

County Manager's Report to Members

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

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

August 2005

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

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

1 Introduction

- 1.1 This report has been prepared in response to the submissions and observations made on the Proposed Amendment to the Kanturk Local Area Plan dated June 2005 and sets out the Manager's recommendation.
- 1.2 There are two Appendices to this report. Appendix A includes a full list of all of the submissions and observations made as well as a brief summary of the issues raised in each.
- 1.3 Appendix B contains details of the Manager's opinion in relation to the issues raised relevant to each draft change. To meet the requirements of the Planning and Development Acts, this takes account of:
 - The proper planning and sustainable development of the area;
 - Statutory obligations of local authorities in the area; and
 - Relevant policies or objectives of the Government or Ministers.
- 1.4 In submitting this report to Members it is recommended that the Amendment be accepted subject to the detailed modifications, omissions and other recommendations set out in the text of the report.

2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Kanturk Local Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised. A total of 114 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of both Councils resolved to publish the proposed amendment that was published on 6th June 2005.
- 2.2 A total of 16 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

3 Remaining Steps in the Process

- 3.1 This report commences the final phase in preparing the Local Area Plan. The Planning and Development Acts require the Members of the Council to consider this report together with the Amendment.
- 3.2 Under the provisions of section 12 (3) (g) the Planning and Development Act (as amended), the Special Local Area Plan shall be deemed to be made, subject to the modifications recommended by the Manager in this report, six weeks after this report has been furnished to all the members of the Authority unless the members of the planning authority, by resolution, decide to make or amend the plan otherwise (providing that the amendment that authority so decide upon is the original amendment proposed in the document published on 6th June 2005 or such amendment of it as considered appropriate).
- 3.3 These provisions of the Act (as amended) impose constraints on what can be considered for inclusion in the Local Area Plan at this stage. While there is still scope to modify the amendment, it is clear that matters that were not part of the amendment cannot now be introduced. Care should also be taken to ensure that where the amendment is to be modified, restraint should be exercised. This is to ensure that the extent or degree of modification doesn't result materially in a new change that falls outside the scope of what is allowed.
- 3.4 The Act also states as follows: "When performing their functions under this section the members of the authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government" (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

4 Scope for Modifying the Proposed Amendment

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

Table 1: Submissions that lie outside the scope of the Proposed Amendment (Ref Nos.)

9132, 9209, 9331, 9511, 9527, 9738, 9739, 9740, 9742.

5 Summary of Manager's Recommendations

5.1 The following table summarises the Manager's recommendations in relation to the proposed amendment. It sets out the Manager's view on whether the relevant changes should be accepted (as published), omitted, or modified. The reasons for the recommendations, together with the text of any recommended modifications, are set out in the accompanying Appendix B with the relevant page numbers set out below.

List of Proposed Changes

No.	Proposed Change	Accept/Modify / Omit	Page
	OVERALL STRATEGY		
KTK 02.01	Inclusion of lands to the northwest of Kanturk as GB 1-2	Accept	18
KTK 02.02	Inclusion of lands in the Kanturk greenbelt as GB 1-2	Omit	19
KTK 02.03	Inclusion of lands in the Millstreet greenbelt as GB 1-2	Accept	22
KTK 02.04	Inclusion of lands in the Millstreet greenbelt as GB 1-2	Modify	23
KTK 02.05	Inclusion of lands in the Millstreet greenbelt as GB 1-2	Accept	24
KTK 02.06	Inclusion of lands in the Millstreet greenbelt as GB 1-2	Omit	25
KTK 02.07	Inclusion of lands in the Millstreet greenbelt as GB 1-2	Accept	26
	LOCAL AREA STRATEGY		
KTK 03.01	Inclusion of Ballyhass and Curraraigue as village nuclei within the settlement network, as outlined in paragraph.3.5.6.	Accept	29
	ENVIRONMENT AND HERITAGE		
KTK 07.01	Delete the final section of paragraph 7.7.3 and replace it with new text regarding landscape character assessment	Accept	31
	SETTLEMENTS AND OTHER LOCATIONS		
	05 - Ballydesmond		

Kanturk Electoral Area Local Area Plan

KTK 08.05.01	Inclusion of additional zoning for low density residential use in Ballydesmond	Modify	33
KTK 08.05.02	Extend development boundary to the north of Ballydesmond and to provide for future expansion of the graveyard	Accept	34
KTK 08.05.03	Extend development boundary to the north of Ballydesmond	Modify	35
KTK 08.05.04	Remove part of O-01 and extend R-02 zoning, Ballydesmond	Accept	36
KTK 08.05.05	Remove part of lands from O-01 zoning in Ballydesmond	Accept	37
KTK 08.05.06	Proposed open space zoning for Ballydesmond	Accept	38
KTK 08.05.07	Extend development boundary of Ballydesmond	Omit	39
KTK 08.05.08	Extend development boundary of Ballydesmond	Accept	40
	06 – Banteer		
KTK 08.06.01	Extend development boundary to the west of Banteer	Modify	42
KTK 08.06.02	Extend development boundary to the north of Banteer in order to reflect existing development	Accept	43
KTK 08.06.03	Extend development boundary to the east of Banteer	Accept	44
KTK 08.06.04	Extend development boundary of Banteer	Accept	45
	07 – Boherbue		
KTK 08.07.01	Extend development boundary to the south of Boherbue	Accept	48
KTK 08.07.02	Change X-01 to town centre uses, Boherbue	Accept	49
KTK 08.07.03	Change R-05 from low density residential use to medium density, Boherbue	Accept	50
KTK 08.07.04	Extend development boundary of Boherbue	Accept	51
	08 – Dromina		
KTK 08.08.01	Extend development boundary to the east of Dromina	Accept	54

Kanturk Electoral Area Local Area Plan

KTK 08.08.02	Change to text of the specific zoning objective of R-02, Dromina	Accept	55
KTK 08.08.03	Change in zoning of part I-01 to Residential use, Dromina	Accept	56
KTK 08.08.04	Extension of R-04 zoning in Dromina	Accept	57
KTK 08.08.05	Extend development boundary of Dromina	Accept	58
KTK 08.08.06	Extend development boundary to the east of Dromina	Accept	59
	11 – Newtownshandrum		
KTK 08.11.01	Extension of development boundary and change part of I-01 to residential use, Newtownshandrum	Modify	62
KTK 08.11.02	Extension of development boundary to the south of Newtownshandrum.	Accept	63
	12 – Ballydaly		
KTK 08.12.01	Extension of development boundary to the east of Ballydaly	Accept	66
KTK 08.12.02	Extension of development boundary of Ballydaly	Accept	67
	13 – Ballyhea		
KTK 08.13.01	Modification of the text of residential zoning R-06, Ballyhea	Accept	70
	14 – Castlemagner		
KTK 08.14.01	Extension of development boundary to the north of Castlemagner	Accept	71
KTK 08.14.02	Reduction of development boundary to the south east of Castlemagner	Accept	72
KTK 08.14.03	Extension of development boundary of Castlemagner	Omit	73
	15 – Cecilstown		
KTK 08.15.01	Extension of development boundary to the northwest of Cecilstown	Accept	76

