. This protection is reinforced by objectives set out in Chapter 7 of volume 1 of the County Development Plan 2003.</p> <p>In relation to the Barryscourt Castle area, it lies within Metropolitan Cork Green Belt as contained in the 2003 County Development Plan, and is also listed on the Record of Protected Structures also in the County Development Plan.</p>

Town Centre Issues

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

<u>Town Centre Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
Y	Can the junction between Main Street and Station Road be improved?	A number of submissions raised concerns regarding this particular junction. It should be noted that traffic lights are to be provided at this junction as part of the permitted development at Terry's Land South and in accordance with the conditions imposed by An Bord Pleanála.
Z	Does the plan provide adequate linkages between the town centre and the new development?	<p>There are two main linkages from the town centre</p> <ul style="list-style-type: none"> (a) the linkage to the railway station up station road; and (b) the linkage to the new development at Terry's Land South. <p>In relation to the first, it is proposed that the area from Main Street to the Shopping Centre area on Station Road is to be paved as part of the permitted development at Terry's Land South.</p> <p>It is further noted in section 5.3 including objective TRA 5-5 that a network of designated walking and cycling routes shall be established to provide safe, convenient routes between the town's main residential areas, schools, the town centre and the railway station complex.</p>
AA	Does the plan provide for the quantum of retail development needed for the projected growth in Carrigtwohill?	<p>The current planning policies and objectives that relate to the Town Centre of Carrigtwohill are set out in the County Development Plan 2003. These define a relatively confined area as "established town centre" towards the eastern end of Main Street and an area of proposed town centre development, reflecting the development proposals for Terry's Land (South).</p> <p>The Cork Strategic Retail Study (December 2002), records that Carrigtwohill has about 1,060 sq m of retail floor space and, at present, this is all located within the established town centre area identified in the County Development Plan 2003. In order to achieve this, by the year 2020, it is envisaged that new retail floor space in the town centre will amount to about 4,000 sq m.</p> <p>To achieve this growth, mixed-use town centre development is encouraged with the emphasis on retailing as the preferred ground floor use but additionally providing for housing and office uses particularly above ground floor level.</p>

<u>Town Centre Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>In this plan the area for town centre development has been significantly expanded (including a total of 4.1 ha) to provide opportunities for mixed-use developments of this type. The areas now included for town centre development includes land currently in use for industrial and commercial purposes and it is envisaged that some of these more vehicle dependant uses may relocate from within the town to more suitable locations outside the town centre.</p>
<p>AB</p>	<p>Should the plan make improved provision for busses and taxi's?</p>	<p>As the focus of this plan is primarily concerned with the railway line and safe multi-modal connections between the rail and other modes (bus, car, foot, bicycle and taxi) the plan's main concern is with providing for these modes and safe, meaningful 'total journey quality' for passengers. To this end, the planning and layout of the station area must take into account provision for bus and taxi interchange, which are considered an essential part of the station facilities.</p> <p>It is therefore considered that the plan does make improved provision for busses and taxi's however, perhaps further consideration could be given to the location of a similar pick-up/set-down area within the town centre.</p>

Issues Relating to the Proposed New Neighbourhood at Terry's Land North and Poulaniska

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

Terry's Land North / Poulaniska	<u>Summary of Issue Raised</u>	<u>Response</u>
AC	Is the future proper planning and sustainable development of the town best served by the proposals set out in the draft plan?	<p>The selection of Terry's Land North / Poulaniska as the location for a major new residential neighbourhood was based on an assessment of other possible locations in and around Carrigtwohill.</p> <p>Residential development in the Anngrove area was rejected because of its' elevated location on a prominent and attractive hillside and also due to its poor links with the proposed station. Gourtagousta, with convenient access to the N25, was considered to be an appropriate location for industry or enterprise development. Barryscourt has poor links with the new railway station and the town of Carrigtwohill itself and is located remote from the station and the town centre south of the N25.</p> <p>Terry's Land North / Poulaniska is mainly a low-lying area and a natural extension to the existing built up area of Carrigtwohill that will be well served by the proposed distributor road and will enjoy good links to the proposed railway station.</p>
AD	Does the configuration of zoned land in the draft plan for the area north of the railway line provide sufficient flexibility?	<p>Several submissions have raised the issue of implementation with regard to the proposed areas for residential, educational and open space development north of the railway line. The approach taken in the draft Special Local Area Plan for Midleton and Blarney-Kilbarry corridor has been to designate these mixed-use areas by a special zoning objective to provide flexibility in implementation. Consideration should be given to providing that approach in Carrigtwohill.</p>
AE	Should the development of the Terry's Land North / Poulaniska area be carried out in defined phases?	<p>The scale of new development proposed at Terry's Land North / Poulaniska will take several years to complete. The phasing scheme for the development set out in the draft plan is intended to secure an adequate standard of amenity for residents during construction by ensuring that each section of the proposed development is largely complete before the next is commenced. The scheme also aims to regulate the timely provision of essential infrastructure by developers.</p> <p>Whilst it is considered that the principles of phased development should be retained, consideration could be given to varying the phasing proposals to enable a more flexible and clearer approach to be adopted.</p>

