

# **County Manager's Report to Members**

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

## **Written Report on the Kanturk Electoral Area Draft Local Area Plan**

<b>Part A: MAIN ISSUES</b>
<b>Part B: LIST AND SUMMARY OF SUBMISSIONS</b>



*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 Kanturk was published on 10<sup>th</sup> January 2005 and was put on public display until 21<sup>st</sup> 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 **Boherbue and Newtownshandrum** on **24<sup>th</sup> 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 **114** submissions and observations were received regarding this specific Local Area Plan. A further 15 submissions, which covered countywide issues of relevance to the Kanturk 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 12<sup>th</sup> 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:

<b><u>General Local Area Plan Issues</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
<b>A</b>	<b>Is the draft Local Area Plan consistent with the objectives of the Cork County Development Plan 2003 (as varied)?</b>	<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>B</b>	<b>Has the draft Local Area Plan provided adequate recognition of the needs of the elderly and disabled in our society?</b>	<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>
<b>C</b>	<b>Should educational and other community facilities be shared?</b>	<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>
<b>D</b>	<b>Have the draft Local Area Plans made adequate provision for</b>	<p>The provision of childcare facilities is outlined in the Government Guidelines published in 2001. This is</p>

<b>General Local Area Plan Issues</b>	<b>Summary of Issue Raised</b>	<b>Response</b>
	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	<b>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)?</b>	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	<b>Should there be more effective policy and objectives for the provision of sanitary infrastructure particularly sewerage schemes for development in small settlements?</b>	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	<b>Is visual intrusion a consideration in locating renewable energy projects such as wind farms?</b>	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	<b>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?</b>	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

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		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	<b>Is there a need to include a definition of sustainable development?</b>	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	<b>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?</b>	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	<b>Should the plan include proposals for the promotion of walking and cycling, which should be encouraged for both public health and environmental reasons?</b>	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	<b>Should the plan include objectives regarding the issues of waste management?</b>	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	<b>Has the plan sufficiently addressed the issue of community facilities?</b>	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	<b>How are the 31 main settlements to be dealt with in the draft Local Area Plans?</b>	With the exception of Midleton, Carrigtwohill, and Blarney (towns the subject of Special Local Area Plans), land use zoning in the remaining main

<b><u>General Local Area Plan Issues</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
		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	<b>Should a policy on mineral reserves be included in the draft Local Area Plans?</b>	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	<b>Does the draft Local Area Plans deal adequately with drainage and flooding?</b>	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 <sup>st</sup> 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	<b>Are the maps in the draft Local Area Plans the most up to date available?</b>	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	<b>Should the zoning maps be adjusted to reflect the development that has occurred in the settlements since the plan process commenced?</b>	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.



<b><u>General Local Area Plan Issues</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
S	<b>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?</b>	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	<b>Will there be textual and mapping changes to the draft Local Area Plans to correct omissions or errors?</b>	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	<b>Should existing open space and sport grounds be changed to residential use where requested?</b>	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	<b>Is there sufficient information on the likely environmental effects of the plan?</b>	<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:

<b>Electoral Area Issues</b>	<b>Summary of Issue Raised</b>	<b>Response</b>
A	<b>Are settlements correctly categorised in the settlement network?</b>	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	<b>Should other settlements/locations be included in the settlement network?</b>	The settlement network is based on the criteria established in the Kanturk 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	<b>Does the Kanturk draft Local Area Plan provide adequate infrastructure for both existing and future development?</b>	The settlement network adopted in the Kanturk 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 Kanturk 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	<b>Does the Kanturk 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?</b>	The Kanturk 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 Kanturk 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	<b>Does the Kanturk draft Local Area Plan provide an adequate supply of land for new housing?</b>	A number of submissions propose that additional land should be made available for new housing in the Kanturk 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 the County Development Plan 2003 (as varied).

<b><u>Electoral Area Issues</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
		The Cork County Development Plan 2003 (as varied) as read with the draft Local Area Plan suggests that 1,025 new households will be required in the Kanturk Electoral Area during the plan period. It is estimated that the land zoned for residential development in the electoral area will provide an additional 1,273 new dwellings in the smaller settlements and rural areas outside of the main settlements.
F	<b>Does the Kanturk draft Local Area Plan make appropriate provision for open space, sports, recreation and amenity uses?</b>	The draft Local Area Plan makes provision for approximately 29 ha 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.
G	<b>Does the Kanturk 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?</b>	Many of the submissions identify the need for additional lands to accommodate new schools or school expansion. The Kanturk 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.
H	<b>Does the Kanturk draft Local Area Plan support the viability of existing rural schools?</b>	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.
I	<b>Is there adequate provision for commercial development in the Kanturk draft Local Area Plan?</b>	A number of sites have been identified for commercial development throughout the Kanturk 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.
J	<b>Is there adequate provision for industrial/enterprise development in the Kanturk draft Local Area Plan?</b>	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.
K	<b>Is there adequate provision for town centre/mixed use development in the Kanturk draft Local Area Plan?</b>	Town centre/mixed uses are considered to be appropriate uses in settlements that fulfill a service function to a large rural hinterland. However, consideration could be given to enlargement of