Kanturk Electoral Area Local Area Plan

KTK 08.15.02	Extension of development boundary of Cecilstown	Accept	77
	16 – Cullen		
KTK 08.16.01	Extension of development boundary to the west of Cullen	Accept	80
KTK 08.16.02	Extension of development boundary to the east of Cullen	Accept	81
	17 – Derrinagree		
KTK 08.17.01	Extension of development boundary to the south to Derrinagree	Accept	84
KTK 08.17.02	Extension of development boundary to the north to Derrinagree	Accept	85
KTK 08.17.03	Extension of development boundary to Derrinagree	Modify	86
	18 – Freemount		
KTK 08.18.01	Extension of development boundary to the northeast of Freemount	Accept	88
	19 – Kilbrin		
KTK 08.19.01	Extension of development boundary to the northwest of Kilbrin	Accept	90
KTK 08.19.02	Extension of development boundary to Kilbrin	Modify	91
	20 – Kilcorney		
KTK 08.20.01	Extension of development boundary to the north of Kilcorney	Accept	94
KTK 08.20.02	Extension of development boundary to the north of Kilcorney	Accept	95
	21 – Kiskeam		
KTK 08.21.01	Extension of development boundary to the northwest of Kiskeam	Accept	98
KTK 08.21.02	Extension of development boundary to the northeast of Kiskeam	Accept	99
KTK 08.21.03	Extension of development boundary to Kiskeam	Accept	100

Kanturk Electoral Area Local Area Plan

	22 – Lismire		
KTK 08.22.01	Extension of development boundary to the southeast of Lismire	Accept	102
KTK 08.22.02	Extension of development boundary to the northeast of Lismire	Accept	103
KTK 08.22.03	Extension of development boundary to Lismire	Accept	104
	23 – Lyre		
KTK 08.23.01	Extension of development boundary to the north of Lyre	Accept	106
KTK 08.23.02	Extension of development boundary to the south of Lyre	Accept	107
KTK 08.23.03	Extension of development boundary to Lyre	Accept	108
	24 – Meelin		
KTK 08.24.01	Proposed open space zoning at Meelin	Accept	110
KTK 08.24.02	Proposed open space zoning at Meelin	Modify	111
	26 – Rockchapel		
KTK 08.26.01	Extension of development boundary to the southeast of Rockchapel	Accept	114
KTK 08.26.02	Change to the text of GEN-01, Rockchapel	Accept	115
	29 – Cloghboola		
KTK 08.29.01	Include a map of the settlement of Cloghboola	Accept	118
KTK 08.29.02	Extension of development boundary to Cloghboola	Modify	119
	35 – Dromalour		
KTK 08.35.01	Extension of I-01 zoning in Dromalour	Accept	122
	36 – Sally's Cross		
KTK 08.36.01	Extension of development boundary in Sally's Cross	Accept	124
	37 – Ballyhass		

Kanturk Electoral Area Local Area Plan

KTK 08.37.01	Inclusion of additional village nucleus, Ballyhass	Accept	126
	38 – Curraraigue		
KTK 08.38.01	Inclusion of additional village nucleus, Curraraigue	Accept	127

Appendix A

(i) Numerical List of Submissions

(ii) Alphabetical List (by Interested Party) and

Summary of Submissions

Kanturk Electoral Area Local Area Plan

(i) Numerical List of Submissions

<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9007	Lands at Millstreet	O' Riordan, Sean
9028	Lands at Castlemagner	Lehane, Cornelius
9029	Lands at Castlemagner	Lehane, Cornelius
9041	Lands at Dromina	Garvey, David
9054	Lands at Lyre	Murphy, Jeremiah
9076	Lands at Meelin	O Leary, Bart
9132	Lands at Pulleen, Kanturk	Collins, Jerry. Autoroller Ireland Limited
9209	Issues general to draft LAP's	Cork Environmental Forum
9331	Lands at Rathcoole	McCarthy, Donal
9370	Issues relating to Banteer	Banteer Community Childcare Services Ltd
9511	Lands at Dromalour	O Leary, Dermot
9527	Lands at Newmarket	O Keeffe, Tom
9738	Lands at Lismire	Cllr. Murphy, Marian.
9739	Lands at Tulladuff	Cllr. Murphy, Marian.
9740	Lands at Charleville	Cllr. Murphy, Marian.
9742	Issues relating to Charleville	Charleville Sheltered Housing Services

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

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Banteer Community Childcare Services	9370 Issues relating to Banteer	The submission states that Banteer Community Childcare Services Ltd is a voluntary community group with charitable status that recently received grant aid to construct a community run, non-profit making childcare facility in the village of Banteer. This submission states that the owner of lands proposed for zoning under KTK 08.06.04, has agreed to provide a donation of land free of charge to Banteer Community Childcare Services Ltd. The submission claims that this donation of lands is vitally important to allow the childcare project to go ahead thus the submission supports the proposal to zone the lands under KTK 08.06.04.
Charleville Sheltered Housing Services	9742 Issues relating to Charleville	This submission outlines traffic congestion issues pertaining to Charleville. The submission states that no development should take place until adequate parking is provided.
Cllr. Murphy, Marian.	9740 Lands at Charleville	The submission requests that lands be zoned for agri/machinery/plant hire.
Cllr. Murphy, Marian.	9739 Lands at Tulladuff	The submission states that submission no. 5999 should have been included in the Proposed Amendments document.
Cllr. Murphy, Marian.	9738 Lands at Lismire	This submission requests that extra lands be included within the development boundary of Lismire.
Collins, Jerry. Autoroller Ireland	9132 Lands at Pulleen, Kanturk	This submission states that consideration should be given to adding lands to the specific industry and enterprise area zoning objectives for Kanturk. The submission states that there is insufficient provision on the current draft plan for industrial/enterprise development and that the lands that are proposed would ideally suit this need. The submission states that the request for the zoning is based on following grounds: the lands are immediately adjoining and existing industrial estate, the land has access to all services including sewerage, access would be via the existing industrial road therefore no new entrances would be required. The submission also claims that the land is an ideal site for re-zoning and fits the draft plans description as "a key location where attractive, serviced land is readily available to attract new industry".

Kanturk Electoral Area Local Area Plan

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Cork Environmental Forum	9209 Issues general to draft LAP's	This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extensions to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. The submission also states that there has been a neglect of an opportunity to provide mixed use developments rather than simply housing. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft LAPs.
Garvey, David	9041 Lands at Dromina	This submission proposes that lands at Dromina be included within the development boundary. The submission states that it would be more effective to extend the proposed change so that the boundary can be more easily identified. The submission also states that the provision of housing alone is not adequate to regenerate the village and there is a need for shops/cafes/offices in the villages.
Lehane, Cornelius	9029 Lands at Castlemagner	The submitter, who states that he is the owner of the lands in question, objects to the proposed change. The submission states that development on the lands would not adversely affect the views to and from the church due to the elevated site on which the church is situated, the distance to the lands and as the lands are on a declining slope to the Ketragh River to the south.