Part B: Summary of Submissions

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ahern Industrial Services	6293	Lands at Killacloyne, Glounthaune	This submission proposes that 6.5 ha of land at Killacloyne, Glounthaune for medium-high density residential development for waterfront housing neighbourhood with high quality urban design. The submission outlines the planning history and detailed planning policy of the site, which it argues is a brownfield site with no beneficial use currently. It is argued that the lands be considered as they are accessible to the proposed rail service and road network providing relief to and an alternative housing mix to Carrigtwohill, which it argues has social and infrastructural constraints. It also outlines the contributions payable, proximity to the employment centres in Little Island and Carrigtwohill and that a new railway stop will be provided in addition to the stations at Glounthaune and Little Island. A detailed layout is also included.
BC Transport	6635	Lands at Barryscourt, Carrigtwohill	This submission requests that 17 ha of land be zoned for industrial use at Barryscourt in Carrigtwohill to allow for BC Transport to re-locate from their current operation in Little Island. The submission outlines the companies requirements, in terms of services which need to be provided including: roads, car parking, water, on site treatment and disposal of the foul effluent, separated from residential properties, close to the national road network and well set back from the public road and argues that the preferred site is that identified in the submission. The submission also outlines why the current industrial area zoned are not suitable or available.
Bird, David	5845	Issues regarding the proposed development in Carrigtwohill	This submission raises two main points regarding the proposals in the Poulanska area. Firstly, it argues that the proposed distributor road in its present alignment would cause unnecessary scaring of the land and suggests that the existing road be improved (widened) using the existing railway crossing to cater for the proposed development. It also suggests that the area between the proposed road and the rail is reserved as a Wetland and that the residential development is moved further north away from the railway. The previous (informal) submission raising similar issues and geology, amenity and infrastructure and information on the London Wetland Centre are also included.
Brisas Partnership	6457	Extension of existing industrial site to the south of N25, Carrigtwohill	This submission proposes an extension of 1.09 ha (2.7 acres) to the southern boundary of an existing industrial site (Colso) to south of N25, Carrigtwohill. The submission argues that the current southern location of the development boundary will have a significant negative impact

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

on the overall development of the site due to a BGE trunk gas main which traverses the site and determines the internal access road. It is proposed that by extending the boundary that development will be achieved on both sides of the road. Submission also details impact on Scenic Landscape and candidate Special Area of Conservation.

Bus Eireann	8339	Issues relating to Bus Transport	This submission notes that there is an issue of access to and from the Station for buses in Carrigtwohill. See linked files 6387 and 8340-8342.
Carrig Downs Residents Association	5602	Issues relating to proposed walk U-01 at Carrigtwohill	This submission is a petition type summary made on behalf of the residents of Nos 1-26 Carrig Downs, Carrigtwohill. This submission requests that the proposed public amenity walk (U-01) be removed from the Carrigtwohill zoning map. It is argued that the proposed walkway would interfere with privacy, give rise to increased concern for children and safety, add to the growing litter problems and attract illegal dumpers to the stream and site at the southern boundary of the estate.
Carrigtwohill Athletic Club	5563	Issues relating to Sports Provision in Carrigtwohill	This submission outlines the Carrigtwohill Athletic Club's requirements (2.5 ha) within the proposed neighborhood park. It also outlines the club's history, and achievements to date noting that it is also important that local schools should also have access to Athletics facilities within the community.
Carrigtwohill Community Council	8363	Issues relating to X-01, Carrigtwohill	This submission notes that the proposals for the Station Area should not detract from the town centre. The submission also notes that it is essential that the provision of 450 car parking spaces is provided and that no development is permitted in this area which would reduce the number of car spaces available. The submission requests that a cycle lane is provided to the station and that further development is prohibited until the land necessary to construct the access to the Station area has been secured by the Council. See also linked files 6629 and 8364-8366 inclusive.
Carrigtwohill Community Council	8364	Issues relating to T-01, Carrigtwohill	This submission requests that consideration should be given to encouraging the relocation of the town centre area T-01 to a location closer to Station Road to create one comprehensive town centre area from Main Street to the Station area. See also linked files 6629 and 8363, 8365 and 8366 inclusive.
Carrigtwohill Community Council	8366	Issues relating to Main Street, Carrigtwohill	This submission recognises the substandard nature of Main Street and Station Road and the limitation of car parking to service the town centre and requires an amendment to deal with these issues. See also linked files 6629 and 8363, 8364 and 8366 inclusive.

Interested Party Ref No. Title

Carrigwohill
Community Council 8365 Issues relating to Slatty Bridge,
Carrigwohill

Summary of Submission

The submission notes that the Plan does not propose any limitation on new development pending the implementation of the proposal to install a pumping station at Slatty. It is requested that the plan is amended to prohibit the granting of any further planning permissions for substantial developments pending the installation of this pumping station at Slatty. See also linked files 6629 and 8363, 8364 and 8366 inclusive.