<b><u>Electoral Area Issues</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
		proposed areas for this use or the identification of areas in other settlements should a need be identified.
L	<b>Does the Kanturk draft Local Area Plan address the issues relating to the character and fabric of the settlements in the electoral area?</b>	The Kanturk 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	<b>Does the Kanturk draft Local Area Plan make adequate provision for the expansion of existing cemeteries and is this provision in the correct location?</b>	The Kanturk 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	<b>Should the Kanturk draft Local Area Plan carry forward the mapping and zoning provisions of the 1996 County Development Plan (as varied)?</b>	The Kanturk 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	<b>Are health services adequately provided for in the Kanturk draft Local Area Plan?</b>	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	<b>Does the Kanturk draft Local Area Plan adequately support tourism development?</b>	The Kanturk 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	<b>Should the green belt policy in the Kanturk draft Local Area Plan be revised to allow additional development?</b>	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 established in the Kanturk draft Local Area Plan, provision has been made to accommodate limited

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>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.</p>
<p>R</p>	<p><b>Is there sufficient land provided in the Kanturk draft Local Area Plan for the development of individual sites?</b></p>	<p>In the settlement network of the Kanturk 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.</p>

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

**GENERAL LOCAL AREA PLAN  
SUBMISSIONS**

<b><i>Interested Party</i></b>	<b><i>Ref No.</i></b>	<b><i>Title</i></b>	<b><i>Summary of Submission</i></b>
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).

<b>Interested Party</b>	<b>Ref No.</b>	<b>Title</b>	<b>Summary of Submission</b>
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>

<b><i>Interested Party</i></b>	<b><i>Ref No.</i></b>	<b><i>Title</i></b>	<b><i>Summary of Submission</i></b>
Physical and Sensory Disability Accommm 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:**

### **Kanturk Electoral Area Draft Local Area Plan Submissions**

## *List of Submissions - Kanturk Electoral Area*

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Angland, Elaine	6780	Issues relating to Dromagh	This submission raises issues concerning the landscape in Dromagh. The submission states that the historical landscape of Dromagh consists of farms, fields and hedgerows. The submission states that these hedgerows play an important role in the landscape as they form habitats for wildlife and add character to the locality. The submission states that an important facility in the area is the community hall as it offers a wide range of activities for the youth of the area and it is the social centre for the adults in the area. The submission states that the increased number of one-off houses which have been built in the area have put a strain on both the road network and the servicing infrastructure and they have begun to change the character of the area.
Angland, Maurice	5941	Issues relating to Dromagh	This submission proposes that any development in Dromagh should be for low density housing.
Angland, Maurice	5940	Issues relating to Dromagh	This submission raises the following issues relating to Dromagh: Dromagh is made up of individual houses which in turn reflects the area as rural countryside, the protection of the rural landscape i.e. trees, wildlife offer substantial character to the area, the Church and school are at the centre of Dromagh Community which are unspoiled. The Church attracts a lot of tourism to the area because of tranquility which exists in the area. Dromagh is not a village as defined by the current building of one off housing and the issue raised is how can 25-35 houses proposed for Dromagh fit where this type of development is forecasted for settlements such as Kanturk, Banteer, Millstreet and Boherbue.
Anonymous	6769	Lands at Keale North, Derrinagree	This submission proposes that lands at Keale North be zoned for residential development. The submission states that residential development at these lands would help counteract the population decline in the village and surrounding area.