Kanturk Electoral Area Local Area Plan

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Lehane, Cornelius	9028 Lands at Castlemagner	This submission states that if KTK 08.14.01 and KTK 08.14.03 is included in the development boundary and if KTK 08.14.02 is removed then this will have an impact on the village and its people. This submission states that the future village expansion will occur almost entirely on the western side of the village. It is stated that such an expansion will degrade the original village to merely a suburb or an offshoot of the new village. The submission claims that there is an unequal distribution of zoned land, as 90% of land being zoned is owned by one individual. The submission states that new lands should be included within the development boundary as per map. It is stated that the people of Castlemagner have benefited greatly from the many amenities provided to the locality from the lands to the south and east of the village thus it is claimed that the majority of people locally would give their approval to have this land zoned for housing development.
McCarthy, Donal	9331 Lands at Rathcoole	This submission states that reference is made in the draft plan in relation to 10 serviced dwellings that have received planning permission, however the submission claims that the correct number is 49 dwellings. The submission states that no mention is made to the fact that Rathcoole is on the Mallow to Killarney railway line. The submission states that there is potential for a commuter line from Rathcoole and arising out of this the submission suggests that the development boundary for Rathcoole is too restrictive thus additional lands should be zoned in order to allow for further future development.
Murphy, Jeremiah	9054 Lands at Lyre	The submission states that a submission was made earlier during the year for the zonings of lands to the north of Lyre and the relevant reference number is 5630. The submission states that a further submission was made through a public representative to have more lands zoned to the east of the portion marked KTK 08.23.01. The submission states that it is hoped that these lands be taken into account by Cork County Council when it makes its final
O Keeffe, Tom	9527 Lands at Newmarket	The submission refers to lands that were not included in the proposed amendments document. The submission states that the lands are in a Clar area and a small settlement would fill both the needs of the local people and manage their settlement in a practical and attractive way.

Kanturk Electoral Area Local Area Plan

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O Leary, Bart	9076 Lands at Meelin	The submission states that an error was made by the submitter as a previous submission did not include the natural boundary of the field. The submission now requests that the rest of the lands be included in the zoning.
O Leary, Dermot	9511 Lands at Dromalour	The submission refers to a previous submission for industrial/commercial zoning in Dromalour. The submission requests that the proposal be re-considered as the lands are across the road from an existing industrial zoning.
O' Riordan, Sean	9007 Lands at Millstreet	The submission states that it approves of the proposed changes KTK 02.04 and KTK 02.05. This submission request that lands adjoining the other two parcels of land be included in this rezoning.

APPENDIX B:

AMENDMENTS TO SECTION 2:

OVERALL STRATEGY

PROPOSED CHANGE NO. KTK 02.01

INCLUSION OF LANDS TO THE NORTHWEST OF KANTURK AS GB 1-2

PROPOSED CHANGE

It is proposed to make a modification to the greenbelt map for Kanturk in Section 8 of the Draft Plan by including lands to the northwest as GB 1-2.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This area of land is proposed as a GB 1-2 area as there is an established proliferation of one-off dwellings in the vicinity. The area is less visually prominent to the general setting of the town and whilst the area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 02.02**INCLUSION OF LANDS TO THE NORTH OF KANTURK AS GB 1-2****PROPOSED CHANGE**

It is proposed to make a modification to the greenbelt map for Kanturk in Section 8 of the Draft Plan by including lands to the north of Kanturk as GB 1-2.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The main planning issues in this case are traffic safety and also the lands are located in an SAC. The lands are located off a regional road where the maximum speed limit for a regional road applies. While the question of sight distances is a development control matter, the Planning Authority would not favour a series of individual vehicular entrances onto this regional route as this would reduce the traffic safety of this road.

Secondly, it is considered that in the interests of proper planning and sustainable development that individual dwellings should not be encouraged in areas designated as SACs. The Draft Plan has included an area of 35.3ha as a GB 1-2 area and it is considered that with the proposed change KTK 02.01 that there are adequate land to accommodate limited numbers of individual dwellings in the Kanturk Greenbelt outside of this proposed GB 1-2.

Therefore, having considered the above issues it is recommended that the proposed change be omitted.

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

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

Kanturk Electoral Area Local Area Plan

Kanturk green belt

PROPOSED CHANGE NO. KTK 02.03**INCLUSION OF LANDS IN THE MILLSTREET GREENBELT AS GB 1-2****PROPOSED CHANGE**

It is proposed to make a modification to the greenbelt map for Millstreet in Section 8 of the Draft Plan by including lands as GB 1-2.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of relevant planning issues associated with the proposed lands. Firstly, this is an elevated area as the land rises sharply from the road to a high point of 237 metres thus development on these lands would be prominent. Therefore due to the steep topography of the lands and its close proximity to an area designated as "Scenic Landscape" under the 2003 County Development Plan, it is considered that these lands are located in a sensitive location and that development would have an adverse affect on the setting of the town and indeed this rural area.

The second issue relates to the road network in the area. Access to any proposed site on these lands is either onto a busy local road or onto a very narrow side road. The junction where the side road meets the local road appears to have insufficient sight lines to the northeast. Indeed at this location the local road has a continuous white line that stretches for a significant distance. Section 3.3.17, Chapter 3, Volume 1 of the County Development Plan states that one of the "normal proper planning considerations" is whether a proposed site is "on a dangerous or high speed stretch of road". Thus it is considered that promoting sporadic housing development in the area concerned would be inconsistent with Section 3.3.17.

The Draft Plan has included an area of 40.85ha as a GB 1-2 area while the five additional proposed GB 1-2 areas together amount to 32.32ha. It is considered that there are adequate areas to accommodate limited numbers of individual dwellings in the Millstreet Greenbelt outside of this proposed GB 1-2.

From an assessment of all issues in relation to the proposed change it is difficult to justify, in terms of proper planning and sustainable development, the inclusion of the proposed change

However, whilst there may be concerns raised that these lands may impact on the setting of this rural area, on balance it may possibly be suggested that the proposed change could be accommodated in the plan.

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. KTK 02.04**INCLUSION OF LANDS IN THE MILLSTREET GREENBELT AS GB 1-2****PROPOSED CHANGE**

It is proposed to make a modification to the greenbelt map for Millstreet in Section 8 of the Draft Plan by including lands as GB 1-2.

RELEVANT SUBMISSIONS RECEIVED

9007							

PLANNING ISSUES

There are a number of planning issues in relation to the proposed lands. The lands are in close proximity to an SAC while part of the lands are located within an SAC. It is considered in the interests of proper planning and sustainable development that individual dwellings should not be encouraged in areas designated as SACs.

One submission was received in relation to the proposed change which states that it approves of the proposed change. This submission requests that lands adjoining KTK 02.04 be included in this rezoning, however this is regarded as a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

The Draft Plan has included an area of 40.85ha as a GB 1-2 area while the five additional proposed GB 1-2 areas together amount to 32.32ha. The proposed area adjoins an already large area identified as a GB 1-2 and the proposed change effectively extends this area. It is considered that there are adequate areas to accommodate limited numbers of individual dwellings in the Millstreet Greenbelt outside of this proposed GB 1-2. Thus to address the outstanding issues, it is proposed that the change be modified by removing the area of land included within and immediately adjoining the SAC.

MANAGER'S RECOMMENDATION:***MODIFY THE PROPOSED CHANGE BY OMITTING AS FOLLOWS:***

Reduce the area affected by the proposed change, see attached figure.

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

PROPOSED CHANGE NO. KTK 02.05

INCLUSION OF LANDS IN THE MILLSTREET GREENBELT AS GB 1-2

PROPOSED CHANGE

It is proposed to make a modification to the greenbelt map for Millstreet in Section 8 of the Draft Plan by including lands as GB 1-2.

RELEVANT SUBMISSIONS RECEIVED

9007							

PLANNING ISSUES

This area of land is proposed as a GB 1-2 area. The area is less visually prominent to the general setting of the town and whilst the area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised.