Carrigwohill
Community Council 6629 Issues relating to Carrigwohill

This detailed submission from Carrigwohill Community Council and associated organisations in Carrigwohill sets out a number of issues and proposed amendments to the draft SLAP. Some of the proposed amendments include improvements to the road network in the town centre, including the junction of Main Street and Station Road, car parking, provision for buses, taxis in the town centre, provision of a bus station, protection of the caves underlying Carrigwohill including the redirection of storm water currently flowing into same. The submission also requests an amendment to prohibit the granting of any further planning permission for substantial development pending the installation of a pumping station at Slatty. The submission raises concerns regarding the dispersed nature of the town centre areas and the proposed town centre uses in the station area and requests that consideration be given to encouraging the relocation of the town centre area to a location closer to Station Road. The submission requests that the amount of retail floor space be re-assessed in order to allow Carrigwohill to develop as an independent viable town. The submission proposes that a review of the performance of transportation infrastructure be carried out after 3 years, and that this capacity could guide the assessments of future developments. The submission also requests a wide range of community facilities including a new or expanded community centre, family resource centre, childcare facilities, day-care facilities for the elderly, health centre, youth centre, thrift shop, recreational facilities, graveyard, library and a fire station. The submission also requests that the 25% requirement for social and affordable housing be reduced for Carrigwohill in the review of the Housing Strategy – it also requests that special objectives regarding sheltered housing be included. The submission supports the reservation of land for education requirements in the plan. In relation to housing mix and design, the submission requests that low density housing be provided for on the out skirts of the development boundary and that the forthcoming Estates Design Guidelines should apply to all new residential development. The submission also queries the trigger points for provision of facilities and requests a comprehensive plan be submitted on all newly zoned land. Finally the submission outlines an appendix and detailed table of the land required for a wide range of clubs and organisations in the Carrigwohill area. See also linked files 8363-8366 inclusive.

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Carrigtwohill Community Games	6865	Issues relating to Sports Provision in Carrigtwohill	This submission outlines the importance of the Community Games in Carrigtwohill, providing a historical and local perspective. It is noted in the submission that it is becoming more difficult to find a suitable location to play the games without causing damage to buildings due to the increased numbers of children wishing to become involved.
Carrigtwohill GAA	5989	Issues regarding to Sports Provision (GAA Provision)	This submission outlines the GAA's current facilities in Carrigtwohill and requests that land zoned for town centre uses in the draft SLAP be zoned for open space, sports, recreation uses in order for the complex to expand (develop another full sized pitch) to meet the needs of the projected population in Carrigtwohill. The submission also notes that car parking could also be provided on part of these lands however, the club do not see car parking as a major issue as there are potential car parking facilities close by. In addition, the club also wishes to be considered in any allocation of land between the different sports bodies in the community and request a 3 ha parcel for such uses. The submission also requests that the educational facilities in the plan be reassessed with an increased emphasis on a 5 acre allowance for a full sized GAA pitch which is considered essential to this provision.
Carrigtwohill United AFC	8362	Issues relating to O-04, Carrigtwohill	This submission supports O-04 and requests that the objective for this land notes that the timing of the development should be in tandem with the growth in residential units in the town and that the funding for the campus should be provided by Cork County Council from the development contributions received on adjacent sites. It also notes that the specific objective identifies this land as suitable for Carrigtwohill GAA and Carrigtwohill United AFC, however it is not large enough to accommodate both organisations as they both have separate needs. See linked file 6783.
Carrigtwohill United AFC	6783	Issues relating to, O-01 in Carrigtwohill	This submission notes that the area requirement for Carrigtwohill United AFC is 3 Ha, outlining that this constitutes two full size playing pitches, a training pitch, and an area for parking/clubhouse. This submission supports O-01 and requests that the objective for this land notes that the timing of the development should be in tandem with the growth in residential units in the town and that the funding for the campus should be provided by Cork County Council from the development contributions received on adjacent sites. See linked file 8362.
Cashman, Siobhan	5126	Lands at Killacloyne, Carrigtwohill	This submission proposes that 1.22 ha (3 acres) of land be zoned for industrial use at Killacloyne, Carrigtwohill.

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Cloyne Diocesan Centre	6796	Education Provision in Carrigtwohill	This submission proposes that the site zoned E-02 in the Carrigtwohill SLAP be secured as a location for a new Catholic Primary School. The submission notes that the existing Catholic Primary Schools in Carrigtwohill are reaching full capacity and will not be in a position to cater for future demands which it notes are likely to be in excess of 700 by 2011. The submission states that the Boards of Management of the existing schools have agreed to enter dialogue with a view to amalgamation and thus with the objective of securing a new school to accommodate up to 720 pupils and a 24-teacher school would therefore be required.
Cork County Childcare Committee Ltd.	5900	Issues relating to Childcare provision in Cork County	This submission supports the Council's commitment to supporting the development and well being of children and families, in particular the Council's work in the development of out-door play areas. The submission also urges the Council to utilise all opportunities available to increase the number of quality childcare facilities within the county. It is also noted in the submission that childcare facility provision should not be left until the last phase of housing developments when increased costs can prohibit the development of affordable and sustainable childcare. The submission also requests that in smaller towns and villages where housing developments of less than 75 houses are being constructed, a levy should be included which should be used to ensure adequate provision of childcare services in the settlement. The submission also recommends closer links between the County Council and the Childcare office be established.
Cork County Childcare Committee Ltd.	8329	Issues regarding Child Care provision in Carrigtwohill	This submission notes that while the Family resource Centre provided by the Southern Health Board supplies a range of childcare and family support services, with the proposed population expansion for the town these facilities will be insufficient. It also notes that there should be recognition of and support for private and community developments in the region. See also linked files 5900 and 8327-8 and 8330-8334.
County Cork Vocational Education Committee	6092	Issues relating to Education provision in Carrigtwohill	This submission supports the provision of post-primary school facilities in Carrigtwohill, arguing that such facilities are an integral part of the development of a community and citing existing examples such as Glanmire Community College and Colaiste Choilm in Ballincollig.
Crossland, Joanne	8196	Issues regarding the railway infrastructure in Carrigtwohill	This submission notes that ramps could have more capacity for less capital and running costs than a new lift/footbridge at the station as there are other crossing. The submission also notes that the industrial area should have land reserved for a rail freight facility for the future to take

