

Proposed Amendment to West Cork Municipal District Local Area Plan 2017

Section 20(3)(c) Chief Executive's Report

**Proposed Amendment No.1
*Extension to Development Boundary of
Skibbereen***

**Planning Policy Unit
13th June 2019**

Contents	Page No
1. Introduction	4
2. Principle Issues Raised	6
3. Chief Executive's Recommendation	10
Appendix A: Chief Executive's Opinion and Recommendation to each submission received	11
Appendix B: Map of Proposed Amendment	12

1. Introduction

1.1 The purpose of this Amendment of the West Cork Municipal District Local Area Plan, 2017 is to extend the development boundary of Skibbereen to include a parcel of land and zone as 'Existing Built Up Area'.

1.2 The Proposed Amendment has arisen as a result of an omission to include the land within the development boundary of Skibbereen as recommended in the Chief Executive's Opinion on the Issues Raised by Submissions & Recommended Amendments Report to Members on the Public Consultation Draft of the Proposed West Cork Municipal District Local Area Plan 2017.

Form and Content of the Amendment

1.3 This proposed amendment to Section 3 "Main Towns" "Skibbereen" of the West Cork Municipal District Local Area Plan 2017 includes an extension to the development boundary and include land as 'Existing Built-up Area'.

1.4 This is a report on the submissions received during the **6 week statutory public consultation** period which ran from **Thursday 21st March, 2019 to 4.00p.m on Friday 3rd May, 2019**. This report sets out the summary of submissions received by interested party, the Chief Executive's opinion and recommendation relating to the proposed amendment.

Environmental Reports

1.5 The proposed Amendment No.1 has been considered in the context of the Habitats Directive, and Cork County Council is satisfied that the proposed amendment does not have the potential to give rise or contribute to negative impacts on any European Site. Accordingly, it is determined that there is no requirement for the proposed amendments to be subject to Appropriate Assessment.

1.6 Equally, the proposed Amendment does not give rise to any strategic environmental concerns and having consulted with the Environmental Authorities it is determined that there is no requirement for the proposed amendment to be subject to Strategic Environmental Assessment. A Strategic Environmental Assessment (**SEA**) Screening Report and a Habitat Directive Assessment (**HDA**) Screening Report has been prepared in conjunction with this proposed amendment and are available online for inspection and download from the following website <http://corklocalareaplans.com/west-cork-municipal-district/>

1.7 This report should be read in conjunction with Proposed Amendment to the West Cork Municipal District Local Area Plan 2017, Amendment No.1 and Environmental Reports on Proposed Amendment No.1 published on 21st March 2019, which are available online for inspection and download from the following website <http://corklocalareaplans.com/west-cork-municipal-district/>

Next Steps

1.8 This report will be circulated to all members of the Council for their consideration on Thursday 13th June 2019. It is the intention that the members will adopt the Proposed Amendment No.1 to the West Cork Municipal District Local Area Plan, 2017, at the full Council Meeting to be held on **Monday 8th July 2019**. The adopted Amendment to the West Cork Municipal District Local Area Plan, 2019 comes into effect the day the Amendment is made, i.e. on **Monday 8th July 2018**.

2. Principle Issues Raised

- 2.1. In all, a total of 5 submissions were received on the Proposed Amendment to the West Cork Municipal District Local Area Plan, 2017 during the statutory public consultation period.
- 2.2. A list of submitters, summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 2.1.
- 2.3. The principle issues raised by the submissions are as follows;
- Ensure that full account is taken of the possible environmental impacts of carrying out the amendment.
 - Matters relating to Public Notices and Local Area Plans process.

Table 2.1: Chief Executive's Opinion and Recommendation to each submission received.