One submission was received in relation to the proposed change and states that it approves of the proposed change. This submission request that lands adjoining KTK 02.05 be included in this rezoning, however this is regarded as a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 02.06**INCLUSION OF LANDS IN THE MILLSTREET GREENBELT AS GB 1-2****PROPOSED CHANGE**

It is proposed to make a modification to the greenbelt map for Millstreet in Section 8 of the Draft Plan by including lands as GB 1-2.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

One of the main planning issues relating to the proposed change is that these lands are located in an SAC and in the interests of proper planning and sustainable development that individual dwellings should not be encouraged in areas designated as SACs.

Another issue is that the road network serving these lands is inadequate. The River Blackwater interrupts some minor roads in the vicinity thus there is no direct access except over a weir in the river.

The Draft Plan has included an area of 40.85ha as a GB 1-2 area while the five additional proposed GB 1-2 areas together amount to 32.32ha. It is considered that there are adequate areas to accommodate limited numbers of individual dwellings in the Millstreet Greenbelt outside of this proposed GB 1-2.

In conclusion and having regard to the lands outlying position and its location on an SAC, it is considered that the proposed change be omitted.

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

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

PROPOSED CHANGE NO. KTK 02.07

INCLUSION OF LANDS IN THE MILLSTREET GREENBELT AS GB 1-2

PROPOSED CHANGE

It is proposed to make a modification to the greenbelt map for Millstreet in Section 8 of the Draft Plan by including lands as GB 1-2.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The relevant planning issue in this case is one of visual vulnerability due to the land's elevated and exposed location. The landscape character of the area is given as "Broad Marginal Middleground Valleys" in the 2003 County Development Plan. In general the western side of the local road is elevated and rises from the road and on the opposite eastern side lands fall away from the road. The lands of the proposed change lie on the western side.

The majority of houses in the area concerned are located on the eastern side of the road, which in turn helps these developments to integrate into this rural locality as dwellings sit into rather than on the landscape. Therefore it is considered that an undesirable precedent of development on the more elevated and exposed western side should be restricted.

However, whilst there may be concerns raised that these lands may impact on the setting of this rural area, on balance it may possibly be suggested that the proposed change could be accommodated in the plan.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Millstreet green belt

AMENDMENTS TO SECTION 3:

LOCAL AREA STRATEGY

PROPOSED CHANGE NO. KTK 03.01

INCLUSION OF BALLYHASS AND CURRARAIGUE AS VILLAGE NUCLEI WITHIN THE SETTLEMENT NETWORK.

PROPOSED CHANGE

It is proposed to make a modification to the table in 3.5.6 of Section 3 of the Draft Local Area Plan, which outlines the settlement network for the Kanturk Electoral Area, by including Ballyhass and Curraraigue as additional village nuclei.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that these two settlements contain some basic community facilities that could help generate small-scale expansion, generally through individual or small-scale housing and other developments, in tandem with the provision of services.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

**AMENDMENTS TO SECTION 7:
ENVIRONMENT AND HERITAGE**

PROPOSED CHANGE NO. KTK 07.01

DELETE THE FINAL SECTION OF PARAGRAPH 7.7.3 AND REPLACE IT WITH NEW TEXT REGARDING LANDSCAPE CHARACTER ASSESSMENT

PROPOSED CHANGE

It is proposed to make a modification to the text of Section 7 of the Draft Local Area Plan by deleting the final section of paragraph 7.7.3 and replacing it with the following text:

New Text: ' It is an objective in assessing proposals for development to have regard to the relevant landscape character descriptions and values'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

**AMENDMENTS TO SECTION 8:
SETTLEMENTS AND OTHER LOCATIONS**

PROPOSED CHANGE NO. KTK 08.05.01**INCLUSION OF ADDITIONAL ZONING FOR LOW DENSITY RESIDENTIAL USE IN BALLYDESMOND****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Ballydesmond and also the existing text in Section 8 of the Draft Plan by including lands in the development boundary and zoning as low density residential use. The following paragraph is proposed:

New residential: 'Low density residential development with a mix of house types and sizes and also with the provision for the retention of existing trees and other on-site features.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed lands are located on a regional road thus access would have to be onto this road. An Engineers report states, "To provide sight distances the existing tree lined road boundary will need to be removed/altered". Thus the retention of the existing trees may not be possible. There are some servicing issue with this site as the Engineers report states that the public sewer will need to be upgraded and while public water is available, the existing pipes will need to be replaced with 100mm diameter.

In summary there is a number of issues in relation to the proposed change, thus a modification to the text of the objective is recommended.

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

New residential: 'Low density residential development with a mix of house types and sizes'.

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

PROPOSED CHANGE NO. KTK 08.05.02

EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BALLYDESMOND AND TO PROVIDE FOR FUTURE EXPANSION OF THE GRAVEYARD

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballydesmond and also the existing text in Section 8 of the Draft Plan by including lands in the development boundary and zoning as E-01. The following paragraph is proposed:

New educational, institutional and civic: 'To allow future expansion of the graveyard.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change will allow for the future extension of the graveyard, which is an important civic service to Ballydesmond.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.05.03**EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BALLYDESMOND****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Ballydesmond and also the existing text in Section 8 of the Draft Plan by including lands in the development boundary and zoning as low density residential use. The following paragraph is proposed:

New residential: 'Low density residential development with a mix of house types and sizes.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that these lands are in close proximity to important community facilities such as a school and the Church thus car dependency would be substantially reduced. The majority of growth has tended to be to the north of the village due to natural river boundaries to the east and south thus the proposed change will be a natural extension of this development.

An Engineers report states that access to site could be a major problem but on balance and having regard all issues, it is considered that the proposed change is a moderate extension to the development boundary.

However it is imperative that any development on these lands is sympathetic to the rural character of the area and also the setting of the adjoining Church. While such detailed considerations are more appropriately dealt within the context of a planning application, a modest revision to the text of the proposed change could be appropriate.

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

New residential: 'Low density residential development with a mix of house types and sizes. Any proposed development shall take into consideration the setting of the Church, shall be sympathetic to the character of the settlement and shall be subject to the provision of an appropriate access.

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

PROPOSED CHANGE NO. KTK 08.05.04

REMOVE PART OF O-01 AND EXTEND R-02 ZONING, BALLYDESMOND

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballydesmond in Section 8 of the Draft Plan by removing part of lands from O-01 and extending the R-02 zoning.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change is a moderate extension to the R-02 zoning and there are no planning issues with this change.

This proposed change has to be taken in conjunction with two other proposed changes namely KTK 08.05.05 and KTK 08.05.06. At a strategic level is considered that lands proposed as open space under KTK 08.05.06 are much more suited for recreational and active use plus a larger area has now been included as open space.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.05.05

REMOVE PART OF O-01 ZONING, BALLYDESMOND

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballydesmond in Section 8 of the Draft Plan by removing part of O-01 zoning.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This proposed change has to be taken in conjunction with two other proposed changes namely KTK 08.05.04 and KTK 08.05.06. At a strategic level is considered that lands proposed as open space under KTK 08.05.06 are much more suited for recreational and active use plus a larger area has now been proposed for inclusion as open space. Therefore as ample lands have been proposed as open space under KTK 08.05.06, there are no planning issues with the proposed change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.05.06

PROPOSED OPEN SPACE ZONING FOR BALLYDESMOND

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballydesmond and also the existing text in Section 8 of the Draft Plan by zoning lands as open space. The following paragraph is proposed:

Open space: 'Active open space with provision for playing pitches, town park and public recreation'.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This proposed change has to be taken in conjunction with two other proposed changes namely KTK 08.05.04 and KTK 08.05.05. At a strategic level is considered that lands proposed as open space under this proposed change are much more suited for recreational and active use plus a larger area has now been proposed for inclusion as open space. The existing use of some of the lands as a GAA ground is also reason for the proposed open space zoning.