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Cullimore, Colm	5262	Issues regarding proposed access to Terry's Land North	advantage of a competitive edge for the location. See also linked files 5481 and 8197-8200. This submission proposes that the existing bridge (Wises Bridge) be left untouched. Suggests that an alternative road could be provided by cutting a straight route north from the approach road to the bridge and by allowing pedestrian only access. It is also proposed that this alternative road has speed ramps and 30 km/h limits allowing for greater safety and reducing noise pollution.
Cullimore, Colm	5261	Issues regarding pedestrian routes in Terry's Land North	This submission requests an alteration to the indicative pedestrian walkway in the Terry's Land North proposal.
Cumann Peil Gael Na mBan, Carrig Tuathail	5720	Issues relating to Sports and Recreation provision in Carrigtwohill	This submission requests that a 2 ha site is allocated to the Carrigtwohill Ladies Gaelic Football Club. The submission outlines the Club's activities and current situation regarding changing facilities in the local GAA complex, which it notes has 2 full size pitches and a smaller pitch which realistically only caters for juvenile training. In addition, the submission requests that a Neighbourhood Park of 16 ha is provided for in Carrigtwohill as the population is projected to grow to 11,700.
Cummins, E.P.	5192	Lands at 'The Rock' Carrigtwohill	This submission proposes that an area .25 ha at The Rock Carrigtwohill is zoned for residential purposes, on the basis that the land immediately to the west is zoned residential and the site immediately to the east of it is an existing residential dwelling. The submission further states that it is not possible to gain access through this site to the area to the south due to the presence of a stream, the physical ground level difference and the significant rock outcrop that exists. The submission also states that there are a number of services including water and public lighting present due to the extensive development west of the area in question.
Deane, Jerry	8126	Lands at Killacloyne, Carrigtwohill	This submission requests that an area of land adjacent to the X-02 zoning is zoned for industry, enterprise or commercial (non town centre) uses. It is argued that these lands for a natural extension to X-02 and would similarly benefit from transportation links and proximity to the rail and that it forms a logical stop-line for development to the west side of the town. See linked file 6318.
Deane, Jerry	6318	Lands at Killacloyne, Carrigtwohill	This submission proposes that lands at Killacloyne be zoned for industrial uses as this land is ready to be released to the market for industrial/enterprise activities for indigenous companies. It is also argued that this zoning would complement the adjoining zoning and assist in providing a sustainable employment base for the proposed growth allocated for Carrigtwohill. See linked file 8126.

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Department of Education	6288	Issues relation to Education Provision	This submission states that the site reservation for Primary Schools should be 3 acres in size and Post-Primary schools should be 12 acres. It also states that these site locations should ideally be close to the areas of greatest residential expansion and it is also recommended that they be located adjacent to any proposed community facilities, community centres, playing fields, libraries so as to allow for sharing of such facilities. Such an approach it is argued could minimise the land take required and explore the option of a multi-school campus arrangement in areas where the need for more than one school may arise.
Educate Together	8216	Issues relating to education provision	This submission proposes that provision be made for a new multi-denominational primary school/community facilities at Carrigtwohill. The submission also notes the existing demand in this area. See linked files 5449 and 8215, 8217-8219.
Fenton, James and Mary	5074	Lands at Lower Killacloyne, Carrigtwohill	This submission includes two proposals for 27.6 ha (64 acres) of land in Lower Killacloyne, Carrigtwohill. The first proposal concerns 14 acres located immediately adjacent to 'Cobh Cross Retail Warehousing Park'. The submission requests that these 14 acres be changed to Retail Warehousing. The second proposal concerns about 50 acres to the west of proposal 1 and requests light industry and warehousing uses on this land. The submission argues that these proposals are immediately adjacent to existing commercial developments and the town of Carrigtwohill and are fully serviced by public water main, storm and foul drains. It also argues that the lands enjoy 100 meters of road frontage and that such development would provide an obvious extension to the existing commercial hub of Carrigtwohill and Cobh Cross Commercial Park.
Fenton, Mary	5358	Lands at Anngrove, Carrigtwohill	This submission includes a previous informal submission which proposes that 76 acres of land be zoned for residential use at Gortagousta, Carrigtwohill. This informal submission argues that the site is suitable for low density development and includes a rough site layout. It also notes a number of service issues including roads and water supply and the amenity related values of the area. The formal submission requests that alternative uses be considered including industrial or residential development.
Fenton, Mary	5219	Lands at Anngrove, Carrigtwohill	This submission makes reference to a previous informal submission on these lands and requests that alternative uses be considered including industrial or residential development.
Gable Holdings Ltd.	8136	Issues regarding the New Station Quarter, (X-01), Carrigtwohill	This submission notes that the comprehensive development of the new station quarter is a desirable objective. It notes however, that the

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detailed proposals involve the redesign of some elements of the overall layout which it notes are fully permitted and that any redesign of these areas will have serious implications for the company. See linked files 6710-8137.