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<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Autoroller IRL Ltd.	5739	Lands at Pulleen, Kanturk	This submission proposes that lands at Pulleen, Kanturk be zoned for industry/enterprise. The submission states that the lands immediately adjoin an area zoned for industry and enterprise, has access to all services including sanitary facilities, that access is available via the industrial estate, and that the existing development has proposals to expand. The submission also refers to Section 4.3.2 of the draft plan which includes developing clusters of key industries in specific locations.
Ballydesmond Development Association	8227	Issues relating to Ballydesmond	This submission raises the issue that more appropriate land should be zoned for open space uses in Ballydesmond. The submission identifies a number of areas that it deems are more suitable for open space uses than the O-01 zoning identified in the draft Kanturk Local Area Plan. The submission states that there is an opportunity to extend and further develop an existing riverside walk and to develop a town park at the lands adjacent to the existing sports ground. This submission is linked to 6571 and 8228.
Ballydesmond Development Association	6571	Lands at O-01 in Ballydesmond	This submission opposes the zoning of O-01 for open space in Ballydesmond. The submission states the any proposal to open up these lands to the general public would invade on the privacy of the residents in the area. This submission claims that the land in question comprises of poor swampy ground which is not suitable for development. The submission identifies a number of sites which it deems as more suitable for open space activities. This submission is linked to 8227 and 8228.
Ballydesmond Development Association	8228	Issues relating to Ballydesmond	This submission raises the issue of dereliction in Ballydesmond. The submission identifies a number of buildings which it states are derelict. The submission requests that the dereliction in the village should be addressed as soon as possible. The interested party asks for advise on how best to deal with this dereliction and what can be done to enhance these unsightly areas. This submission is linked to 6571 and 8227.
Bowles, Eddie	6694	Lands at Garraunteefineen, Sally's Cross	This submission proposes that lands at Garraunteefineen, Sally's Cross be zoned for residential use.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Broderick, Denis	5294	Lands at Knocknamuck, Freemount	This submission proposes that lands at Knocknamuck be zoned for medium and low density residential development. The submission claims that the site's central location makes it ideal for residential zoning and development here would help consolidate the village core. The submission also claims that when the sewerage treatment facility in the village is upgraded the lands in question will be serviceable.
Broderick, Liam	5012	Lands at Tooreenagrena, Rockchapel	This submission proposes that lands at Tooreenagrena be zoned for low density housing. The submission claims that the lands in question can be connected to both sewer and water systems and that a footpath to the village already runs from the edge of the site. This submission states that development on this site would help to address population decline and give local people a chance to settle in an area close to the village.
Browne, Sean	5583	Issues relating to Newmarket	This submission raises the issue of traffic within Newmarket itself. The submission states that the traffic is caused by the town being a route for transport companies going from Cork to Kerry and vice versa, and school traffic. The submission proposes that a site be zoned for development of a car park in the town itself.
Buckley, Louis	5979	Lands at Derrinagree	This submission proposes that lands at Derrinagree be included within the development boundary of the village. The submission claims that the lands in question are suitable for development because they are centrally located and can be serviced.
Buckley, Tim	6042	Lands at Knockardamrum, Charleville	This submission proposes that lands at Knockardamrum, Charleville be zoned for residential or light industrial/warehousing including office based industry. The submission in support of its proposal states that with the bypass the roadway will become a secondary route, there will be a lot of secondary and associated industry into the area as a result of the Lidl development and therefore is a need to zone land to provide for this.
Buckley, Tim	6043	Lands at Knockardamrum, Charleville	This submission proposes that lands at Knockardamrum, Charleville be zoned for residential or light industrial/warehousing including office based industry. The submission in support of its proposal states that with the bypass the roadway will become a secondary route, there will be a lot of secondary and associated industry into the area as a result of the Lidl development and therefore is a need to zone land to provide for this.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Buckley, Timmy	6125	Lands at part O-01 and part R-02, Ballydesmond	This submission proposes that lands that form part of O-01 be zoned for residential use and lands that form part of part of R-02 be zoned for open space. The submission states in support of its proposal that the development pattern on the main street is continuous rows of dwellings with access to the rear of some of the dwellings, that the proposal for open space at this location does not reflect the existing village layout, that the open space could be redistributed directly behind the site as part of R-02 which would also protect the privacy of the existing housing, that easy access is available to the proposed open space without the inclusion of the area with road frontage, and that a site has been earmarked for open space in the village, which does not form part of O-01.
Cahalane, Don	6261	Lands at Kanturk	This submission proposes to zone lands as residential with the provision of a nursing home and managed living units for the elderly. In support of the proposal the submission states that the lands have been identified as suitable for the provision of a 50 bed nursing home with up to 20 managed residential independent living units for the elderly.
Cahill, Michael	6189	Lands at Clonmeen North, Banteer	This submission proposes that lands at Clonmeen North, Banteer be zoned for residential use. The submission states that the front portion of the site be used for individual dwellings with a treatment plant located in the remaining area to serve the development. The submission states that the development would cater for individuals who want to live in the countryside but close to a village and that it would also reduce roadside one off housing in the area concerned.
Casey, John	5142	Lands at Knockeenacurrig West, Kiskeam	This submission proposes that lands at Knockeenacurrig West be zoned for residential development. The submission claims that development here would enhance the village and help repopulate the area.
Casey, Mr & Mrs K.	5269	Lands at Kiskeam Lower, Kiskeam	This submission proposes that lands at Kiskeam Lower be zoned for medium to high density residential development. The submission states that the lands in question are in the centre of the village and are close to all amenities and community facilities.
Casey, P	5042	Lands at Knockeenacurrig West, Kiskeam	This submission proposes that lands at Knockeenacurrig West be zoned for medium to high density residential development. The submission states that these lands are central and are close to all other village amenities and community facilities.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Castlemagner Parish Council	6101	Lands at Castlemagner	This submission strongly opposes the inclusion of lands at Castlemagner within the development boundary for the village. Part of these lands are already included in the draft plan. This submission states that development on this site will seriously affect the existing picturesque setting of the church and the views towards the vista to the South East and South towards the Blackwater Valley and Mount Hilary. The submission states that an environmental impact study should be taken prior to the finalisation of the Kanturk Local Area Plan.
Charleville Community Care Services	6348	Issues relating to Charleville	This submission raises the following issues relating to Charleville; need for a public car park in the Broad Street/Clancy Terrace, Baker's Road area with the view that it would be close to the Community Child Care Pre and After School Services, and that Broad Street has a lot of retail potential with a good variety of essential services at present. The submission also raises the issue of what are the alternative exit routes off Love Lane in light of the zoning R-02, R-03 and R-04.
Cork County Childcare Committee Ltd	8381	Issues for Charleville	This submission states that childcare is not mentioned but there are existing childcare services in the town that are meeting people needs. This submission covers a number of areas on a county wide basis. See also 5900 (home file) and 8328
Cork County Childcare Committee Ltd	8328	Issues for Kanturk	This submission states that the draft plan recognises the need for transport services and affordable childcare. The submission also states that residential developments are noted, with a medical centre, crèche and nursing home identified specifically. See master file 5900 and also 8381
Cott, James	5573	Lands at Lohort, Cecilstown	This submission proposes that lands at Lohort be zoned for residential development. The submission states that the village of Cecilstown has a number of facilities that would benefit from the zoning of these lands. The submission claims that the lands in question are serviceable.
Cott, John	5607	Lands at Cecilstown	This submission proposes that lands at Cecilstown be zoned for residential use. In support of the proposal the submission states that Ballyhass School is adjacent to the village and is in the process of building a children's crèche, there is a bus service to both the national and secondary schools, there is a GAA pitch and dressing rooms, community centre and a fishing lake in the parish and the proposed lands have water and sewerage services adjacent. See also 8236 and 8237.



<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Cott, John	8236	Lands at Cecilstown	This submission proposes that lands at Cecilstown be zoned for residential use. In support of the proposal the submission states that Ballyhass School is adjacent to the village and is in the process of building a children's crèche, there is a bus service to both the national and secondary schools, there is a GAA pitch and dressing rooms, community centre and a fishing lake in the parish and the proposed lands have water and sewerage services adjacent. See also 5607 and 8237.
Cott, John	8237	Lands at Cecilstown	This submission proposes that lands at Cecilstown be zoned for residential use. In support of the proposal the submission states that Ballyhass School is adjacent to the village and is in the process of building a children's crèche, there is a bus service to both the national and secondary schools, there is a GAA pitch and dressing rooms, community centre and a fishing lake in the parish and the proposed lands have water and sewerage services adjacent. See also 5607 and 8236.
Cronin, Denis A	5446	Lands at R-12 and R-13, Millstreet	This submission proposes that lands at R-12 and R-13, Millstreet be changed from low density to medium density housing.
Cronin, Tim	6654	Issues relating to Garrettmcgarrett, Kilbrin	This submission raises issues relating to lands at Garrettmcgarrett, Kilbrin
Crossland, Joanne	8197	Issues relating to Rathcoole	This submission forms part of a countrywide submission. In relation to the Kanturk Electoral Area Draft Local Area Plan it raises the issue of an airfield to the north of Rathcoole which the submission states has not been mentioned under transport, coordination with the rail system, or flight paths/noise in relation to future development. This submission is linked to 5481.
Daly, Peter	5254	Lands at Kiskeam Lower, Kiskeam	This submission proposes that lands at Kiskeam Lower be zoned for residential development.
Dennehy, Dan	5675	Lands at Ballydesmond	This submission proposes that lands at Ballydesmond be zoned for residential development. The submission states that the lands in question or close to the village core and associated facilities. See also submission 8352.
Dennehy, Dan	8352	Lands at Ballydesmond	This submission proposes that lands at Ballydesmond be zoned for residential development. The submission states that the lands in question are close to the village core and associated facilities. See also submission 5675.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Dromina Community Council	5019	Issues relating to the zoning R-02, Dromina	This submission proposes that two acres of the the area zoned R-02 in Dromina be rezoned to provide for a graveyard. The remaining three acres could be used for a mixed housing development.
English, Ned	5649	Lands at Knockballymartin, Kilbrin	This submission proposes that lands at Knockballymartin, Kilbrin be zoned for residential use.
Feehan, Christopher	5528	Lands at R-05, Boherbue	This submission proposes that lands at R-05, Boherbue be changed from low density to medium density housing based on the site's location and proximity to major utilities and services.
Field, Jer	6764	Lands at Lismire	This submission proposes that lands at Lismire be zoned for residential use. This submission states that there are good community facilities in the vicinity and that the lands surround the village area of Lismire. See also 8229
Field, Jer	8229	Lands at Lismire	This submission proposes that lands at Lismire be zoned for residential use. This submission states that there are good community facilities in the vicinity and that the lands surround the village area of Lismire. See also 6764
Fitzpatrick, Matt	5935	Lands at Banteer, Banteer	This submission proposes that lands at Banteer be zoned for residential development. The submission gives a number of reasons why these lands would be appropriate for housing. These reasons include the sites close proximity to the village, the railway station and the good road network, the lack of appropriate zoned sites in the village and the increased demand for housing in the village. This submission claims that the lands in question are serviceable.
Flynn, Pat	5431	Lands at Curragh, Kanturk	This submission proposes that lands at Curragh, Kanturk be zoned for very low density housing.
Forde, Noel	6200	Lands at Kanturk	This submission proposes that lands at Kanturk be zoned for residential use. The submission proposes that the site be zoned for very low density housing and includes a layout for individual houses and details of landscaping etc. The submission states that the water mains is adjacent to the lands, that a number of options are available to deal with effluent from the site, and that storm water could be piped to the nearby stream.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Garvey, Liam	5002	Lands at Castlehill, Dromina	This submission proposes that lands at Castlehill be zoned for mixed use development which includes housing, commercial and town/village centre uses, sheltered housing, industrial use, an amenity walk, a car park for the Church and a cemetery if required. The submission claims that the land is a brownfield site which can be developed relatively easily. The submission is accompanied by a letter of support from the Dromina Community Council
Guerin, Robert	5075	Lands at Ballydaly	This submission proposes lands to be zoned for residential use. This submission states that some of the submission lands are been purchased for development and it is hoped that the remaining lands may also be developed. The submission states that business and community services are suffering due to population decline. See also 8307
Guerin, Robert	8307	Lands at Ballydaly	This submission proposes lands to be zoned for residential use. This submission states that one house is built on the submission lands and that it is hoped that the remaining lands may also be developed. The submission states that business and community services are suffering due to population decline. See also 5075
Healy, John	8384	Lands at Curraraigne	This submission proposes that lands at Curraraigne be zoned for low density housing. The submission states that the proposed area is adjacent to two pubs. The submission states that the area has experienced some moderate one-off housing development and a school bus service operates in the area and is central to Lyre/Kilcorney/Banteer/Millstreet/Kanturk and Rathcoole. This submission is linked to 6791 and 8383.
Healy, John	8383	Lands at Curraraigne	This submission proposes that lands at Curraraigne be zoned for low density housing. The submission states that the proposed area is adjacent to two pubs. The submission states that the area has experienced some moderate one-off housing development and a school bus service operates in the area and is central to Lyre/Kilcorney/Banteer/Millstreet/Kanturk and Rathcoole. This submission is linked to 6791 and 8384.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Healy, John	6791	Issue relating to Curraraigue	This submission proposes that Curraraigue be designated as a village nucleus. The submission states that the proposed area is adjacent to two pubs. The submission states that the area has experienced some moderate one-off housing development and a school bus service operates in the area and is central to Lyre/Kilcorney/Banteer/Millstreet/Kanturk and Rathcoole. This submission is linked to 8383 and 8384.
Horgan, Con	6767	Lands at Dromagh and Lisnaccon, Dromagh/Dromtarriff	This submission proposes that lands at Dromagh and Lisnaccon be zoned for medium density residential development. This submission claims that development on these lands will help provide for sustainable community facilities with a suitable village core or focal point.
Keane, Patrick	6730	Issues relating to the zoning I-01, Dromina	This submission proposes to change the zoning from industrial (I-01) to residential as the present building is rundown and is subject to criticism from the Tidy Town Inspectors. The submission states that planning permission has been granted for a residential development to the rear of this building so the submission claims that the possibility of a proposed industrial development would appear remote.
Kelleher, James	5043	Lands at Newtown South, Newtownshandrum	This submission proposes that lands at Newtown South be zoned for medium density residential development.
Kelly Brothers	8231	Lands at Ballydesmond	This submission proposes lands to be zoned for very low density residential development at Ballydesmond. See also 6768, 8230 and 8344
Kelly Brothers	8230	Lands at Ballydesmond	This submission proposes lands to be zoned for medium density residential development at Ballydesmond. See also 6768, 8231 and 8344
Kelly Brothers	6768	Lands at Ballydesmond	This submission proposes lands be zoned for low density residential development at Ballydesmond. See also 8230, 8231 and 8344
Kelly Brothers	8344	Lands at Ballydesmond	This submission proposes that lands at Ballydesmond be zoned for residential use. In support of the proposal the submission states that an adjacent site has planning permission for nine houses. This submission proposes the submission lands to be zoned for a similar type of development. See also 6768, 8230 and 8231

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Kilbrin Community Council	5616	Issues relating to Kilbrin	This submission raises a number of issues relating to Kilbrin. The submission refers to textual errors in the draft plan, the closure of facilities, development boundary inaccuracies, and heritage issues (request to list graveyard wall). The submission states that the servicing and infrastructure deficiencies need to be addressed and need to be mentioned in the text for the village.
Lehane, John	6656	Lands at Coolacoosane, Kanturk	This submission proposes that lands at Coolacoosane, Kanturk be zoned for residential use.
Lucey Motors Millstreet	5292	Lands at Millstreet	This submission proposes that lands at Millstreet be zoned for residential use. The submission states that the site can be serviced by re-routing an existing 9" sewer transversing the site, that access can be gained by widening the existing access of the adjacent garage/showroom and that the site is close to the Town Centre.
Lucey, James & Sons Solicitors	6720	Lands at Kilroe, Kanturk	This submission proposes to zone lands at Kilroe, Kanturk for medium density residential development. The submission states that access is via a county road which spurs off the Regional Road R579. In support of the proposal, the submission states that the lands are sufficiently close to the town centre and other industrial and community uses. The submission claims that the gradients of the lands would not result in development that would have a negative visual impact.
Lucey, Joan	5532	Lands at Gneeves, Boherbue	This submission proposes that lands at Gneeves, Boherbue be zoned for residential use.
Lynch, Patrick	5202	Lands at Knockballymartin, Kilbrin	This submission proposes that lands at Knockballymartin, Kilbrin be included within the development boundary of the village.
Lyre Community Association	5281	Issues relating to Lyre	This submission raises issues relating to Lyre. The submission states that it is very grateful to Cork County Council for the works that they have already carried out in the village of Lyre. The submission states that these works have restored a huge amount of pride in the village. The submission also suggests that a number of issues relating to employment and enterprise should be included in the text for the village.
Madden, Michael	5999	Lands at Tulladuff, Tulladuff Cross Roads	This submission proposes that lands at Tulladuff be zoned for residential development. The submission claims that there is a high demand for individual serviced sites in the area. The submission also claims that the land in question can be serviced by public mains water.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Magner Development Ltd	8234	Lands at Castlemagner	This submission proposes that the development boundary should be extended to include the submission lands. The submission states that Magner Development Ltd has added significant new and improved infrastructure to Castlemagner village and that the lands would have ready access to these services. The submission states that the inclusion of the lands would further improve the visual amenity of the village and add to its definition and that the demand for housing is high. The submission states that Castlemagner has important advantages over similar villages in the North Cork area due to its location to main routes and key towns. See also 5706.
Magner Development Ltd	5706	Lands at Castlemagner	This submission proposes that the development boundary should be extended to include the submission lands. The submission states that Magner Development Ltd has added significant new and improved infrastructure to Castlemagner village and that the lands would have ready access to these services. The submission states that the inclusion of the lands would further improve the visual amenity of the village and add to its definition and also that the demand for housing is high. The submission states that Castlemagner has important advantages over similar villages in the North Cork area due to its location to main routes and key towns. See also 8234.
Mc Auliffe, James	5677	Lands at Paal East, Kanturk	This submission proposes that lands at Paal East, Kanturk be zoned for residential development.
McCarthy, Betty	6766	Lands at Ballyhass	This submission proposes that lands at Ballyhass be zoned for low density housing. The submission supports this proposal by stating that the lands in question are adjacent to the Ballyhass national school and close to a new tourist amenity at the old Ballygiblin quarry site.
Morrissey, Liam	8238	Lands at Cecilstown	This submission requests that the proposed lands be zoned for residential use. This submission states that the village has been declining and outlines certain reasons for this decline. This submission states that any development on these lands would encourage the growth and financial viability of services within the village as access is directly onto the village. See also 6093.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Morrissey, Liam	6093	Lands at Cecilstown	This submission requests that the proposed lands be zoned for residential use. This submission states that the development of the village has been declining and outlines certain reasons for this decline. This submission states that a low density village type scheme would benefit the village of Cecilstown and the key features of such a development have been outlined. See also 8238.
Morrissey, William	5215	Lands at Cecilstown	This submission proposes that lands at Cecilstown be zoned for residential development. The submission claims that the lands in question are serviceable and have pedestrian access.
Mulcahy, Patrick	6711	Lands at Rockchapel	This submission proposes that the lands at Rockchapel be zoned for commercial/residential with some amenity development. The submission states that a mix of commercial/retail/education/leisure and residential development should be incorporated within the site. The submission states that the inclusion of the site in the draft plan for Rockchapel is of paramount importance to the future development of Rockchapel. The submission includes a site layout scheme as part of the proposal.
Murphy, Jeremiah	5630	Lands at Lyre, Lyre	This submission proposes that lands at Lyre, Lyre be zoned for residential development. The submission states that a planning application has been made on the site.
Murphy, Joan	8353	Lands at Banteer	This submission proposes that lands at Banteer be zoned for medium density residential development. The submission claims that the lands in question are fully serviceable and ideally suited for development. See also linked submission 5417.
Murphy, Joan	5417	Lands at Banteer	This submission proposes that lands at Banteer be zoned for medium density residential development. The submission claims that the lands in question are fully serviceable and ideally suited for development. See also linked submission 8353.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Murphy, William	8354	Lands at Kilcorney	This submission proposes the lands at Kilcorney be zoned for residential development. This submission states that the lands in question are in close proximity to the village core and its associated facilities. This submission states that these lands are serviceable and if developed will necessitate the installation of a modern sewage treatment facility. The submission proposes to build some shelter housing on the lands and it claims that the local community are in favour of these proposals. The submitter claims due to severe restrictions placed on farming activity (potential river pollution) by the EU, these lands, because of their close proximity to a river, are more suited to residential use than for farming. See also linked submissions 5477 and 8355.
Murphy, William	5477	Lands at Kilcorney	This submission proposes that lands at Kilcorney be zoned for residential development. This submission states that the lands in question are in close proximity to the village core and its associated facilities. This submission states that these lands are serviceable and if developed will necessitate the installation of a modern sewage treatment facility. The submission proposes to build some shelter housing on the lands and it claims that the local community are in favour of these proposals. The submission states that due to severe restrictions placed on farming activity (potential river pollution) by the EU, these lands, because of their close proximity to a river, are more suited to residential use than for farming. See also linked submissions 8354 and 8355.
Murphy, William	8355	Lands at Kilcorney	This submission proposes that lands at Kilcorney be zoned for residential development. This submission states that the lands in question are in close proximity to the village core and its associated facilities. This submission states that these lands are serviceable and if developed will necessitate the installation of a modern sewage treatment facility. The submission proposes to build some shelter housing on the lands and it claims that the local community are in favour of these proposals. The submission states that due to severe restrictions placed on farming activity (potential river pollution) by the EU, these lands, because of their close proximity to a river, are more suited to residential use than for farming. See also linked submissions 5477 and 8354.



<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Newmarket GAA	5752	Lands at Newmarket	This submission proposes that lands at Newmarket be zoned for medium density residential development. The submission states that the lands are currently owned by the GAA and are serviceable. The submission claims that the sale of these lands will allow the GAA to acquire additional lands to provide for an extra playing pitch.
Noonan, Willie	5406	Lands at Farthingville East, Dromina	This submission proposes that lands at Farthingville East be zoned for residential development. This submission claims that the lands are serviceable and can be easily developed. The submission states that the lands are close to the village core and if developed, would help to meet the growing demand for houses in the area.
Nugent, Danny	5652	Lands at Scarteen Lower, Newmarket	This submission proposes that lands at Scarteen Lower, Newmarket be zoned for industrial use.
O' Brien, Conor	5871	Lands at Clonmeen Road/ Duinch, Banteer	This submission proposes that lands to be zoned for residential use and to be included within the development boundary of Banteer. The submission states that there are a number of practical factors that are likely to restrict residential development during the period of the plan based on the specific areas proposed for zoning and the likelihood of their development. The submission claims that three very significant developments for which planning permission has been granted have not been included within the proposed development boundary. The submission proposes that lands marked LP.1 on the accompanied maps should be included within the development boundary of Banteer. The submission states that these lands merit residential zoning due to the following: their location, availability of services, availability of a footpath to the village, as the lands were within the 1996 development boundary, as any development on this site would constitute an infill development and as the land is available for immediate development. The submission also adds that a permitted access can be availed of and that a letter confirming permission to avail of the access has been submitted. See also 8241.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O' Brien, Conor	8241	Lands at Clonmeen Road/ Duinch, Banteer	This submission proposes lands to be zoned for residential use and to be included within the development boundary of Banteer. The submission states that there a number of practical factors that are likely to restrict residential development during the period of the plan based on the specific areas proposed for zoning and the likelihood of their development. The submission states that three very significant developments for which planning permission have been granted have not been included within the proposed development boundary. The submission proposes that lands marked LP.2 on the accompanied maps should be included within the development boundary of Banteer. The submission states that these lands merit residential zoning due to their location, access to services, the level topography, on road frontage and as any development on this site could be considered as an infill development. See also 5871.
O' Brien, Gerard	5753	Lands at Lismire	This submission proposes that lands at Lismire be zoned for residential use. In support of the proposal the submission states that permission has been applied for on part of the land and that the village will be provided with a sewerage treatment plant and a system of disposing of surface water and that there is sufficient potable water within the village. See also 8233
O' Callaghan	5678	Lands at X-01, Boherbue	This submission proposes that Lands at X-01, Boherbue be zoned for town centre use.
O' Callaghan, Batt	6763	Lands at Glennamuck, Taur	This submission proposes that lands at Glennamuck be zoned for residential development. This submission states that housing development on these lands would help counteract population decline in the area.
O' Callaghan, Pat	6779	Issues relating to Meelin	This submission states that some residential development is required as the school population is declining which in turn will have an adverse affect on the local community in the future. The submission states that there are great recreational facilities available in the area concerned.
O' Connor, Charles J.	5340	Lands at Kanturk Electoral Area	This submission requests that lands be zoned for residential use. This submission states that these lands were formally zoned for residential development and that they were altered on the last plan without consultation with either owner. This submission does not include a map of the lands and as a result it is difficult to ascertain which lands the submission pertains to.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O' Connor, James	5236	Lands at Fortlands, Charleville	This submission proposes that lands at Fortlands, Charleville be zoned for residential development.
O' Connor, Jerry	5293	Lands at Gurteenard, Kanturk	This submission proposes that lands at Gurteenard, Kanturk be zoned for residential development. The submission states that the lands would be easily serviced and that it would be suited for low density housing due to its sheltered location, relative closeness to the town centre and that it borders lands already zoned.
O' Connor, John F	5257	Lands at Glounreigh, Kiskeam	This submission proposes that lands at Glounreigh be zoned for residential development.
O' Connor, Margaret	5169	Lands at Pulleen, Kanturk	This submission proposes that lands at Pulleen be zoned for residential development.
O' Connor, Michael	5285	Lands at Charleville	This submission proposes that lands at Charleville be zoned for agri/machinery/plant use.
O' Keeffe, Michael	5472	Issue relating to Newmarket	This submission raises the issue of a right of way access west of R-07, Newmarket. The submission states that the right of way provides access to the submitter's home and farm and requests that the right of way access be upheld both on map and in the text. The submission states that all legal rights of way should be indicated on all of the local area plans.
O' Keeffe, Patricia	5377	Lands at Glennamucklagh West, Taur	This submission proposes that lands at Glennamucklagh West, Taur be zoned for residential use. The submission states that the lands could accommodate a small number of dwellings for people seeking an alternative remote country style of living. It also states that the lands should be used for housing rather than encouraging further forestry in the area.
O' Keeffe, Tom	6677	Lands at Curraduff, Newmarket	This submission proposes that lands at Curraduff, Newmarket be zoned for residential use. The submission states that by proposing a development node for the area, rural housing development can be managed in a controlled environment rather than its current hap-hazard nature. See also 8232.
O' Keeffe, Tom	8232	Lands at Curraduff, Newmarket	This submission proposes lands at Curraduff, Newmarket be zoned for residential use. The submission states that by proposing a development node for the area, rural housing development can be managed in a controlled environment rather than its current hap-hazard nature. See also 6677.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O' Leary, Bart	5463	Lands at Meelin	This submission proposes that the submission lands be developed as a parkland type development. This submission claims that there is a mains water supply running along the road in front of the proposed sites.
O' Leary, Dermot	5653	Lands at Paal East, Kanturk	This submission proposes that lands at Paal East, Kanturk be zoned for residential use.
O' Shaughnessy, Mary	6001	Lands at Cloghboola	This submission proposes the zoning of lands for residential development. This submission refers to lands marked 1 and 2 on the accompanying maps. The submission states that the lands are highly suitable in terms of their location adjacent to existing zoned residential land and the nearby National School. The submission proposes that the current zoning be extended to the remainder of the submission lands and that the lands would become available as development lands in the short term. The submission states that in the absence of council facilities, a combination of group treatment plants and septic tanks would be required. See also 8239 and 8240
O' Shaughnessy, Mary	8240	Lands at Cloghboola	This submission proposes the zoning of lands for residential development. The submission states that as these lands are not actively farmed, they would become available for low density residential development if zoned appropriately. See also 8239 and 8240
O' Shaughnessy, Mary	8239	Lands at Cloghboola	This submission proposes the zoning of lands for residential development. The submission states that as these lands are not actively farmed, they would become available for low density residential development if zoned appropriately. See also 6001 and 8240
O' Sullivan, Finola	5844	Issues relating to Boherbue	This submission raises the issue of the implications of additional zoning for residential development in Boherbue, concern relating to the type of houses developed with regard to the existing single storey houses, whether due consideration has been given to the infrastructure of the village relating to public transport and community facilities limited to the GAA or activities run by community volunteers. The submission raises the issue of whether an accessible community hall be provided in tandem with the proposed development and that the improvement of existing facilities and the provision of amenities be in place before any development commences.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O' Sullivan, Patrick	6176	Lands at Lackabane, Millstreet	This submission proposes that lands at Lackabane, Millstreet be zoned for residential use. The submission states in support of the proposal that the site is adjacent to existing zoning, can be serviced, has good road access, would be made available in the short term, that the removal of trees on site would be minimal and that a comprehensive landscaping scheme be incorporated as part of any proposal, that there is a shortage of available zoned land in Millstreet and that the proposal would be for low density housing to accommodate those wanting to build individual houses in the countryside.
O'Brien, Gerard	8233	Lands at Lismire	This submission proposes that lands at Lismire be zoned for residential use. In support of the proposal the submission states that permission has been applied for on lands in the same ownership opposite the proposed lands and that the village will be provided with a sewerage treatment plant and a system of disposing of surface water and that there is sufficient potable water within the village. See also 5753
O'Connor, Billy	5218	Lands at Dromalour, Kanturk	This submission proposes that lands at Dromalour be zoned for light industry. This submission is requesting that the existing industrial zoning be extended.
O'Leary, Denis	5255	Lands at Mullaghroe, Cullen	This submission proposes that lands at Mullaghroe be zoned for residential development.
Sheehan, John	5510	Lands at Kanturk, including I-03, Kanturk	This submission proposes that lands at Kanturk, including I-03, Kanturk be zoned Special Zoning.
Troy, Robert	5875	Lands at Newtownshandrum	This submission proposes that lands at Newtownshandrum be zoned for mixed use development. To accommodate this proposal the submission proposes reducing the size of I-01 and extending the development boundary. This proposal includes a retirement village, a number of residential units, a commercial building which could accommodate a creche, a public house & retail facilities and an open space area with a village focal point. The submission claims that the lands in question are serviceable and that the current road network could cope with the expected future population growth that will be generated by this proposal.
Tullylease Community Council	5679	Issues relating to Tullylease	This submission refers to the Village Renewal Programme and identifies areas within the village relating to the programme. The submission refers to housing types which should be sensitive to the adjacent monastic settlement. The submission also identifies an area which would be suitable for housing.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Tynan, Billy	5304	Lands at Dromina	This submission proposes that lands at Dromina be zoned for residential use. In support of this proposal the submission states that the lands are close to the village centre, the availability of public sewer and water supply and can be accessed through the site R-04 which is in the same ownership. See also 8235
Tynan, Billy	8235	Lands at part of R-04, Dromina	This submission proposes that lands at part of R-04, Dromina be zoned for retail/commercial use to incorporate a shop and petrol filling station. In support of the proposal the submission states that there is no such facility at present located at the southern end of the village and that the lands are in close proximity to the church and that a combined entrance be used to serve the shop etc and the development of R-04. See also 5304
Walsh, Noreen	5772	Issues relating to Knockaclarig	This submission raises issues relating to Knockaclarig as follows; request that a development scheme for five developed sites and ten dwellings, provisions to be made for water and sewerage and a community parkland/recreation area. The submission concludes that with two large employers within a ten mile radius of Knockaclarig, employment opportunities have improved with a real need for housing in the area.
Withery, Denis	5756	Issues relating to Banteer	This submission raises the following issues relating to Banteer; Banteer Bridge and its capacity to carry further traffic, any further developments should comply with amenity and recreation policy of Cork County Council, developers should contribute to local groups to provide amenities to accommodate housing developments. In conclusion the submission states that Cork County Council as the Planning Authority must plan for all villages and social and sanitary infrastructure and not just for housing.