Much of the proposed lands is designated as an SAC thus any proposed ancillary recreational development should take cognisance of this environmental designation.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.05.07**EXTEND THE DEVELOPMENT BOUNDARY OF BALLYDESMOND****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Ballydesmond and also the existing text in Section 8 of the Draft Plan by extending the development boundary and zoning as low density residential use. The following paragraph is proposed:

New residential: 'Low density residential development with a mix of house types and sizes.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The relevant planning issue in this case is that the proposed residential use of these lands is not compatible with the existing use of adjoining lands to the north as a live quarry as there would be an immediate loss in residential amenity due to noise and vibration, traffic movements, dust etc.

Road access to this site is also problematic. Currently the only vehicular access to the quarry is from the main road to the south, thus entry/exit from any proposed residential development would have to share this access with HGV's that invariably are associated with this quarry development. This raises concerns not only of future residential amenity or traffic safety but also of pedestrian safety and the safety of children at play.

Conversely the use of the existing quarry may be compromised if these proposed lands are zoned for residential use. The Department of the Environment, Heritage and Local Government guidelines for Quarries and Ancillary Activities states, "consideration should be given to the fact that the proximity of major new housing development, for example, could effectively sterilise such deposits".

An Engineers report states: "One of two bored wells which supply the village with water is located within the proposed zoning. The Council has a right of way and wayleave through this site linking the two bored wells". It is considered that any proposed development on this site may compromise the efficient provision of a public water supply.

It is for the reasons outlined above that the omission of the proposed change is recommended.

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

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

PROPOSED CHANGE NO. KTK 08.05.08

EXTEND THE DEVELOPMENT BOUNDARY OF BALLYDESMOND

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballydesmond in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

While this site cannot be sewered, it is considered that it is a small addition to the development boundary of Ballydesmond and would thus not have a negative impact.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Ballydesmond

PROPOSED CHANGE NO. KTK 08.06.01

EXTEND DEVELOPMENT BOUNDARY TO THE WEST OF BANTEER

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Banteer and also the existing text in Section 8 of the Draft Plan by extending the development boundary westwards and zoning as low density residential use. An objective relating to provision of a car park to service nearby train station shall be included, thus the following paragraph is proposed:

New residential: 'Low density residential development with a mix of house types and sizes with the provision of a car parking area to serve the nearby railway station.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

An Engineers report states that the proposed lands cannot be sewered and there are also storm drainage problems. While there are a number of issues relating to these lands it is considered that through a modification of the text the main concerns can be addressed.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

New residential: 'Low density residential development with a mix of house types and sizes with the provision of a car parking area to serve the nearby railway station. Proposals shall also include for the provision of a satisfactory means of water supply, wastewater disposal and surface water treatment.'

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

PROPOSED CHANGE NO. KTK 08.06.02

EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BANTEER IN ORDER TO REFLECT EXISTING DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Banteer in Section 8 of the Draft Plan by extending the development boundary northwards in order to reflect existing development in the area concerned.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change reflects permitted development in the area concerned thus it is recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.06.03

EXTEND DEVELOPMENT BOUNDARY TO THE EAST OF BANTEER

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Banteer in Section 8 of the Draft Plan by extending the development boundary to the east.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change reflects permitted development in the area concerned thus it is recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.06.04

EXTEND DEVELOPMENT BOUNDARY OF BANTEER

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Banteer in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

9370							

PLANNING ISSUES

One submission was received in relation to the proposed change which states that the owner of lands proposed for zoning under KTK 08.06.04, has agreed to provide a donation of land free of charge to Banteer Community Childcare Services Ltd. The submission claims that this donation of lands is vitally important to allow a childcare project to go ahead thus the submission supports the proposal to zone the lands under KTK 08.06.04.

An Engineers report states that the public sewer is not located adjacent to the site. However on balance and due to the lands location in close proximity to village services it is recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Banteer

PROPOSED CHANGE NO. KTK 08.07.01

EXTEND DEVELOPMENT BOUNDARY TO THE SOUTH OF BOHERBUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Boherbue in Section 8 of the Draft Plan by extending the development boundary to the south.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The main planning issue with this proposed change is access as the land is currently only accessible through a narrow laneway. An Engineers report states confirms that there is "major problems with access" and also states "provision of adequate sight distance will be difficult". There will also be difficulties connecting to the public sewer.

Overall there are some infrastructural issues with this proposed change that should be considered. Whilst there may be concerns raised that the additional lands may impact on the setting of the village, on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change could be accommodated in the plan.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.07.02

CHANGE X-01 TO TOWN CENTRE USES, BOHERBUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Boherbue and also to the text in Section 8, of the Draft Plan by changing X-01 to town centre uses. The following paragraph is proposed:

New town centre: 'Mixed retail, commercial, service, civic and residential uses to facilitate town centre expansion.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Due to the lands close proximity to an existing retail area, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.07.03

CHANGE R-05 FROM LOW DENSITY RESIDENTIAL USE TO MEDIUM DENSITY, BOHERBUE

PROPOSED CHANGE

It is proposed to make a modification to the text in Section 8, of the Draft Plan by changing R-05 from low density residential development to medium density. The following paragraph is proposed:

New Residential: 'Medium density residential development with a mix of house types and sizes.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change is reasonable and there are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.07.04

EXTEND DEVELOPMENT BOUNDARY OF BOHERBUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Boherbue in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Along this local road out of Boherbue there is a lot of ribbon development. While any proposed development may extend ribbon development, the minor road adjacent to the land to the west should act as a natural end point to further development.

As the proposed change reflects permitted development in the area concerned, it recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Boherbue

PROPOSED CHANGE NO. KTK 08.08.01

EXTEND DEVELOPMENT BOUNDARY TO THE EAST OF DROMINA

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Dromina in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This proposed change reflects existing and permitted development on these lands. The area included is within the speed limits and is close to an existing established residential area plus important local services such as the school.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.08.02

CHANGE TO TEXT OF THE SPECIFIC ZONING OBJECTIVE OF R-02, DROMINA

It is proposed to make a modification to the text of the specific zoning objective relating to the R-02 zoning of Dromina. An objective relating to provision of a graveyard is also to be provided for, thus the following paragraph is proposed:

R-02: 'Low density residential development with a mix of house types and sizes with provision for a graveyard.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change provides for the provision of a graveyard, which is an important civic service for any village. Therefore the proposed change is reasonable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.08.03

CHANGE IN ZONING OF PART I-01 TO RESIDENTIAL USE, DROMINA

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Dromina and also to the text in Section 8, of the Draft Plan by changing part of I-01 to medium density residential use. The following paragraph is proposed:

New residential: 'Medium density residential development with a mix of house types and sizes.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change of part of I-01 to residential use is relatively small so Dromina will still retain a significant amount of industrial zoning within its development boundary. The proposed residential zoning is also compatible with this central village location.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.08.04

EXTENSION OF R-04 ZONING IN DROMINA

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Dromina by extending the R-04 zoning.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed extension of R-04 is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.08.05

EXTEND DEVELOPMENT BOUNDARY OF DROMINA

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Dromina in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

9041							

PLANNING ISSUES

The main planning issues in relation to this proposed change is that the proposed lands are outside the speed limit of the regional road therefore sight distances of 120 metres apply. Also there are lands within the development boundary that have yet to be developed.