Gable Holdings Ltd.	8137	Issues regarding E-02 in Carrigtwohill	This submission notes that the reservation of land for educational purposes has already been put in place by An Bord Pleanála and argues that there is no sensible reason to either zone it which would mean that should the need not arise for using the entire area for school facilities that it can not revert to the original residential use and also notes that the area of land identified in the plan is sufficient for a 32 class primary school rather than a 16 class school. The submission also states that this land will not be conveyed to the Education Authorities at no cost nor will the landowners and developers co-operate to achieve these aims while the policy objective is phase in its present form. See linked files 6710-8136.
Gable Holdings Ltd.	6710	Issues relating to Terry's Land South Development, Carrigtwohill	This detailed submission outlines a number of issues regarding the procedure and legality of the Special Local Area Plans stating that it is certain that the County Development Plan will need to be varied before the Local Area Plans can have statutory effect. Consequently, it is argued that these draft plans do not constitute a plan in draft form and therefore may not be taken into account when considering decisions on applications for planning permission. The submission also states that the Local Authority/Planning Authority are not Educational Authorities and should not therefore try and make good departmental deficiencies by adopting policies which it argues amount to expropriation of property and a transfer of departmental duty to private citizens without any right to redress, compensation or consideration and are in this regard Ultra Vires. The submission also argues that regarding the Ascon Gable and Blandcrest Ltd development, that the plan attempts to subvert the decisions, which have been made by An Bord Pleanála regarding the Station Quarter area, and the reserved site for a school. It is also noted that the required redesign of the southern entrance to the site for higher density mixed use by An Bord Pleanála is not reflected in the plan and it suggests may lead to a conflict of objectives. See linked files 8136-8137.
Harte, John	5085	Issues regarding drainage patterns in Carrigtwohill	This submission raises issues regarding the drainage patterns in Carrigtwohill, especially in the Gortnamucky area.
Hartnett, Derry	5067	Issues relating to X-01, Carrigtwohill	This submission welcomes the location of the proposed railway station, noting that it will be accessible for all. See linked file 8010.
Hartnett, Derry	8010	Issues relating to X-01, Carrigtwohill	This submission welcomes the location of the green areas, especially the proposed open space to the north of the railway line, which it notes is

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Health Board Executive Southern Region	8179	Issues relating to Health Care Provision in Carrigtwohill	most suitable for this use as there are ESB pylons and underground springs making it unsuitable for housing. See linked file 5067.
Healy, Martin & Lorraine	8127	Issues relating to T-01, Carrigtwohill	This submission provides a detailed analysis of the existing community, health and welfare services in Carrigtwohill and outlines a number of services to be provided including a new health centre, day care for the elderly, child care centre and a social satellite centre. See linked files 5131 and 8177, 8178 and 8180-8186.
Healy, Martin & Lorraine	8128	Issues relating to O-01, Carrigtwohill	This submission queries the purpose of the Town Centre zoning (T-01) as it argues that there are adequate lands to the south of the existing Town Centre. See also linked files 6689, 8128-8129.
Healy, Martin & Lorraine	8129	Issues relating to E-01, Carrigtwohill	This submission notes that the proposed open space, O-01 is too far removed from the Town Centre. See also linked files 6689, 8127,8129.
Healy, Martin & Lorraine	8129	Issues relating to E-01, Carrigtwohill	This submission notes that the proposed Education Zone,E-01 is too far removed from the Town Centre and that further schools should be located in E-02. See also linked files 6689, 8127,8128.
Healy, Martin & Lorraine	6689	Issues relating to Carrigtwohill	This submission raises issues regarding the plan's proposals for Terrysland, including flooding, requesting that a major overhaul of the storm water system is carried out with the Sluice gates as priority. The submission also raises traffic and car parking issues as it states that the current transport system, car parking and roads network will not be able to cope with the proposed development. Also queries the mix of house types proposed arguing that such a mix is not appropriate for a rural setting. Also requests that during the review of the housing strategy that Carrigtwohill is exempted from Social and Affordable housing provision. See also linked files 8127-8129.
Iarnród Éireann	8122	Railway Issues	This submission from Iarnród Éireann requests that the Council review the status of way-leaves of all existing services and in particular proposed water mains across CIE lands. The submission notes that IE intend to apply for an amendment of the proposed NHA and cSAC near the old N25 road over rail-bridge where these areas now include s short section of the disused railway line. The submission also notes that it is their intent to construct the proposed Carrigtwohill Station west of Station Road and supports the proposed road proposals including the proposed access system to the station and the two road-over-rail bridges. IE also note that they are concerned that the road system within the adjoining development does not link more positively to the station making it difficult for residents to access the station on foot or by cycling. See also linked files 5634 (Midleton),