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
Department of Housing, Planning and Local Government	PP116875799	The Department of Housing, Planning and Local Government has stated in its submission that at this stage, have no comments to make on the Proposed Amendment to the West Cork Municipal District LAP 2017.	<p>Chief Executive's Opinion: Noted</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>
Environmental Protection Agency	PP114641924	<p>The submission notes the Council's proposed determination regarding the need for SEA of the Amendment.</p> <p>The submission states that in proposing and implementing the Amendment the Council should ensure that the Amendment is consistent with the need for proper planning and sustainable development and that adequate and appropriate critical service infrastructure should be in place or required to be put in place to service any development during the lifetime of the Amendment.</p> <p>Cork County Council should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant</p>	<p>Chief Executive's Opinion:</p> <p>The issues raised in this submission are noted.</p> <p>It is considered that the proposed amendment does not change the population/housing targets for Skibbereen as set out in the Cork County Development Plan 2014, Core Strategy.</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
		<p>recommendations in sectoral, regional and climate adaptation plans.</p> <p>Cork County Council should also ensure that the amendment is consistent with key relevant higher-level plans and programmes.</p> <p>The submission also refers to State of the Environment Report Ireland's Environment – An Assessment 2016 (EPA, 2016) the recommendations, key issues and challenges should be considered by the Local Authority where relevant and appropriate to the proposed Amendment.</p> <p>The submission refers to Guidance and Resources for SEA.</p> <p>Finally, the submission sets out the Council's obligation under the SEA Regulations for future amendments.</p>	
Environmental Protection Agency	PPPP114643039	<p>This submission includes the 'SEA of Local Authority Land Use Plans-EPA Recommendations and Resources' which is a guidance document which sets out the key recommendations for integrating environmental considerations into Local authority land use plans at county and local level. It states that this guidance is provided by the EPA to be used as a 'self service approach' to SEA by Local Authorities. This attachment was intended to form part of submission No. PP114641924</p>	<p>Chief Executive's Opinion:</p> <p>The issues raised in this submission are noted</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>
Irish Water	PP116625181	<p>Irish Water state in the submission that it has no objection to the proposed amendment based on the plans and particulars provided. It notes that where a development proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water that an applicant must submit a pre-connection enquiry form to Irish Water in order to determine the feasibility of the connection. It states all developments wishing</p>	<p>Chief Executive's Opinion:</p> <p>Note Irish Water have no objection to the Proposed Amendment. Other matters raised would more appropriately be dealt with at individual project level.</p> <p>Chief Executive's</p>

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
		to connect to the Irish Water network also need a connection agreement prior to the commencement of the development and need to adhere to the standards and conditions set out in the agreement.	<p>Recommendation:</p> <p>No Change Proposed</p>
Luz Whitty	PP117087310	<p>The submission refers to an Article in the Southern Star and comment by local councillor that the omission of the site of the Proposed Amendment was an oversight which is now being rectified.</p> <p>The submission refers to that the ownership of lands at Assolus have all changed since the previous rezoning and submits that this warrants the rezoning to be considered anew with all relevant Strategic Environmental Assessments and Habitats Directive Assessments to be undertaken especially as Assolus is within the screening zone of 5 Natura 2000 sites.</p> <p>The submission refers to the Screening Reports of the previous Proposed Amendment to the Skibbereen Electoral Area Local Area Plan 2011 and that the statement that there are no Natura 2000 sites located within or near Skibbereen Town, is factually inaccurate.</p> <p>The submission states that if per the Aarhus Convention the previous rezoning was properly advertised then the previous owners of the Assolus land would have observed the oversight and states that the requirement for public consultation was not met.</p> <p>The submission states that the land is currently unsuitable for rezoning as this could result in more houses being built directly in the path of the emissions of the proposed plastics factory.</p>	<p>Chief Executive's Opinion:</p> <p>The issues raised in this submission are noted.</p> <p>This submission largely relates to a previous Amendment to the Skibbereen Electoral Area Local Area Plan 2011, on a different site.</p> <p>Neither the site of the proposed Amendment nor the settlement of Skibbereen are located within Natura 2000 sites while within the 15km screening zone for Natura 2000 sites of the site and the settlement of Skibbereen there are 5 Natura 2000 sites which are included in the Habitats Directive Assessment as part of the Proposed Amendment.</p> <p>Public Notice for this proposed amendment is in accordance with the requirements of the Planning and Development Act 2000 as amended.</p> <p>Chief Executive's Recommendation:</p> <p>No Change Proposed</p>

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
		<p>The submission includes eight attachments which include a LandDirect Map of Assolus, four Land Folios, Map of Natura Sites subject to screening, Public Notice of Proposed Amendment No. 2 Business Development in Skibbereen Town Amendment to the Skibbereen Electoral Area Local Area Plan 2011, dated 10th February 2016 and a copy of the Environmental Reports relating to the Proposed Amendment to the Skibbereen Electoral Area Local Area Plan 2011 Amendment No. 2 Business Development in Skibbereen Town.</p>	

3. Chief Executive's Recommendation

- 3.1. It is recommended that the proposed Amendment No.1 to the West Cork Municipal District Local Area Plan, 2017 in relation to 'Extending the Development Boundary of Skibbereen and include as 'Existing Built Up Area' is made as set out in **Appendix A overleaf.**

Appendix A:

It is proposed to zone 0.5056 hectares of land currently designated as 'Skibbereen Town Greenbelt GB1-1' to 'Existing Built Up Area' at Skibbereen.

The amendment relates to material changes to the:

(a) 'Skibbereen Zoning Map' in the West Cork Municipal District Local Area Plan, 2017.

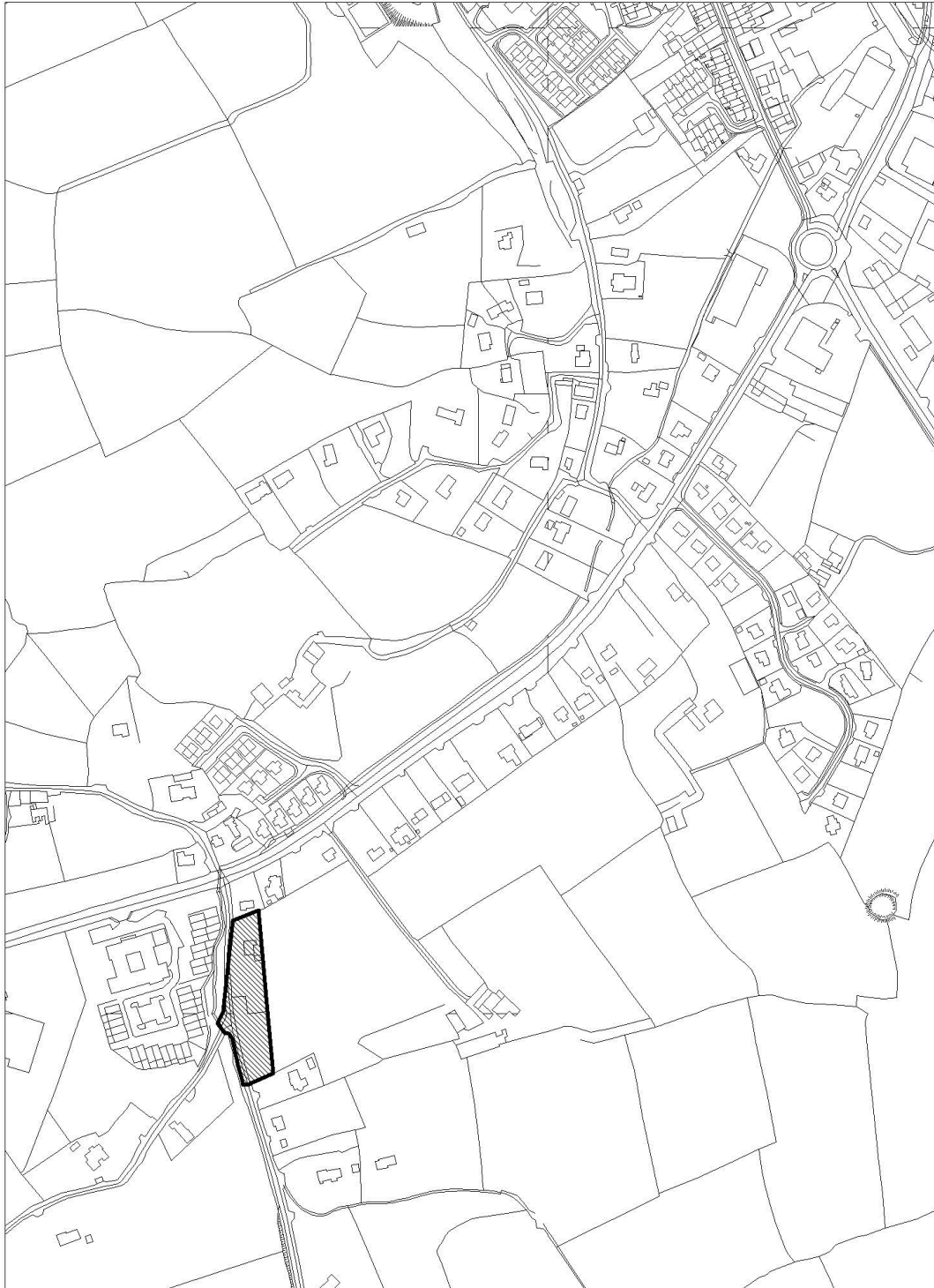
Amendment No.1 Extension of Development Boundary of Skibbereen (to include as 'Existing Built Up Area').

Appendix B

a) Amended 'Skibbereen Zoning Map' in the West Cork Municipal District Local Area Plan, 2017, as follows:

West Cork Municipal District

Skibbereen



Proposed Amendment to MD Local Area Plan



www.corkcoco.ie