Conversely the majority of development has occurred in the northern side of Dromina thus the proposed change may help balance the pattern of settlement. Whilst it is considered that lands within the current development boundary should be developed first, it is also recognised that the proposed change is a modest alteration.

One submission was received in relation to the proposed change which proposes that extra lands at Dromina be included within the development boundary however this is regarded as a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.08.06**EXTEND DEVELOPMENT BOUNDARY TO THE EAST OF DROMINA****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Dromina in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of planning issues in relation to this proposed change. Firstly the proposed lands are outside the speed limit of the regional road therefore sight distances of 120 metres apply. Secondly they are quite removed from the village core and from established residential and commercial areas. It also considered that the majority of development has occurred on this side of Dromina thus the proposed change may serve only to add to the imbalance in the pattern of settlement.

Also there are lands within the development boundary that have yet to be developed. An extension to the east of Dromina is proposed under KTK 08.08.01 and it is considered that a further extension would raise problems of traffic safety and ad hoc development.

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

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

Kanturk Electoral Area Local Area Plan

Dromina

PROPOSED CHANGE NO. KTK 08.11.01

EXTENSION OF DEVELOPMENT BOUNDARY AND CHANGE PART OF I-01 TO RESIDENTIAL USE, NEWTOWNSHANDRUM

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Newtownshandrum in the Draft Plan by extending the development boundary and also changing part of I-01 to residential use and include a specific objective as follows:

New residential: 'Medium density residential development with a mix of house types and sizes and also with the provision for a crèche and community centre.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change, which will provide for medium density residential development plus the provision of community services, is acceptable due mainly to its location close to the village core of Newtownshandrum. It is important however that community facilities be provided in tandem with residential development.

While some lands have been omitted from the I-01 zoning, a significant portion has been retained.

Having considered all the issues it is recommended that a moderate modification to the text of the zoning objective could be appropriate.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

New residential: 'Medium density residential development with a mix of house types and sizes and also with the provision for a crèche and community centre. Community facilities shall be provided in tandem with any residential development.'

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

PROPOSED CHANGE NO. KTK 08.11.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE SOUTH OF NEWTOWNSHANDRUM

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Newtownshandrum in the Draft Plan by extending the development boundary to the south.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change is acceptable and there are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Newtownshandrum

PROPOSED CHANGE NO. KTK 08.12.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE EAST OF BALLYDALY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballydaly in the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of issues in relation to this proposed change. Firstly access is problematic as the lands are located on a regional road where sight lines are restricted. Secondly the area of undeveloped land within the development boundary of Ballydaly is very large thus it is difficult to justify the inclusion of more lands. There are also serious servicing constraints, as a public sewer does not serve the village and there are major problems with water pressure.

While it is envisaged that development of these lands will be difficult, it is accepted that the specific zoning objective and sections 12.2 and 12.3 of the draft plan would regulate any development on these lands.

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.12.02

EXTENSION OF DEVELOPMENT BOUNDARY OF BALLYDALY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballydaly in the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The area of undeveloped land within the development boundary of Ballydaly is very large thus it is difficult to justify the inclusion of more lands. There are also serious servicing constraints, as a public sewer does not serve the village and there are major problems with water pressure.

While it is envisaged that development of these lands may be difficult, it is accepted that the specific zoning objective and sections 12.2 and 12.3 of the draft plan would regulate any proposed development on these lands.

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Ballydaly

PROPOSED CHANGE NO. KTK 08.13.01

MODIFICATION OF THE TEXT OF RESIDENTIAL ZONING R-06, BALLYHEA

PROPOSED CHANGE

It is proposed to make a modification to the specific zoning objective of R-06 in Ballyhea as follows:

R-06: 'Medium density residential development with a mix of house types and sizes. Proposals will also include for the provision of a satisfactory means of water supply and wastewater disposal.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change is reasonable and there are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.14.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH OF CASTLEMAGNER

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Castlemagner in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

9028							

PLANNING ISSUES

A submission in relation to this proposed change states that if the proposed change is accepted the future village expansion will occur almost entirely on the western side of the village. The submission also states that such an expansion will degrade the original village to merely a suburb or an offshoot of the new village. There is merit to this argument as presently the majority of development has occurred to the west of the village however the proposed change may help draw development towards the north rather than the west of the village thus creating more balanced growth.

While there may be concerns to the size of this proposed change in relation to the existing village, it is accepted that on balance the proposed change is reasonable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.14.02

REDUCTION OF DEVELOPMENT BOUNDARY TO THE SOUTH EAST OF CASTLEMAGNER

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Castlemagner in Section 8 of the Draft Plan by reducing the development boundary to the southeast and changing paragraph 14.3.3 as follows:

14.3.3: 'Several opportunity sites exist within the boundary for development purposes. However, it is imperative that any such development is sympathetic to the rural character of this settlement in design and scale and that views to and from the Church be protected'.

RELEVANT SUBMISSIONS RECEIVED

9028	9029						

PLANNING ISSUES

A submission has been received from the owner of these lands. The submitter objects to the proposed change, however having regard to the settling of the Church and the amount of undeveloped land in the development boundary, it is considered that the proposed change to reduce the development boundary is reasonable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.14.03**EXTENSION OF DEVELOPMENT BOUNDARY OF CASTLEMAGNER****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Castlemagner in Section 8 of the Draft Plan by extending the development boundary and changing paragraph 14.3.3 as follows:

14.3.3: 'Several opportunity sites exist within the boundary for development purposes. However, it is imperative that any such development is sympathetic to the rural character of this settlement in design and scale and that views to and from the Church be protected. Any proposed development to the rear of the Church should have regard to the setting of same and a buffer zone shall be provided between the development and the Church.'

RELEVANT SUBMISSIONS RECEIVED

9028							

PLANNING ISSUES

A submission in relation to this proposed change states that if the proposed change is accepted the future village expansion will occur almost entirely on the western side of the village. The submission also states that such an expansion will degrade the original village to merely a suburb or an offshoot of the new village. There is merit to this argument as presently the majority of development has occurred to the west of the village and the proposed change will only extend this development and exacerbate the imbalance of the village growth.

The development boundary of the village of Castlemagner was tightly drawn in order to consolidate development and to reflect the scale of the existing settlement thus promoting the protection and rejuvenation of the village core. Thus it is considered that promoting village development away from the fragile centre will have long-term implications for the vitality and viability of the village.

In conclusion and taking into consideration all the above issues it is recommended that the proposed change be omitted.

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

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

Kanturk Electoral Area Local Area Plan

Castlemagner

PROPOSED CHANGE NO. KTK 08.15.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTHWEST OF CECILSTOWN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Cecilstown in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

An Engineers report states that development should be restricted in Cecilstown as the existing treatment plant is presently giving problems and there is no stream / river for the outflow pipe to allow for dilution. The report states that tertiary treatment will be required to solve existing problem.

While there may be concerns in relation to servicing these proposed lands, it is considered that on balance the proposed change could be accommodated in the plan.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.15.02

EXTENSION OF DEVELOPMENT BOUNDARY OF CECILSTOWN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Cecilstown in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

An Engineers report states that development should be restricted in Cecilstown as the existing treatment plant is presently giving problems and there is no stream / river for the outflow pipe to allow for dilution. The report states that tertiary treatment will be required to solve existing problem.