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i> and 8122 (Carrigtwohill) for other station comments.
IDA (South West Regional Office)	5879	Issues regarding Industrial Employment in Carrigtwohill	This submission comments on the IDA's role in attracting Foreign Direct Investment (FDI) to Ireland. The IDA also note that they have finalised the development of the remaining 43 ha of land in Carrigtwohill and that consideration should be given to the proximity of the train station to the IDA Business and Technology Park. It is also noted that the rail proposals outlined will contribute significantly to Cork's position as a high quality location for inward investment. This submission also comments on the Kilbarry IDA Business and Technology Park, however this is located within the Cork City Boundary.
Irish Rural Link	5574	General Issues	This submission raises issues regarding design, transport, housing and community facilities and environment and heritage. The submission requests that a design standards for villages booklet be prepared and a pilot scheme for renewable energy to be included in house design be set up. The submission also requests that the Rural Transport Initiative be extended to all areas of the County and that safe walking routes and cycle routes in villages and to primary schools be included. The submission also requests that social facilities, multi-functional community facilities and village amenity areas are provided and accessible to all age groups. Regarding environmental issues, the submission requests that cultural areas are protected arguing that there is a clear role for public consultation in this regard. It is also requested that recycling facilities are provided and that national and EU legislation is complied with.
Lisgould/Leamlara Community Council	8208	Bus Service Provision in Midleton and surrounding settlements	This submission proposes the provision of a bus service linking Leamlara with the proposed railway station at Carrigtwohill. See also linked files 5590, 8205, 8206, 8207.
Loftus, Alan	5475	Lands at Tullagreen, Carrigtwohill	This submission proposes that 9 acres of land be zoned for industrial and related uses including facilities such as warehousing at Tullagreen, Carrigtwohill. The submission argues that the lands are flanked by industrially zoned lands and the exclusion of these lands from the development boundary fails to have regard to the established and permitted uses in the area. It is also stated (after consultation with Duchas) that the candidate SAC coded 01058 does not extend over the subject lands. It is argued that by omitting an industrial zoning for these lands a conflict has arisen and that this can be resolved by establishing this part of town as an industrial and employment hub thereby rationalising the land use and development patterns in the area.

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McCarthy, Jane	5449	Issues relating to Education Provision	This submission proposes that a model is developed whereby community facilities such as schools are fully utilised by the local community. The submission proposes that forward planning provides an opportunity to maximise the development of community facilities, including schools and creating the structures to support them. The submission also requests that schools which do not have a particular religious outlook should also be considered, so as to allow for a greater choice in education provision.
McCarthy, Jimmy	5596	Lands at Springhill, Carrigtwohill	This submission proposes that .75 acres of land be zoned for housing at Springhill, Carrigtwohill noting that water mains and ESB services are on site and it is near to Carrigtwohill town.
McCarthy, Paddy	6441	Lands at Anngrove, Carrigtwohill	This submission proposes that 23 acres of land be zoned for housing at Anngrove, Carrigtwohill noting that it is serviceable, has extensive road frontage and is located close to the railway line. The submission also notes that there is huge demand for housing in this area.
McCarthy, Paddy	6442	Lands at Gortnamucky. Carrigtwohill	This submission proposes that 17.5 acres of land currently zoned (O-01) for Open Space, Sports Uses be zoned for medium-high density housing at Gortnamucky, Carrigtwohill. It is further proposed that the proposed areas R-01 and R-03 together with the revised existing area of O-01 be subject to a comprehensive plan and that future development contributions could be used to purchase the lands at commercial prices. See also linked file 8138.
McCarthy, Paddy	8138	Lands at Gortnamucky. Carrigtwohill	This submission also notes that an area of land to the north of O-01 could be zoned for recreational /amenity if the area to the south (O-01) was zoned for residential development. It is also noted that crèche and facility buildings could be included on this site. See also linked file 6442.
McClatchie, Marjorie	5069	Issues relating to Rail Transport	This submission makes the comment that in Belfast free transport is provided between the main station and the city centre and that this system works very well.
Murnane & O'Shea	5134	Lands at Gortagousta, Carrigtwohill	This submission proposes that 9.6 ha (23.7 acres) of land be zoned for residential use at Gortagousta, Carrigtwohill.
Murnane, Denis	6272	Lands at Carrigane, Carrigtwohill	This submission proposes that lands at Carrigane currently zoned for open space, sports and recreation be re-zoned for residential uses. It is argued that these lands are well within the catchment area of the proposed station for Carrigtwohill and that if zoned it would have a positive impact on the traffic pattern for pedestrian and vehicular access. The submission outlines some of the potential problems associated with a sports/recreation use on these lands and would provide a more

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			consistent zoning pattern with the residential lands north of the line.
Nodwell, Jim	8139	Issues relating to I-04, Carrigtwohill	This submission notes that this land has been zoned in previous Development Plans for future industrial use. It notes that this site should be maintained as an Industrial / Enterprise zoning. See linked file 6444.
Nodwell, Jim	6444	Lands at Anngrove	This submission proposes that lands in Anngrove (about 4 acres) are suitable for residential development due to their convenient access to the new proposed railway station and the town. It is also argued that the existing industrial/enterprise objectives I-01 and I-02 in Anngrove are not suitable as they do not preserve the character or visual/scenic amenities of the area. See linked file 8139.
O.P.W.	8222	Issues relating to flooding in Carrigtwohill	This submission requests that a minor change in working is included in the objective regarding flooding to include 'immunity from 100 year flood is required'. It is also noted in the submission that there are further references to flooding in the Special Local Area Plan and that these refer to specific locations. See linked files 5130 and 8223.
O'Brien, Terence	6638	Issues relating to flooding and Slatty Pond, Carrigtwohill	This submission requests that an objective be included in the plan to include a new storm water system immediately and that no further residential housing development be permitted to discharge storm water to Slatty Pond pending the provision of a proper pumping station there. The submitter farms the neighbouring farmlands which he argues flood at least twice a year and would like to be consulted on the various options for dealing with this issue.
O'Donovan Transport	6234	Lands at Tullagreen, Carrigtwohill	This submission requests an extension of the industrial zoning at Tullagreen. The submission argues that these lands are located between existing industrial lands, are accessible by multi-modal transport, capable of being fully serviced and that development on the lands would promote the industrial growth of the area in a natural manner. The submission also argues that such development supports the principles of the NSS to encourage growth within existing settlements.
Parents Assoc., Bishop Ahern NS,	5584	Issues relating to proposed railway station in Carrigtwohill	This submission supports the proposed location of the railway station west of Barry's Bridge in Carrigtwohill and also notes that it will provide a vital service for school activities.
Physical and Sensory Disability Accom	5415	Issues relating to Physical and Sensory Disability Accom 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

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increase the supply of purpose built accommodation and that the Cork Housing Strategy should include the difficulties which people with disabilities are faced with. It notes that the draft Local Area Plans reference to the need for a diverse range of housing options is welcome - however this needs to be expanded on and that greater recognition for housing schemes for the elderly and people with disabilities need be given greater recognition. The submission also requests that housing authorities and associations must be encouraged and supported to include wheelchair standard housing into new schemes (also mentions the 'Wheelchair housing design guide' and the Lifetime Homes standard. It is also requested that voluntary providers of supported accommodation (Cheshire Ireland, Rehab Care, Abode) should be encouraged and facilitated to address the housing needs of their service users.

Powell, Professor Fred	6339	Issues regarding Heritage and Conservation Sites in Carrigtwohill	This submission supports the proposal to concentrate development north of the railway line in Carrigtwohill, and requests that secure walking routes need to be included as the population increases for recreation and public health in general. The submission also requests that the Heritage and Nature Conservation sites are differentiated in the final version of the plan. This submission also raises concerns regarding the level of quarrying and landfill at Rossmore which it notes is adjoining the foreshore and rich in wildlife (East Cork Nature Trail). It is requested that the plan set down parameters to control these developments (especially quarrying). The submission also includes documentation on the Caves of County Cork and recent newspaper articles regarding residents views on the Rossmore proposal.
Reidy, Monsignor Denis	8125	Provision of a Church in Carrigtwohill	This submission notes the huge growth in population outlined in the plan and requests that provision be made for a church/community building north of the railway line to cater for the new population. (See linked files 5888, 8123-8124).
Reidy, Monsignor Denis	8123	Issues regarding Education provision in Carrigtwohill	This submission suggests that the existing Catholic primary schools are reaching full capacity and will not be in a position to meet future needs, noting that the number of places required could reach 700 by 2011. The submission also notes that the Boards of Management of the existing schools have agreed to enter dialogue with the objective of securing a new Primary School, which it notes could be developed on the E-02 site. The submission also requests that if the existing Boys Primary School is no longer required for Educational Uses it should be zoned for Primarily Town Centre - Neighborhood Centre uses. (See linked files 8123-8125).

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Reidy, Monsignor Denis	5888	Provision of a Cemetery in Carrigtwohill	This submission requests that a suitable cemetery be provided for Carrigtwohill. The submission notes that Templecurraheen is a medieval site and not suitable for extension and St. Mary's will be full within 10 years according to the present rate of burials. Submission suggests the Woodstock area north of railway line within walking distance from the church might also be suitable. (See linked files 8123-8125).
Ryan Family	5179	Issues relating to Opening of Carrigtwohill Station	This submission requests that the planning authority endeavour to push through the various stages of planning to facilitate the re-opening of the railway line at the earliest possible stage, in order to offer an alternative to commuting by car.
Ryan, Bill	6057	Lands at Carrigtwohill, north of railway line	This submission requests that the 1.36 acres of land zoned for medium density residential development be increased to high density. The submission notes that the current medium density zoning will provide for approximately 13 units making the development of the site unviable and contrary to the objective of providing the maximum number of residential units close to the station.
Ryan, Conor	5201	Issues relating to Carrigtwohill	This submission raises a number of issues regarding the Carrigtwohill SLAP. The submission proposes that the County Council enter into a legal arrangement with the Carrigtwohill Community Council for the purposes of preparing the final Local Area Plan in line with the Planning and Development Act 2000 (Part II, Section 18(6) and the submission outlines a number of steps which could be taken to develop this arrangement. In relation to Housing density the submission states that the proposed residential densities included in the plan are largely in line with good planning practice, however it requests that the plan should provide detailed information regarding the issue of 'trigger points' to ensure that community amenities and facilities are in place or provided in tandem with the housing. It also requests that the plan incorporates incentives to encourage more sustainable forms of housing (including the use of alternative energies). The submission raises issues regarding passive open space and education facilities (see linked files) and also requests that a site is identified for a cemetery and a library. It also requests that the Council consult with the Southern Health Board to establish whether land needs to be zoned for health purposes. The submission requests that environmental impacts should be assessed in the plan and that road safety issues (regarding in particular the country roads to the north of Carrigtwohill and those serving I-01, I-02 and I-03) See also linked files 8140-8150 inclusive)

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Ryan, Conor	8150	Issues relating to the girls school, Carrigtwohill	This submission raises issues regarding the long term vision for primary school education in Carrigtwohill. It is noted that the existing primary schools will need to be integrated into the new school campuses. See also linked files 5201 8140-49 inclusive.
Ryan, Conor	8140	Issues relating to T-02 Carrigtwohill	This submission welcomes this particular zoning, however it states that consideration needs to be given to the density of development and accessibility issues. It also states that the height should be restricted to three stories or less to avoid overshadowing Main Street and maintain its character. The submission proposes that access should focus upon pedestrians and cyclists and therefore the plan should prohibit the development of a multi-storey car park on this site. See also linked files 5201 and 8141-8150 inclusive.
Ryan, Conor	8141	Issues relating to T-03, Carrigtwohill	This submission welcomes this particular zoning, however it states that consideration needs to be given to the density of development and accessibility issues. It also states that the height should be restricted to three stories or less to avoid overshadowing Main Street and maintain its character. The submission proposes that access could be provided from the N25 slip road, however it would only be a one-way access only and would traverse the existing Well Lane walkway developed by the Community Council. It also states that the plan should prohibit the development of a multi-storey car park on this site. See also linked files 5201 and 8141 and 8142-8150 inclusive.
Ryan, Conor	8142	Issues relating to O-01, Carrigtwohill	This submission welcomes this zoning and suggests that the SLAP should commit Cork County Council to purchasing these lands and developing them in co-operation with the local community and sporting organisations so that facilities will come on stream in tandem with housing development. The submission also notes that a small portion of O-01 at the northeast corner is already on the market. See also linked files 5201 and 8140-1 and 8143-8150 inclusive.
Ryan, Conor	8143	Issues relating to O-04, Carrigtwohill	This submission welcomes this zoning and suggests that the SLAP should commit Cork County Council to purchasing these lands and developing them in co-operation with the local community and sporting organisations so that facilities will come on stream in tandem with housing development. See also linked files 5201 and 8140-2 and 8144-8150 inclusive.
Ryan, Conor	8144	Issues relating to O-02, Carrigtwohill	This submission questions the merits of this zoning in terms of its quality, and considers that it is part of an ESB way leave and therefore does not offer any real amenity value. See also linked files 5201 and 8140-3 and 8145-8150 inclusive.

Interested Party Ref No. Title

Summary of Submission

Ryan, Conor	8145	Issues relating to O-05, Carrigtwohill	This submission questions the merits of this zoning in terms of its quality, and considers that it is forms part of Fota Rock development and has already been built upon. It is noted therefore that the extent of O-05 is not as indicated on the plan's map and that the tree planted buffer proposed (10 m) is not planted and does not offer any real amenity value. It is also noted that this area is adjacent to the N25 dual carriageway and suffers from noise pollution. See also linked files 5201 and 8140-4 and 8146-8150 inclusive.
Ryan, Conor	8146	Issues relating to Barryscourt Castle, Carrigtwohill	The submission argues that Barryscourt Castle should be zoned for open space in the plan arguing that it has significant tourism and heritage functions and is within easy reach of the town. It also argues that this recreational space would have to be sensitive to ecological and heritage considerations and would ensure the protection of the valuable natural and cultural heritage of Barryscourt. See also linked files 5201 and 8140-5 and 8147-8150 inclusive.
Ryan, Conor	8147	Issues relating to Slatty's Pond, Carrigtwohill	The submission argues that Slatty's Pond should be zoned for open space in the plan arguing that it has significant heritage functions, and although it is some distance form the town it also argues that this recreational space could ensure the protection of the valuable natural and ecological value of the area. See also linked files 5201 and 8140-6 and 8148-8150 inclusive.
Ryan, Conor	8149	Issues relating to the boys school, Carrigtwohill	This submission raises issues regarding the long term vision for primary school education in Carrigtwohill. It is noted that the existing primary schools will need to be integrated into the new school campuses. See also linked files 5201 and 8140-8 and 8150 inclusive.
Ryan, Conor	8148	Issues relating to I-04, Carrigtwohill	The submission questions the feasibility of this zoning in light of previous submissions from the land owner, the fact that it is located near existing residences and that the Community Council consider that industrial development should be on the western side of the town. See also linked files 5201 and 8140-7 and 8149-8150 inclusive.
Tobin, Carmel	5068	Issues relating to Education Provision in Carrigtwohill	This submission comments that a boys secondary school is badly needed in Carrigtwohill as boys currently have to travel to Midleton or Glanmire for secondary school education.

Explanatory Notes:

- The "Ref No." refers to the number given to the submission or observation usually on the date that it was received (numerical order).
- The "Title of Submission or Observation" column occasionally uses the following term:

'Lands at': This refers to a submission for rezoning and indicates the area where re-zoning is sought.

- The term **"Linked file"** refers to a submission which includes more than one parcel of land or more than one issue which can be spatially identified. In some cases these land parcels and issues are not contiguous and can refer to more than one plan. Submissions of this kind are divided into a number of files with new numbers, each of which refers to all other related or 'linked' files belonging to that submission. This is done for clarity of assessment.
- An **"incomplete submission"** is one where there is not enough information provided to assess the submission.