While there may be concerns in relation to servicing these proposed lands, it is considered that on balance the proposed change could be accommodated in the plan

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Cecilstown

PROPOSED CHANGE NO. KTK 08.16.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE WEST OF CULLEN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Cullen in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Access to these lands may be problematic as currently the only possible vehicular access is through an existing Council estate. An Engineers report states that there is a capacity issue with the small treatment plant, which serves the adjacent Council houses. Presently the village of Cullen cannot accommodate further development growth due to infrastructural deficiencies thus the inclusion of more lands within the development boundary may appear premature.

While it is envisaged that development of these lands may be difficult, it is accepted that the specific zoning objective and sections 16.2 and 16.3 of the draft plan would regulate any proposed development on these lands.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.16.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE EAST OF CULLEN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Cullen in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The main planning issues in this case are access to the lands and the deficiencies in public infrastructure. An Engineers report states that due to the contours of the southern portion of these lands, it will not be possible to connect to the public sewer without pumping. Access is also a problem as the only exit from lands is on a sharp bend. There are also archaeological issues on site with the presence of a holy well in close proximity to the lands.

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Cullen

PROPOSED CHANGE NO. KTK 08.17.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE SOUTH OF DERRINAGREE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Derrinagree in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change is acceptable and there are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.17.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH OF DERRINAGREE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Derrinagree in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The draft plan states it favours, subject to infrastructural improvements, that any future development should occur northwest of the Catholic Church towards the national school. This would help link two of the main community facilities in this settlement with each other. It is considered that this aspiration is reasonable and that the proposed change would contribute positively towards its realisation. Thus the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.17.03

EXTENSION OF DEVELOPMENT BOUNDARY OF DERRINAGREE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Derrinagree in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of planning issues in relation to this proposed change. The extension of the development boundary proposed in this change is deemed to be excessive and will lead to encouraging development away from the village core. The lands proposed in this change are circa 2.6 hectares in size, which is large relative to the lands included in the original development boundary. One must also bear in mind that Derrinagree is a small settlement with no public sewer and is classified as a "village" under the draft plan. Thus by including a substantial amount of lands away from the main village services, such as the school and church, the settlement runs the risk of developing from outside-inwards rather than the favoured inside-outwards scenario.

Also at this location the local road has a continuous white line that stretches for a significant distance. In order to maximise sight lines for any proposed development, a considerable amount of clearing of the existing abundant vegetation would have to be carried out and this in turn would have an adverse affect on the setting of this rural area.

The draft plan states it favours that, subject to infrastructural improvements, any future development should occur northwest of the Catholic Church towards the national school. This would help link two of the main community facilities in this settlement with each other. However the proposed change would conflict with this aspiration, as development would be directed in the opposite direction.

Whilst there may be concerns raised that the additional lands may impact on the setting of the village, it is considered that by way of a modification that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS

Reduce the area affected by this proposed change, see figure attached.

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

Kanturk Electoral Area Local Area Plan

Derrinagree

PROPOSED CHANGE NO. KTK 08.18.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTHEAST OF FREEMOUNT

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Freemount in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change is acceptable and there are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Freemount

PROPOSED CHANGE NO. KTK 08.19.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTHWEST OF KILBRIN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Kilbrin in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are serious servicing issues in Kilbrin and an Engineers report states that even if N.W.R.W.S.S. proposals to upgrade :- (i) pump in Kanturk and (ii) replace bad mains towards Lisgriffin, there will still be major problems in terms of insufficient pressure to serve any new development.

However having regard to the modest size of the lands proposed and as there are no other planning issues in relation to this change, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.19.02**EXTENSION OF DEVELOPMENT BOUNDARY OF KILBRIN****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Kilbrin in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of planning issues in relation to this proposed change. Firstly the area of land in the proposed change is circa 11.67 hectares. This is a substantial proposed addition to a settlement of Kilbrin's size. There are also serious servicing issues in Kilbrin. An engineers report states that even if N.W.R.W.S.S. proposals to upgrade :- (i) pump in Kanturk and (ii) replace bad mains towards Lisgriffin, there will still be major problems in terms of insufficient pressure to serve any new development.

Under the draft plan the development boundary was tightly drawn in an attempt to direct any future development into the village as it was hoped to revitalise and rejuvenate the village core. It is considered that only when a viable village core is established can an extension to the development boundary be considered. Thus it is would appear that that this proposed extension of the development boundary is premature.

Whilst there may be concerns raised that the additional lands may impact on the setting of the village, it is considered that the omission of some of the lands may be appropriate.

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

Reduce the area affected by this proposed change, see attached figure.

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

Kanturk Electoral Area Local Area Plan

Kilbrin

PROPOSED CHANGE NO. KTK 08.20.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH OF KILCORNEY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Kilcorney in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Having regard to the modest size of the lands proposed and as there are no other planning issues in relation to this change, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.20.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH OF KILCORNEY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Kilcorney in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Having regard to the modest size of the lands proposed and as there are no other planning issues in relation to this change, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Kilcorney

PROPOSED CHANGE NO. KTK 08.21.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTHWEST OF KISKEAM

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Kiskeam in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

An Engineers report states that there is problem with access to these lands however on balance it is deemed that the proposed change is a modest extension to the development boundary and specific on-site issues could be addressed within another context. Therefore it is recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.21.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTHEAST OF KISKEAM

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Kiskeam in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of issues in relation to this proposed change including inadequate access and the absence of a public sewer near these lands. While these concerns must not be disregarded, it is considered that the proposed change may accommodate some future expansion of the village once all outstanding issues are adequately addressed. It is also considered that these unresolved issues could be dealt with at development control stage.

Finally having regard to the size of the proposed lands it is deemed that their inclusion within the development boundary would not be detrimental to the character of the village.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.21.03

EXTENSION OF DEVELOPMENT BOUNDARY TO KISKEAM

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Kiskeam in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of planning issues in relation to this proposed change. An Engineers report states that there is no apparent access except through a private car park and that connection to the sewer can only be made by pumping. The report also states that the lands may be liable to flooding.

Secondly, while the area is located in close proximity to the village centre it must be taken into consideration that much of the proposed change is located within an SAC. It is considered that there is sufficient land within the development boundary to accommodate future growth without the inclusion of these lands.

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Kiskeam

PROPOSED CHANGE NO. KTK 08.22.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE SOUTHEAST OF LISMIRE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Lismire in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change reflects permitted development in the area concerned thus it recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.22.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTHEAST OF LISMIRE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Lismire in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change reflects permitted development in the area concerned thus it recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.22.03

EXTENSION OF DEVELOPMENT BOUNDARY TO LISMIRE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Lismire in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

While there appears to be no apparent access to these lands it is considered that the proposed lands are within the vicinity of the village core and are close to important local services such as the Church thus it is considered reasonable to include the proposed change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Lismire

PROPOSED CHANGE NO. KTK 08.23.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH OF LYRE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Lyre in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

9054							

PLANNING ISSUES

An Engineers report states that any major development in the village is facing problems with the disposal of effluent thus there are serious servicing issues surrounding these lands.

On balance however it is deemed that the proposed change may accommodate some future development once all outstanding issues are addressed.

Submission no 9054 proposes that extra lands at Lyre be included within the development boundary however this is regarded as a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.23.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE SOUTH OF LYRE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Lyre in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Any major development in the village is facing problems with the disposal of effluent thus there are serious servicing issues surrounding these lands. On balance however it is considered that the proposed lands are modest in size thus the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.23.03

EXTENSION OF DEVELOPMENT BOUNDARY TO LYRE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Lyre in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of concerns in relation to this proposed change including the disposal of effluent and the elevated nature of this site. While these concerns must not be disregarded, it is considered that these unresolved issues could be assessed within a development control context.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Lyre

PROPOSED CHANGE NO. KTK 08.24.01

PROPOSED OPEN SPACE ZONING AT MEELIN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Meelin in Section 8 of the Draft Plan by including an additional zoning for open space and a new objective as follows:

Open space: 'Passive open space. There is a general presumption against the development of this site.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This proposed change would provide for open space near the village of Meelin and as there are no planning issues, the proposed change is deemed acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.24.02

PROPOSED OPEN SPACE ZONING AT MEELIN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Meelin in Section 8 of the Draft Plan by including an additional zoning for open space and a new objective as follows:

Open space: ' Limited potential for individual dwellings at very low density, subject to a single agreed landscaped- based scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the village centre and based generally on a single entrance from the public road.'

RELEVANT SUBMISSIONS RECEIVED

9076							

PLANNING ISSUES

While there are concerns over the lands relative distance from the village core, is considered that the objective relating to this proposed change would set a positive framework for any proposed development on these lands.

A submission has been received which states that the submitter made an error as a previous submission did not include the natural boundary of the field. The submission now requests that the rest of the lands be included in the zoning. As the lands in question would be a minor extension to the proposed change, it is considered that the proposed change be modified to include these lands.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE

Extend the area affected by this proposed change, see attached

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

Kanturk Electoral Area Local Area Plan

Meelin map

PROPOSED CHANGE NO. KTK 08.26.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE SOUTHEAST OF ROCKCHAPEL

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rockchapel in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change under KTK 08.26.02 would provide a positive framework for proposed developments within the development boundary of Rockchapel. Thus taking into conjunction the proposal under KTK 08.26.02, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.26.02

CHANGE TO THE TEXT OF GEN-01, ROCKCHAPEL

PROPOSED CHANGE

It is proposed to make a modification to the text of GEN-01 in Section 8 of the Draft Plan, Rockchapel as follows:

'Within the development boundary of Rockchapel it is an objective to encourage development to be compatible with existing development and scale of the village. All new development should be low density subject to normal proper planning considerations. New development should also be sensitively designed, especially on elevated or exposed areas, and should be sympathetic to the character of the settlement. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services'.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that this proposed change would provide a positive framework for proposed developments within the development boundary of Rockchapel thus the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Rockchapel

PROPOSED CHANGE NO. KTK 08.29.01

INCLUDE A MAP OF THE SETTLEMENT OF CLOGHBOOLA

PROPOSED CHANGE

It is proposed to include a map of the settlement of Cloghboola into the Draft Plan.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change is rectifying a mistake in the draft plan whereby the map of the settlement of Cloghboola was omitted. Therefore it is recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. KTK 08.29.02**EXTENSION OF DEVELOPMENT BOUNDARY TO CLOGHBOOLA****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Cloghboola in Section 8 of the Draft Plan by extending the development boundary.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are a number of planning issues in relation to this proposed change. Firstly the area of land in the proposed change is circa 7.78 hectares. This is a sizeable proposed addition for a settlement of Cloghboola's size. The settlement, which is classified as a "village nuclei" under the draft plan, is not served by any public infrastructure such as water and sewerage and it is unlikely that such services will be available during the Plan period. Thus without the necessary public infrastructure it is considered premature to extend the development boundary.

The settlement is located on a busy regional route (R582), which links the towns of Macroom and Millstreet. The N&WCSP recognises that concentric linkages between towns are generally poor therefore under the plan it is recommended that the Millstreet-Macroom road be subject to "Concentric road improvement". As Cloghboola currently does not have any traffic calming measures it is considered that promoting additional development along this important route may lead to a traffic hazard and may compromise the role of the regional route in effectively connecting the said towns.

Whilst there may be concerns raised that the additional lands may impact on the setting of the village, it is considered that the omission of some of the lands may be appropriate. Having regard to all the issues as above, it is considered that the proposed change be modified by removing the area along the main road.

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

Reduce the area affected by this proposed change, see attached figure.

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

Kanturk Electoral Area Local Area Plan

Cloghboola

PROPOSED CHANGE NO. KTK 08.35.01

EXTENSION OF I-01 ZONING IN DROMALOUR

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Dromalour in Section 8 of the Draft Plan by extend the I-01 to include additional lands to the southeast.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Whilst there are servicing issues pertaining to Dromalour, it is considered that on balance the proposed development is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Kanturk Electoral Area Local Area Plan

Dromalour

PROPOSED CHANGE NO. KTK 08.36.01

EXTENSION OF DEVELOPMENT BOUNDARY IN SALLY'S CROSS

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Sally's Cross in Section 8 of the Draft Plan by extending the development boundary.

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

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Having regard to the modest size of the lands proposed and as there are no other planning issues in relation to this change, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Kanturk Electoral Area Local Area Plan

Sally's Cross

PROPOSED CHANGE NO. KTK 08.37.01**INCLUSION OF ADDITIONAL VILLAGE NUCLEUS, BALLYHASS****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Plan by including the additional village nucleus of Ballyhass and the inclusion of the following paragraphs:

'37.1.1. In the overall strategy of this Plan, Ballyhass is designated as a village nucleus. This small settlement is strategically located between Cecilstown and Castlemagner and is centred around a school and a new crèche. The area also consists of the tourist amenity at the old Ballygiblin quarry.

37.1.2. The school and crèche are the focal point of the settlement and any future developments should be in close proximity to these community facilities. Any development must be sympathetic to the character of the settlement and consist of small-scale development. Ribbon development on the approach roads will be discouraged.

37.1.3. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

Specific Zoning Objective

GEN-01 The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations'.

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

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that this settlement contains some basic community facilities that could help generate small-scale expansion, generally through individual or small-scale housing and other developments, in tandem with the provision of services.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. KTK 08.38.01**INCLUDE CURRARAIGUE AS A VILLAGE NUCLEUS****PROPOSED CHANGE**

It is proposed to include Curraraigue as a village nucleus. The following text is proposed:

'38.1.1. Located in an elevated area 3kms north east of Kilcorney and 2.5 kms south east from Rathcoole, the settlement of Curraraigue is described as a village nucleus in the overall strategy of this Local Area plan.

30.1.2. The predominant pattern of development in the area is that of sporadic individual houses and while the area consists of two pubs it is considered that Barney's Cross Roads provides a focal point of the settlement. Due to the steep topography of the lands to the south west of Barney's Cross Roads further development should be restricted but directed towards the crossroads itself and the adjoining roads.

38.1.3. Any further development proposed for Curraraigue shall reflect the scale and nature of existing dwellings in the vicinity. The general topography of the area is quite elevated and prospective applicants should take cognisance of this in the design of dwellings, prior to lodging a planning application.

38.1.4. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

Specific Zoning Objective

GEN-01 The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations'.

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

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that this settlement contains some basic community facilities that could help generate small-scale expansion, generally through individual or small-scale housing and other developments, in tandem with the provision of services.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED