

County Manager's Report to Members

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

Written Report on the Mallow Electoral Area Draft Local Area Plan

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

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

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

Introduction

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

Although not required under the Act, a series of public exhibitions / information days were held during the display period to encourage people to take part in the plan process. These were held in **Dromahane and Buttevant** on **20th January 2005** to help inform the public of the Draft plan's proposals and to encourage participation in the plan process.

In all, more than 2250 submissions and observations were received on the 13 Draft Local Area and Draft Special Local Area Plans. A total of **185** submissions and observations were received regarding this specific Local Area Plan. A further 15 submissions, which covered countywide issues of relevance to the Mallow Electoral Area were also received.

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

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

The remaining steps in the process

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

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

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

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

The following issues were raised by the submissions received:

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

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

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

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

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

Electoral Area Issues: Issues relating to this Electoral Area Plan

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

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

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		The Cork County Development Plan 2003 (as varied) as read with the draft Local Area Plan suggests that 780 new households will be required in the Mallow Electoral Area during the plan period. It is estimated that the land zoned for residential development in the electoral area will provide an additional 1,941 new dwellings in the smaller settlements and rural areas outside of the main settlements.
F	Does the Mallow draft Local Area Plan make appropriate provision for open space, sports, recreation and amenity uses?	The draft Local Area Plan makes provision for about 197 ha of open space in addition to that which will be provided incidentally within new development. The open space provided in the draft Local Area Plan is intended to perform a variety of functions ranging from formal sports pitches to areas for informal recreation. Whether or not the draft Local Area Plan makes adequate provision to secure the implementation of its open space proposals is an issue for consideration. Clarification of the type of open space proposed in each case could be included in the draft Local Area Plan together with proposals for its provision as part of the development of nearby or adjoining zoned land.
G	Does the Mallow draft Local Area Plan make adequate provision for the expansion of existing school sites and provision of new sites and is this provision in the correct location?	Many of the submissions identify the need for additional lands to accommodate new schools or school expansion. The Mallow draft Local Area Plan will zone land for the extension of primary school buildings and facilities and/or provision of sites for new schools where appropriate. Consideration will be given to Department of Education requirements in this regard.
H	Does the Mallow draft Local Area Plan support the viability of existing rural schools?	The draft Local Area Plan provides for development in all settlements which in turn should support the development of schools and maintain the viability of the rural areas in general.
I	Is there adequate provision for commercial development in the Mallow draft Local Area Plan?	A number of sites have been identified for commercial development throughout the Mallow draft Local Area Plan but in many locations specific zonings are not attributed to sites within the development boundaries of settlements. Consideration could be given to the identification of land for such use in appropriate locations should a need be identified.
J	Is there adequate provision for industrial/enterprise development in the Mallow draft Local Area Plan?	Some of the submissions propose that there is insufficient land zoned for local industrial uses. Consideration could be given to the identification of land for such use in appropriate locations should a need be identified
K	Is there adequate provision for town centre/mixed use development in the Mallow draft Local Area Plan?	Town centre/mixed uses are considered to be appropriate uses in settlements that fulfill a service function to a large rural hinterland. However, consideration could be given to enlargement of proposed areas for this use or the identification of

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

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		criteria outlined in GB1-2. Consideration may be given to reviewing these areas within the Green Belt should a need be identified.
R	Is there sufficient land provided in the Mallow draft Local Area Plan for the development of individual sites?	In the settlement network of the Mallow electoral area individual sites can be accommodated on zoned lands such as open space areas which include a specific objective to allow small scale residential development in some cases and in others a specific objective for very low density (less than 5 per ha) subject to a single agreed landscape based scheme. In addition provision has been made for small scale or individual houses in settlements where a public sewerage scheme is not available. In areas outside of the settlement network the provisions of the Cork County Development Plan 2003 (as varied) apply.

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

**GENERAL LOCAL AREA PLAN
SUBMISSIONS**

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

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

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

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

PART B: LIST AND SUMMARY OF SUBMISSIONS:

Mallow Electoral Area Draft Local Area Plan Submissions

List Of Submissions - Mallow Electoral Area

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Aherne Haulage	6765	Lands at Lyre Bridge	This submission proposes that lands at Lyre Bridge be zoned for either industrial or commercial use. This submission states that the lands in question have been used as a yard and warehouse facilities for storage and transportation for the last 21 years.
Aherne, Barry	6082	Lands at O-01 and O-02 in Churchtown	This submission states that the zoning of both O-01 and O-02 in Churchtown is inappropriate as neither are visible by the public and are too far from the village. The submission states that the field opposite the church is more appropriate for an open space zoning as it is in full view of the public.
Aherne, Barry	6079	Issues relating to a Bring Site in Churchtown	This submission proposes that lands at O-01 be purchased by the Cork County Council and used as a bring site.
Aherne, Barry	6081	Issues relating to the Infrastructure of Churchtown	This submission raises the issue about the poor road conditions in the village of Churchtown. The submission states that the water and sewerage problems also need to be addressed in the immediate future.
Aherne, Cornelius Donal	5568	Lands at Scart, Ballyclough	This submission proposes that lands at Scart be zoned for residential use.
Ballyclough Community Council	6151	Issues relating to Ballyclough	This submission raises a number of issues relating to Ballyclough. These issues relate to a number of specific wording changes in the Draft Plan and to a number of overall issues relating to transport and infrastructure; archaeological, conservation and heritage; tree and wall preservation; spring water source protection; recreation and community facilities and housing.
Ballyellis Residents Association	5708	Lands at Ballyellis, GB 1-2, Mallow	This submission proposes the removal of the zoning GB 1-2 at Ballyellis, Mallow. This submission states a number of reasons why these lands should not be zoned which include servicing issues, inadequate roads, the lack of pedestrian safety, the potential threat to Mallow Golf Club and the threat to a high amenity area. The submission also states that a sufficient amount of land has been zoned for residential development in Mallow Environs. A number of supporting documents have also been included as part of this submission.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Blackwater Resource Development	8224	Issues relating to Mallow	The submission states that there needs to be a switch from dependence on agriculture to other forms of economic activities, need for industry in villages, there is a need to recognise and appreciate the individuality of villages, ensure that there is a supply of land for school expansion, need to provide adequate childcare, community facilities and sheltered housing for the elderly. The submission refers to the Integrated Target Group Plan (ITGP) and states that agriculture will remain the mainstay for many families in the North Cork area and that the N72 and N73 should be upgraded in order to service the Mallow Sugar factory. This submission also states that in light of a recent application for ESF Article funding centering on the changes currently taking place in the Agriculture and Agric-Food sector, employment opportunities through the provision of clusters of business incubation units should be considered. The submission states that the Blackwater Valley is a major resource to be developed, that developers should be encouraged to consult with communities prior to seeking planning permission, that communities would like a means of directly accessing the amenity portion of the Council's contribution scheme which would then be spent on amenities in their own villages. See master file 6347.
Blake, Eily	5005	Lands at Lackaroe, Buttevant	This submission proposes that lands at Lackaroe be zoned for residential development. The submission states that the recent decision on the proposed new by-pass route allows these lands to be zoned.
Bohan, Kenneth	5198	Lands at Gortnagross, Mallow Green Belt	This submission supports the zoning of GB 1-2 at Gortnagross, Mallow.
Bourke, Michael	5150	Lands at Ballyadam, Churchtown	This submission proposes that lands at Ballyadam be zoned for residential development. The submission states that the site is served by the relevant infrastructure including footpaths and lighting and a pumping station if required will be financed and maintained by a management company. The submission states that in order to counteract population decline there is a need for further residential development in the village of Churchtown.
Boyle, Denis	5769	Lands at Carrigacunna, Killavullen.	This submission proposes that lands at Carrigacunna be zoned for low or very low density residential development. This submission claims that the land in question is located 1 mile from the village of Killavullen and is serviced by mains water and electricity.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Boyle, John	5685	Lands at Cloonbane, Doneraile	This submission proposes that lands at Cloonbane be zoned for residential development.
Broderick, Cathal	6697	Lands at Carrigacunna, Killavullen	This submission requests that lands at Carrigacunna zoned for residential development (for one individual house).
Broderick, John	6190	Lands at Cloonbane, Doneraile	This submission proposes that lands at Cloonbane be zoned for very low density residential development. This submission states that development of individual houses with a single entrance and an agreed landscape plan would create a viable alternative to one off rural housing. The submission states that a footpath connecting the site to the public road will be provided by the developer.
Buckley, Donal	5833	Lands at O-02 in Mallow Environs.	This submission proposes that part of the lands at O-02 in Mallow Environs (County Development Plan 2003) be changed from an open space zoning to a residential zoning. This submission claims that the lands in question are fully serviceable and if developed will not compromise future indepth development.
Buckley, Donal	5105	Lands at Shanavoher, Bweeng	This submission proposes that lands at Shanavoher be zoned. The submission claims that the land is serviced by public lighting and water and could be serviced by the proposed new public sewage treatment plant.
Bweeng Community Hall	5572	Lands at Bweeng	This submission proposes that lands at Bweeng be zoned for open space/sports/recreation and amenities. The submission states that two acres north of the current sports field are required to help in the future extension of the existing sports facilities.
Bweeng Village Renewal Committee	5647	Issues relating to Bweeng	This submission raises issues concerning the future required extension of the graveyard, residential density, the future required extension to the primary school, the need to reserve land for amenity purposes and infrastructure. The submission states that there should be no high density residential development in the village and that Bweeng should remain rural in character.
Canning, Jim	5001	Lands at Burnfort, Burnfort	This submission proposes that lands at Burnfort be zoned for residential development. It is proposed that a number of serviced sites, a crèche and community facilities would be provided for as part of the proposed development. The submission also states that storm and surface water issues could be addressed and a sewage treatment facility could be provided if necessary.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Casey, Michael	6237	Lands at Knockbrack, Doneraile	This submission proposes that lands at Knockbrack be zoned for residential development. The submission states that any zoning of this site could include for the provision of serviced sites. The submission claims that the servicing issues for this site can be overcome by installing an appropriate sewage treatment system with a pumping facility. It is also claimed that development on these lands would help counter balance the demand for one-off housing.
Castlelands Construction Ltd.	5913	Issue relating to Mallow Town and Environs	This submission raises a number of issues relating to Mallow Town and Environs. The submission seeks to promote the development of Mallow as a hub town under the provisions of the National Spatial Strategy and raises the issues noted in the South Western Regional Authority Regional Planning Guidelines, 2004. The submission identifies a number of implications for the planning and development of Mallow as a Hub town. The submission refers to detailed Regional Planning Guidelines objectives for Mallow as follows; housing provision, infrastructure provision, sports and amenity provision, and retail provision and how these objectives facilitate achieving the Hub Status of the Town. The submission refers to current provision and future targets relating to industry in the town and environs, and focuses on development constraints and opportunities for the town. The submission concludes with a series of indicative proposed zonings to facilitate the development of the town as a Hub Town.
Castletownroche Community Council	6569	Issues relating to Castletownroche	This submission proposes that a further 5 hectares of land be zoned for residential development in the village of Castletownroche. This submission also requests that a site be set aside behind the Church as part of R-03 for a graveyard. This submission argues that the demand for housing in the village has increased dramatically and this coupled with the wide range of amenities and community facilities in village make it ideal for further development.
Churchtown Village Renewal Trust	5207	Issues relating to Churchtown	This submission raises a number of issues relating to the village of Churchtown. This submission identifies a number of errors which appeared in the text for Churchtown in the Draft Local Area Plan for Mallow. The submission requests that these errors be corrected. This submission also raises a number of issues relating to the vilage core namely infrastructure (footpaths and road realignment) and environmental improvements to the square.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Coleman Brothers Developments Ltd.	5976	Lands at Ballyellis, GB 1-2, Mallow	This submission proposes that part of the lands at GB 1-2 Ballyellis can be zoned for medium density residential development (50 -60 dwellings). The submission states that the remainder of GB 1-2 could be used for amenity open space playing fields, or as an extension to the golf course. In support of this proposal this submission states that development will include a single entrance layout which will respect the character of the area and its rural setting and will be consistent with the Cork County Council Rural Housing Guidelines.
Collins, Mary	5006	Lands at Ballybought, Bweeng	This submission proposes that lands at Ballybought be zoned for development
Condon, Martin	5011	Lands at Creggane, Buttevant	This submission includes additional detail on a previous submission. See submission 6194.
Cork County Childcare Committee Ltd	8327	Childcare facilities at Mallow	This submission states that in some new developments the construction of childcare facilities remains the final phase of development. It is states that an earlier development of these facilities would be preferable. This submission covers a number of areas on a county wide basis. See also 5900 (home file) and 8380.
Cork County Childcare Committee Ltd	8380	Childcare facilities at Dromahane	This submission states that all residential developments are small but full day care childcare would be important and should be available locally. This submission covers a number of areas on a county wide basis. See also 5900 (home file) and 8327.
Cork Environmental Form	8323	Issues relation to Mallow	This submission relates to issues of concern to CEF Mallow Local Forum that are relevant to the LAP. The submission outlines the main points under the headings of waste, targets, transport, trains, bicycles and footpaths. Some of the points raised are as follows: lack of bring sites, waster segregation scheme needed, composting facilities, trains preferred, too much car dependence, support alternative fuels, subsidy for rural transport links, encourage students to walk to school. See master file 6343.
Costelloe, Jim	5122	Lands at Baltydaniel East, New Twopothouse	This submission proposes that lands at Baltydaniel East be zoned for development.
Coughlan, John	5024	Lands at Shanballymore Upper, Shanballymore	This submission proposes that land at Shanballymore Upper be zoned for residential development. The submission states that public water and electricity are available at the site and that a new sewerage scheme is proposed for Shanballymore. It also states that the proposed land adjoins a recently completed residential development and that the current amenities in the village would allow for further such development.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
County Cork Vocational Education Committee	5010	Issue relating to a new VEC college in Buttevant	This submission raises the issue concerning the location of a new VEC college. The submission states that a 10 to 12 acre site is required.
County Cork Vocational Education Committee	6090	Issues relating to Buttevant	This submission raises the issue concerning the location of a new VEC college. The submission states that a 10 to 12 acre site is required. This submission states that the VEC Committee are currently evaluating the undeveloped field within I-01 (Draft LAP Zoning) and also the field immediately to the west of the boundary of I-01 as a possible location for the new school.
Creedon, Jerry; Celtic Helicopters	5331	Issue relating to R-02 in Dromahane	This submission does not support the zoning of R-02 in Dromahane. The submission claims that the zoning of the lands at R-02 are in direct conflict with an already established helicopter transport business. The submission states that the lands in question are located on the only available flight path used by Celtic Helicopters. This submission gives a list of reasons why this site should not be zoned. This submission claims that there is no current access to the site R-02 and that the only reason it was zoned was to reflect a current planning application.
Cronin, Denis	5274	Lands at Ballybeg, New Twopothouse	This submission proposes that lands at Ballybeg be zoned for industrial use.
Cronin, William	5335	Lands at Ballybeg, New Twopothouse	This submission proposes that lands at Ballybeg be zoned for residential development. The submission states that the development will include 7 acres for a nursing home/retirement home and 6 acres for permanent local housing.
Crossland, Joanne	8371	Issues relating to Quartertown	This submission states that in order to balance the town, Ballyvinitier is a better location for quality industry and enterprise which would generate a park and ride transport node with the possibility of a rail commuter/freight facility on the disused route. See master file 5481 and also 8373 and 8375
Crossland, Joanne	8373	Issues at Buttevant	This submission states that site R-04 is the only opportunity to have a modern standard road to the railway station and backlands. The submission states that lands that were previously a historic parkland setting is an obvious place for a public park. See master file 5481 and also 8371 and 8375

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Crossland, Joanne	8375	Issues at Dromahane	This submission proposes that Nazereth Hospital should be surrounded by community zoning to protect its ability to expand. The submission states that R-01 and R-02 should be zoned to allow a through route rather than a cul de sac development, each zone onto open land should include the requirement for a 10m woodland belt and frontage to open land plus a distributor road connecting existing roads. The submission states that there should be greenways to Gooldshill and Newberry. See master file 5481 and also 8371 and 8373
Crossland, Joanne	8370	Issues at Mallow town	This submission states that when the quarrying at Mallow is complete the reclaimed site would be ideal for a national leisure/tourist attraction. It is stated that the area should have a special zoning to begin the debate. The submission states that the loss of the rail container facility in Mallow is a major disadvantage to North Cork, the Beara-Breifine greenway and E8 walking route could be connected (via Mallow public transport node) by a greenway from Knockaroura and along the medieval iron core route to Limerick, the remains of the Pallas to Dromineen Castle canal could have a tourist and greenway potential, the area could be served in transport and leisure terms by the helipad at Dromahane and also the airport at Rathcool. The submission states that the urban Bearforest special development area and environs could become a campus for the town as there area significant animal industry strengths in the area that could combine with Cork's pharmaceutical cluster. The submission states the following is required in Mallow: a local distributor ring road around the town, a roundabout at Mallow General Hospital under the railway bridges and a link to Kennell Hill, a link from the old Cork road to the Mountain Road in Bearforest. See master file 5481
Crossland, Joanne	8200	Issues relating to Mallow	This submission states that where housing is permitted in the green belt it should be restricted to low density woodland dwellings, the site should not be in a location where it would be easy to sell off to people who do not qualify to build themselves and there should be a maximum floor level. The submission states that the zoning GB1-2 is not required as development of second hand dwelling, derelict sites and conversions is possible. See master file 5481

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Crossland, Joanne	8376	Issues at Glantane	The submission states that there should be a greenway to Lombardstown railway station/bus park and ride and that the wetland approach to resolution of the sewerage problems may improve constant flow in the stream. See master file 5481
Crossland, Joanne	8377	Issues at Killavullin	The submission states that there should be a greenway to the railway station/bus park and ride and the old railway assets should be protected. The submission proposes that the caves may need protective zoning. See master file 5481
Crossland, Joanne	8374	Issues at Castletownroache	The submission states that there should be a greenway to Killavullen railway station/bus park and ride. See master file 5481
Crossland, Joanne	8379	Issues at Newtwopothouse	This submission states that land should be zoned to allow a future greenway bridge over the national road, for junction improvements and for a transport node. See master file 5481
Crossland, Joanne	8372	Zoning at Newberry/Kilshanig	This submission states that Newbury/Kilshanig church and Olivers Cross should be considered for village nuclei. See master file 5841.
Crossland, Joanne	8378	Issues at Lombardstown	The submission states that the level crossing area should be zoned for a bridge and that the land to the north of the railway is premature to develop until this is built. See master file 5481
Crowley, John	5137	Lands at Ballybought, Bweeng	This submission proposes that land at Ballybought be zoned for residential development. The submission states that the land can be served by mains water and the proposed sewerage scheme is only 100 metres from the site.
Dairygold	5917	Lands at Lombardstown, Lombardstown	This submission proposes that lands at Lombardstown be included within the development boundary for Lombardstown and be zoned for town centre/neighbourhood centre uses. The submission claims that the zoning of these lands will be very beneficial for Lombardstown in that it will provide employment opportunities, it will allow for mixed use development, it will provide infill development and it will help rejuvenate the village core.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Dairygold	5925	Lands at Castletownroche	This submission proposes that lands at Castletownroche be zoned for town centre/neighbourhood centre uses. The submission claims that the zoning of these lands will be very beneficial for Castletownroche in that it will provide employment opportunities, it will provide commercial and residential units and will lead to the overall enhancement of the village.
Dairygold	5923	Lands at Ballyclough	This submission proposes that lands at Ballyclough be zoned for town centre/neighbourhood centre uses. The submission claims that the zoning of these lands will be very beneficial for Ballyclough in that it will provide employment opportunities, it will help reverse population decline, it will provide facilities for small businesses to develop and it will provide commercial and residential units.
Deady, Colman	5473	Lands at Blossomfort, Ballyclough	This submission proposes that lands at Blossomfort be zoned for residential development. This submission claims that 350m of road frontage with adequate sight distance exists on the site. The submission is also proposing to re-locate the existing treatment plant serving Ballyclough to facilitate the development of the current zoned land. The submission claims that this proposal was discussed in principle with Cork County Councils Area Engineers.
Dockry, Pat	6617	Lands at Knoppoge, Mallow	This submission proposes that lands at Knoppoge be zoned for low to medium density residential development. The submission claims that if the proposed lands are zoned the owner will take it upon himself to widen the public road and provide a treatment unit to accommodate any future residential development at the location. The submission claims that the land is of good quality and is low lying and ideal for medium density development. It is also argued that the site close proximity to Mallow make it suitable for medium density residential development.
Dockry, Pat	6618	Lands at Knockaroura, Mallow	This submission proposes that lands at Knockaroura be zoned for low density residential development. This submission states that the lands are adjacent to GB 1-2 and therefore warrant being zoned for residential development. The submission claims that this proposed site is serviceable because mains water already exists and that the owner of the site will install a treatment unit should his land be zoned for residential development. Alternatively the submission states that the land if zoned could be connected to the sewerage system proposed for zoning GB 1-2.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Doneraile GAA Club	5287	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur be zoned for residential development. This land is currently used and owned by Doneraile GAA Club.
Douglas Properties	5901	Lands at Ballybought, Bweeng	This submission proposes that lands at Ballybought be zoned for residential development. The submission claims that the lands in question can be serviced through the existing infrastructure and the construction of houses on this site will help meet the current demand in the area and counter balance the demand for one off houses.
Dromahane Development Association	5835	Issues relating to Dromahane	This submission raises a number of issues relating to Dromahane. The submission states that the village requires an amenity site which should be at least 3.5 hectares in size and should be located centrally, preferably adjacent to the school. The submission states that the problems with the village centre need to be urgently addressed. The submission requests that land be reserved for the extension to the primary school, graveyard and sheltered housing. The submission also requests that the water and sewerage services be upgraded. The submission requests that the final development boundary will be adhered to during the lifetime of this plan. This submission requests that a decision on zoning R-02 should be postponed until An Bord Pleanala make their decision on a current application on this site (R-02). The submission is accompanied by a Dromahane Village Plan.
Dromahane National School (Board of Management)	5534	Lands at Drommahane, Dromahane	This submission proposes that lands at Drommahane be zoned for active open space. The submission raises the issue that the primary school will need to be increased in size and therefore a site should be reserved to allow for such expansion. The submission also proposes that O-O1 in the draft plan should be extended to include the field behind the school to allow for both school and community recreational uses. The submission claims that access to this site will be provided for through the school.
Duane, Patrick	6104	Lands at Knockbarry, Buttevant	This submission proposes that lands at Knockbarry be zoned for residential development. The submission claims that the land is fully serviceable and is safely accessible to and from the public road. The submission claims that this site if zoned will become immediately available for development and will help meet the local housing demand and contribute to sustaining the local economy.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Duggan, Maria	5467	Lands at Bweenamweel West, Bweeng	This submission proposes that lands at Bweenamweel West be zoned for residential development. The submission claims that the proposed land will be serviceable when the new treatment plant is developed and when the water supply is upgraded. It is also claimed that the land is very suitable for development.
Dulohery, Ivor	8162	Lands at Ballyclogh, Ballyclough	This submission proposes that lands at Ballyclogh be zoned for development.
Dulohery, Ivor	5114	Lands at Ballyclogh, Ballyclough	This submission proposes that lands at Ballyclogh be zoned for development.
Dunne, James	6575	Lands at Ballymacmoy, Killavullen	This submission proposes that lands at Ballymacmoy be zoned for high density residential development. The submission states that part of the lands in question are zoned for low density residential development in the draft Local Area Plan. The owner of these lands requests that the density be changed from low to high density. This submission claims that the lands are fully serviceable.
Dwane, Marguerite	6197	Lands at Byblox, Doneraile	This submission proposes that lands at Byblox be zoned for low density residential development. The submission claims that the lands in question can be serviced if a pumping station is installed or alternatively if individual treatment units can be installed on larger sites. The submission also suggests that the requested density is negotiable. The submission claims that there is a large demand in the area for large individual houses.
Educate Together	8219	Issues relation to Mallow	This submission proposes that a model is developed whereby community facilities such as schools are fully utilised by the local community. The submission proposes that forward planning provides an opportunity to maximise the development of community facilities, including schools and creating the structures to support them. The submission also requests that schools which do not have a particular religious outlook should also be considered, so as to allow for a greater choice in education provision. See master file 5449
Eurostone Ltd.	6032	Lands at Quarters town, Mallow	This submission proposes that lands at Quarters town be zoned for residential development. This submission states that the land in question forms part of I-01 for Mallow Environs, Cork County Development Plan 2003. The submission claims that the reasons for refusing to zone these lands for residential use can now be dealt with and resolved. These issues include; servicing; health and safety; safe and convenient public access to the town centre and maintaining appropriate land for industrial use.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Fitzpatrick, Liam	5402	Lands at Rocksprings, Liscarroll	This submission proposes that lands at Rockspring be zoned for low density residential development. The submission states that the reason for the population decrease in Liscarroll is the lack of available suitable sites. This submission also claims that land zoned in the draft plan will not be released for development by the owner.
Fitzgerald, John	5686	Lands at Dromore, Dromahane	This submission proposes that lands at Dromore be included within the development boundary for Dromahane. The submission states that these lands would form part of the overall site of a new nursing home facility and assisted accommodation planned by Nazareth House. This submission claims that the site is fully serviceable.
Flannery, Frank	5542	Lands at station road and I-01, Buttevant	This submission proposes that lands at station road and I-01 in Buttevant be zoned for medium density residential development. The submission claims that the lands in question are more suitable for residential development rather than industrial development for a number of reasons including the site's strategic location to the current infrastructure (railway station and the road network). The submission claims that enough land has been zoned for industrial use in the remainder of Buttevant to warrant the zoning of the lands in question for residential use. The submission states that not enough appropriate land has been zoned for residential development. The submission claims that these lands will be serviceable during the life time of this plan. Both CASP and the County Development Plan 2003 are quoted in support of this proposal.
Flynn, Maureen	5063	Lands at I -02, Buttevant	This submission proposes that I-02 in Buttevant be zoned as a heritage site (passive open space). The submission states that a disused Castle and protestant Church are located on the site. It is claimed that the site should be preserved as a heritage site as it forms part of the route of the first ever steeple chase.
Flynn, Maureen	5064	Lands at I-02, Buttevant	This submission proposes that I-02 in Buttevant be zoned as a heritage site (passive open space). The submission states that a disused Castle and Protestant Church are located on the site. It is claimed that the site should be preserved as a heritage site as it forms part of the route of the first ever steeple chase. The submission states that any future light industry at this site would destroy the character of the current rolling landscape.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Foley, Tim	5654	Lands at Dromsligo, Mallow	This submission proposes that lands at Dromsligo be zoned for industrial purposes. The submission states that the lands in question have direct access to a public road.
Gaffney, Michael	6243	Lands at Egmont, Churchtown	This submission proposes that lands at Egmont be included in the development boundary of Churchtown and zoned for residential development. The submission claims that the lands in question will be serviceable during the lifetime of this plan and that they are in close proximity to the village core making them ideally suited for future residential development.
Gaffney, Tom	8020	Lands at Churchtown	This submission proposes that lands at Churchtown be zoned for medium to low density residential development. The submission states that the lands in question will be serviceable during the lifetime of the plan and development at these lands would compact the linear nature of the settlement. The submission states that the lands in question should be included in the development boundary of Churchtown because they are available and suitable for development, and they are close to the village core and other existing facilities. This submission is linked to 6402, and 8021.
Gaffney, Tom	8021	Lands at Churchtown	This submission proposes that lands at Churchtown be zoned for medium to low density residential development. The submission states that the lands in question will be serviceable during the lifetime of the plan and development at these lands would compact the linear nature of the settlement. The submission states that the lands in question should be included in the development boundary of Churchtown because they are available and suitable for development, and they are close to the village core and other existing facilities. This submission is linked to 6402, and 8020.
Gaffney, Tom	6402	Lands at Churchtown	This submission proposes that lands at Churchtown be zoned for medium to low density residential development. The submission states that the lands in question will be serviceable during the lifetime of the plan and development at these lands would compact the linear nature of the settlement. The submission states that the lands in question should be included in the development boundary of Churchtown because they are available and suitable for development, and they are close to the village core and other existing facilities. This submission is linked to 8020, and 8021.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Goggin, Jim	6111	Lands at Gouldshill, Mallow	This submission proposes that lands at Gouldshill, Mallow be zoned for light industrial use. The submission argues that this activity would be in keeping with the general character of the area. The submission claims that the site is serviceable and that there is a demand for light industrial units in the area. The submission also states that there is a greater demand for light industrial units than residential units in this particular area of Mallow.
Healy, Michael	8028	Lands at Ballyvinter Lower, Mallow	This submission proposes that lands at Ballyvinter Lower be zoned for residential development. The submission states that the lands in question are serviceable. See also submission 5337.
Healy, Michael	5337	Lands at Ballyvinter Lower, Mallow	This submission proposes that lands at Ballyvinter Lower be zoned for residential development. The submission states that the lands in question are serviceable. See also submission 8028.
Heeran, Janet	5995	Lands at Ballyellis, GB 1-2, Mallow	This submission strongly objects to the zoning of lands GB 1-02 at Ballyellis. The submission states that it would be impossible to retain the rural character of the area while allowing further limited housing. This submission argues that development at this location would lead to increased traffic movement, the farmland no longer being suitable as an amenity for walkers and it would restrict any potential expansion of the golf course to the south. This submission states that any further development in the Ballyellis area will further restrict access to the countryside. A number of statements supporting this proposal are also included as part of the submission.
Hickey Family	6103	Lands at Castlelands, Buttevant	This submission proposes that lands at Castlelands be zoned for low density residential development. This submission claims that the land is fully serviceable and is safely accessible to and from the public road. The submission claims that this site if zoned will become immediately available for development and will help meet the local housing demand and contribute to sustaining the local economy.
John Holtand & OCo. LTD.	6676	Lands at Glantane	This submission proposes that lands at Glantane be zoned for residential development. The submission claims that that lands in question are in close proximity to the village core. It is argued that development at this location would enhance the village.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Jones, Mary	6862	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur woodland be included in the development boundary of Doneraile and be given the statutory protection recommended in the 1996 County Development Plan for scenic landscape and tree protection.
Kelleher & Associates LTD, Client of	6194	Lands at Creggane, Buttevant	This submission proposes that lands at Creggane be zoned for residential development. The submission claims that the site is serviceable and is ideally located in order to access local facilities, services and infrastructure (N-20 and railway). The submission claims that the developer of the lands in question will offer significant benefits to the community that include a new access route connecting the N-20 to the proposed by-pass; public amenities in the form of a river walkway and start up homes and assisted housing.
Kennedy, Karen	5065	Lands at Firville West, Mallow Green Belt	This submission supports the zoning of GB 1-2 at Firville West, Mallow.
Killavullen Community Council	8029	Lands adjacent to R-02 in Killavullen	This submission proposes that lands adjacent to R-02 in Killavullen be zoned for residential development. The submission states that this land is suitable for social or sheltered home development. See also submissions 8030 and 5405.
Killavullen Community Council	5405	Issues relating to Killavullen	This submission raises a number of issues concerning Killavullen village. These include; (1) the retention of the entire Ballymacmoy Estate as a heritage amenity and not form part of residential zoning R-01, (2) the village should be developed on a small scale basis thereby retaining its village ethos and (3) dereliction in the village needs to be addressed and the owners of these sites need to have more pressure placed upon them by the County Council. The submission states that local people should be looked favourably upon when applying for a single dwelling in the parish vicinity. See also submissions 8029 and 8030.
Killavullen Community Council	8030	Lands at Killavullen	This submission proposes that lands at Killavullen be zoned for residential development. See also submissions 8030 and 5405.
Laharn Community Action Group	5786	Issues relating to Laharn Cross Roads	This submission requests that the refurbishment of the old primary school close to Laharn Cross Roads be mentioned in the text for the settlement. The submission states that the building will serve a very broad spectrum of the community both young and old. It will focus on many cultural activities such as a rambling house, drama, dancing classes and many more similar activities.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Linehan, John	5530	Lands at Glantane, Glantane.	This submission proposes that lands at Glantane be zoned for medium and low density residential development. The submission claims that this site has extensive road frontage and that the applicants would undertake to install a waste water treatment plant. The submission states that the lands in question are within the 50km speed zone.
Linehan, Michael	5469	Lands at Ballymacmoy, Killavullen	This submission proposes that lands at Ballymacmoy be zoned for medium to high residential development. The submission also claims that the incorporation of a playground and a walkway into any development on the site will be considered and land will also be supplied to the local sporting community allowing them to extend their facilities and playing areas.
Liscarroll Community Council Ltd.	5216	Lands at Rockspring, Liscarroll	This submission raises the issue that not enough appropriate land is zoned for residential development in Liscarroll. The submission claims that land zoned in the draft plan will not be developed due to ownership reasons. The submission states that in order to counteract population decline there is a need for further residential zoning in the Liscarroll.
Looney, Connie	6459	Lands at Ballymacmoy, Killavullen	This submission proposes that lands at Ballymacmoy be zoned for low density residential development. The submission claims that the lands in question are slightly elevated and suitable for development. The submission argues that if these lands are developed it will benefit the village as a whole.
Lucey, Dan	5780	Lands at Creggane, Buttevant	This submission proposes that lands at Creggane be zoned for either residential development or educational uses. The submission states that Buttevant needs more development and that the lands in question are ideal for such because of their good road frontage and their close proximity to existing services.
Lynch, Denis	6678	Lands at Gortnagross, Mallow	This submission proposes that lands at Firville be removed from the GB 1-2 zoning and replaced by other lands at Firville. The submission identifies a parcel of land which currently operates as a farm. It is requested that this land parcel be removed from GB 1-2 and be replaced with a more appropriate site. This submission also identifies a site which should be included as part of GB 1-2. It is stated that this new site is more appropriate because it has access to the public road and is in the vicinity of other dwelling houses. See also submission 8023.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Lynch, Denis	8023	Lands at Gortnagross, Mallow	This submission proposes that lands at Firville be included in the GB1-2 zoning in the area. The submission claims to identify a parcel of land which currently operates as a farm. It is requested that this land parcel be removed from GB 1-2 and replaced with a more appropriate site. It is claimed that this new site is more appropriate because it has access to the public road and is in the vicinity of other dwelling houses. See also submission 6678.
Mallow GAA Club	5910	Lands at Carrokeal, Mallow GAA Club, Mallow	This submission proposes that lands at Carrokeal, Mallow GAA Club be zoned for residential development. This change in zoning (open space to residential) is supported by the claim that lands at Castlelands will be given to Mallow GAA club allowing them to provide for a modern and ample sporting facility which will cater for future sports needs. The submission states that any development at Carrokeal will be in a balanced manner and can be accommodated without adverse impact. The submission also claims that the lands in question can be serviced and accessed safely.
Mallow Golf Club	5729	Lands at Ballyellis, GB 1-2, Mallow	This submission strongly objects to the zoning of lands GB 1-02 at Ballyellis. This submission is very comprehensive and includes a number of supporting statements for why the land in question should not be zoned for any type of residential development. This submission argues that development at this proposed site would have a detrimental effect on the existing Mallow golf course. The submission states that the golf course is an important and vital amenity for the town of Mallow and it is claimed that any residential development at this site is technically unfeasible, economically and environmentally unsustainable and is subject to intense local opposition from the Golf Club, the local residents and Mallow Town Council.
Mallow Road Residents Group	5966	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur woodland be included in the development boundary of Doneraile and be given the statutory protection recommended in the 1996 County Development Plan for scenic landscape and tree protection.
Mannix, Tom	5404	Lands at Carrigaunroe, Shanballymore	This submission proposes that lands at Carrigaunroe be zoned for residential development. The submission states that development at this site would help to rejuvenate the village and provide housing for those who are partaking in the Government Decentralisation Program.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Matthew J.Nagle & Co. Solicitors	5320	Lands at Creggane, Buttevant	This submission proposes that lands at Creggane be zoned for residential development. This submission claims the site is of good quality and can be easily developed and serviced. The submission also claims that the draft zonings R-01, R-04 and R-05 will not be developed in the medium to long term as they comprise of an agricultural land which is still being farmed.
McAuliffe, Donal	6770	Lands at Burnfort, Burnfort.	This submission proposes that lands at Burnfort be zoned for mixed use development which would include residential, commercial and open space/sports/recreation development. This submission is very comprehensive and gives a number of supporting arguments and documents for this proposal. The submission states that the extension of the development boundary to include these lands is fundamental to achieving a fully serviced and sustainable village. The submission claims that there is a large demand for development in the village of Burnfort and this is due to its strategic location between Cork and Mallow. The submission states that any proposed development in conjunction with the rezoning of these lands would provide the services and amenities necessary to provide a sustainable community and to rejuvenate the existing village.
McGarr, Gregory	8027	Lands at adjacent to I-02 in Doneraile	This submission proposes that lands at Doneraile be zoned for open space. The submission states that the lands in question be zoned for open space with a specific objective for a walkway linking the village centre to the amenity area proposed. See also submission 6359.
McGarr, Gregory	6359	Lands at I-02, Doneraile	This submission proposes that lands at I-02 in Doneraile be zoned for low to medium residential development with a specific objective for mixed use tourism related uses. The total area of the site does not lie within the area proposed for development under the draft zoning objective I-02. The submission states that if the lands at I-02 are zoned for residential development the land owner is willing to develop his lands adjacent to I-02 for open space activity. The submission claims that the lands in question will be serviceable during the lifetime of this plan. See also submission 8027.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
McGree, Liam	5676	Issus relating to R-03 in Castletownroche	This submission raises an issue concerning the density of R-03 in the draft plan for Castletownroche. The submission states that R-03 should be zoned for medium density rather than low density residential development. This submission lists a number of references from the County Development Plan 2003, the Residential Density Guidelines, and the Regional Planning Guidelines that it claims support this proposed change.
McGuane, Michael	5562	Lands at GB 1-2, Firville and Gortnagross, Mallow	This submission strongly opposes the zoning of GB 1-2 at Firville and Gortnagross in the Mallow green belt. The submission states that the infrastructure both road and sanitary services cannot cope with any further development in the area. The submission raises concerns about childrens' safety if the current volumes of traffic were to increase. The submission states that any further development in the area will have a negative impact on the rural character of the area. This submission is signed and supported by a number of interested parties.
McHugh, Louise	5220	Lands at Shanballymore Lower, Shanballymore	This submission proposes that lands at Shanballymore Lower be included within the development boundary of Shanballymore. This submission claims that services (water sewerage and storm water) on the site are more than adequate to cope with development. The submission claims that land within the draft development boundary is either unavailable for development or is developed and therefore the inclusion of the proposed lands within the development boundary would meet the local housing need and counter balance the demand for one-off dwellings.
Meade, John	6863	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur woodland be included in the development boundary of Doneraile and be given the statutory protection recommended in the 1996 County Development Plan for scenic landscape and tree protection.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Mourneabbey Community Council	6705	Issues relating to Mourneabbey	This submission raises a number of issues relating to Mourneabbey. The submission requests that Mourneabbey would be looked at as a single entity as a parish and not as two separate entities namely Burnfort and Athnaleenta. The submission states that the physical division of Mourneabbey parish by the N20 needs to be addressed by examining the need for a flyover or underpass as a means of addressing the serious road safety issues of the area. The submission requests that any development in Burnfort would be low density and phased over time. Any phased development should be managed correctly and the second phase should only start when the first phase is fully complete. The submission also requests that the access road to Mourneabbey Community Centre be improved and upgraded to facilitate the new expanded facilities.
Mourneabbey Restoration Committee	5953	Issues relating to Mourneabbey	This submission raises issues concerning the cultural heritage of the Parish of Mourneabbey. The submission proposes that the development of tourism based on Ireland's past heritage needs to recognise the interlinking of Mourneabbey with the wider Blarney and Mallow heritage areas. The submission also proposes that the construction of a flyover in the general area of the Abbey. This submission suggests that Mourneabbey is a Parish rather than a single place.
Moynihan, S	5066	Issues relating to R-01 in Buttevant	This submission does not support the zoning of R-01 in Buttevant. The submission claims that there can be no adequate access to the site. The submission states that the current entrance is too narrow and any possible future entrance would be too close to the bend on the road.
Murphy, Harry	6729	Issues relating to the infrastructure in Churchtown	This submission raises issues concerning the infrastructure in Churchtown. The submission raises concerns relating to the poor condition of the roads in Churchtown. The submission states that no further development should occur in the village until these infrastructural deficiencies are addressed. The submission supports the open space zoning (O-01) in the draft Local Area Plan.
Murphy, John	5770	Lands at Cappagh, Killavullen	This submission proposes that lands at Cappagh be zoned for medium density residential development. This submission claims that the lands in question are served by existing mains water and sewerage.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Murphy, Paul	6123	Lands at Creggane, Buttevant	This submission proposes that lands at Creggane be included within the development boundary of Buttevant. This submission is not requesting any specific zoning on these proposed lands but wants to secure these lands for the long term growth of Buttevant. This submission identifies what it thinks are the development limits of Buttevant namely the Awbeg river to the north, the by-pass to the east and the rail line to the west. The submission proposes that the lands in question should be the subject of an Action Area Plan.
Murphy, Tadgh	5315	Lands at Dromore, Dromahane	This submission proposes that lands at Dromore be zoned for residential development. This submission claims that part of the site will be made available for recreational/amenity purposes and part of the site will also be planted to act as a tree buffer between new and existing residential development.
Nagle, Maurice	5625	Lands at Dromsligo, Mallow	This submission proposes that lands at Dromsligo be included as a residential zoning (quality serviced individual sites) in the Mallow Environs. This submission claims that these lands are connected to the town of Mallow by footpath and public lighting and are serviceable.
Nagle, Tim	6615	Lands at Carrigacunna, Killavullen	This submission proposes that lands at Carrigacunna be zoned for residential development. This submission claims that the lands in question are serviceable and that the owner of the lands in question is willing to improve access and sight visibility if the lands are zoned. This submission argues that the zoning of these lands is logical because of their close proximity to the village centre and because there is a high demand for individual sites in the area.
Nazareth House	5628	Lands at Dromore, Dromahane	This submission proposes that lands at Dromore be included in the development boundary of Dromahane. This submission proposes the development of a new nursing home, assisted living accommodation and a full retirement village. The submission claims that the lands are fully serviceable. The lands in question are owned by two parties namely Nazareth House and John Fitzgerald.
Nearmount Properties LTD.	5324	Lands at Creggane, Buttevant	This submission proposes that lands at Creggane be zoned for mixed use which includes residential development (including serviced sites and medium density housing), commercial development and a school with playing pitches.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ní Amlaoibh, Mairead	5115	Lands at Dromore, Dromahane	This submission proposes that lands at Dromore be zoned for residential development. The submission states that the site is suitable for low density housing suitable for sheltered home type development. It also states that the site's close proximity to the village centre and the availability of the appropriate infrastructure (public water, lighting etc.) would allow for development to occur. A sewage treatment system could also be provided if deemed necessary.
Niall Skehan & Associates.	6268	Issues relating to Mallow Town and Environs	This submission raises a number of issues concerning the infrastructure and economic development of Mallow Town and Environs. The submission considers that the strategic identification of a route for the relief road to be in the long-term interests of Mallow towns growth and development. The submission claims that in order to achieve balanced growth there should be more emphasis on promoting growth and development to the north and west of the town. The submission states that Mallow should be developed in a more concentric fashion with the railway at its core thereby making the rail station more accessible for pedestrians and for businesses having the knock on effect of benefiting the economy and traffic flows.
Nugent, Michael	5664	Lands at Baltydaniel West, New Twopothouse	This submission proposes the lands at Baltydaniel West be zoned for industrial purposes. The submission states that the lands in question are adjacent to the draft development boundary and therefore would be a logical progression of the boundary. See also submission 8015.
Nugent, Michael	8015	Lands at Baltydaniel West, New Twopothouse	This submission proposes the lands at Baltydaniel West be zoned for industrial purposes. The submission states that the lands in question are adjacent to the draft development boundary and therefore would be a logical progression of the boundary. See also submission 5664.
O'Brien, Michael	6149	Lands at Rathnacarton, Castletownroche	This submission requests that lands at Rathnacarton be zoned for educational/institutional/civic development. This submission requests that enough land be zoned to accommodate a medical centre comprising of a 60 bed nursing home and associated sheltered housing. The submission claims that planning permission has already been granted for a 30 bed nursing home on this proposed site but this reduced scale deems the project economically not viable.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Brien, Michael	5095	Lands at Brough Cross, Doneraile	This submission proposes that lands at Brough Cross be zoned for low density residential development. The submission states that there is a scarcity of zoned land for residential development in Doneraile. It also states that the proposed infrastructural (water, sewerage and roads) improvements would allow for more development in Doneraile.
O'Callaghan Family	5180	Lands at Drommahane, Dromahane	This submission strongly objects to the zoning of O-01 in Dromahane. The submission states that the land in question is a working farmyard which is used to store and turn machinery. The submission also states that the open space zoning will devalue the land and if developed would isolate the owners from their second field rendering them landlocked. This submission proposes that the land be rezoned for residential use and in return the owners would allow an area of land behind the school (adjacent to the Draft O-01 zoning) for open space.
O'Connell, Liam	5291	Lands at Lackaroe, Buttevant	This submission proposes that lands at Lackaroe be zoned for medium density residential development. This submission claims that the land is serviceable (mains water available on the road and there are proposals to extend the public sewer). The submission also states that any development will be located sensitively in relation to the moat on site.
O'Connor, Anne	5688	Lands at Creggane, Buttevant	This submission proposes that lands at Creggane be zoned for residential development. These lands form part of the Awbeg River SAC. The submission claims that this SAC is currently being reviewed with the view of reducing the conservation area from 30 metres to 5 metres on either side of the Awbeg River. The submission claims that the lands are serviceable and that it will be made available for development during the lifetime of the plan.
O'Driscoll, Mary	5403	Lands at Ballybeg, New Twopothouse	This submission proposes that lands at Ballybeg be zoned for low density residential development. This submission claims that the land can be serviced by public water and that a treatment plant will be installed to accommodate any sewerage requirements. The submission also claims that the interested party owns a bungalow between the existing development boundary and the proposed site. It is claimed that this bungalow can be demolished to accommodate access to the proposed site.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Farrell, Jacqueline	5040	Lands at Shanballymore Lower, Shanballymore	This submission proposed that lands at Shanballymore Lower be zoned for residential development. The submission states that there is a demand for houses in Shanballymore and that the village is in need of further development in order to keep it alive. It is also stated that the village needs both a shop and a business centre which would help village rejuvenation.
O'Flynn, John	6613	Lands at Baltydaniel East, New Twopothouse	This submission requests that lands at Baltydaniel East be zoned for residential use. The submission claims that the servicing issues for this site can be overcome by installing an appropriate treatment system. This submission argues that development on this site would help counter balance the demand for one-off housing and would help meet the growing demand for houses in the area.
O'Flynn, John	6127	Lands at Cloghlucas North, Mallow Greenbelt	This submission proposes that lands at Cloghlucas North be removed from the Mallow Green Belt.
O'Keefe, Anthony	5650	Lands at Horseclose, Doneraile	This submission proposes that lands at Horseclose be zoned for residential development. The submission claims that the lands are serviceable. These lands are included within the development boundary of Doneraile.
O'Keefe, Con	6619	Lands at Ballymagooly, Mallow (Rahan Area)	This submission proposes that lands at Ballymagooly be zoned for low density residential development. The submission claims that this proposed site is serviceable because mains water already exists and that the developer of the site will provide a treatment plant. The submission states that the site enjoys road frontage. The submission also states that this site is suitable for development due to its close proximity to both Mallow and Rahan.
O'Keefe, Edward	5276	Lands at Creggane, Buttevant	This submission proposes that lands at Creggane be zoned for residential development. The submission states that Buttevant is declining in both population and economic activity due to the lack of housing development in the area.
O'Keefe, James	6634	Lands at Ballysheehan, Mallow	This submission proposes that lands at Ballysheehan be zoned for residential or light industry/warehousing development. This submission states that development at these lands would greatly benefit the town of Mallow.
O'Keefe, Sean	5648	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur be zoned for residential development. The submission divides the lands in question into three plots which are owned by two different parties. The submission claims that these lands can be serviced.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Keefe, Sean	8160	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur be zoned for residential development. See also submission 5344.
O'Keefe, Sean	5344	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur be zoned for residential development. See also submission 8160.
O'Leary Family	8024	Lands at Ballysheehan, Mallow	This submission proposes that lands at Ballysheehan be zoned for commercial / low density residential development. The submission states that the proposed northern relief road for Mallow splits the lands in question from a working farm deeming them no longer economically sustainable for agricultural use. The submission states that this proposal is supported by the site close proximity to both Mallow town centre and a good road network. See also submission 6631.
O'Leary Family	6631	Lands at Ballysheehan, Mallow	This submission proposes that lands at Ballysheehan be zoned for commercial / retail development. The submission states that the proposed northern relief road for Mallow splits the lands in question from a working farm deeming them no longer economically sustainable for agricultural use. The submission states that this proposal is supported by the site's close proximity to both Mallow town centre and a good road network. See also submission 8024.
O'Leary, Margaret	6861	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur woodland be included in the development boundary of Doneraile and be given the statutory protection recommended in the 1996 County Development Plan for scenic landscape and tree protection.
O'Mahony, Donal	5199	Issues relating to the Draft Mallow Local Area Plan	This submission supports the residential zonings around Mallow.
O'Mahony, John	6072	Lands at Lombardstown, Lombardstown	This submission proposes that lands at Lombardstown be zoned for either residential or commercial development. The submission claims that the lands in question can be serviced by a public water supply and that the village of Lombardstown has easy access to the N-72 between Mallow and Killarney. See also submission 8022.
O'Mahony, John	8022	Lands at Lombardstown, Lombardstown	This submission proposes that lands at Lombardstown be zoned for residential or commercial development. The submission claims that this site is serviceable by water and electricity, it is close to a number of community facilities and is adjacent to the N72 Mallow to Killarney road. See also submission 6072.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Neill, Mary	5806	Lands at Castlelands, Buttevant	This submission proposes that lands at Castlelands namely I-02 in the Draft Mallow Local Area Plan be changed from an industrial use zoning to residential use zoning.
O'Regan, Michael	6630	Lands at Ballybeg, New Twopothouse	This submission proposes that lands at Ballybeg be zoned for Industrial development which includes industry and/or warehousing and distribution. The submission states that the zoning of these lands for industrial use will facilitate the expansion of an already existing industry thereby having a positive economic impact on the local area. The submission claims that the availability of an experienced labour pool and easy access to a good road network are key to the company expanding in this location.
O'Riordan, John	6785	Issues relating to Mourneabbey	This submission raises issues concerning the parish of Mourneabbey. The submission welcomes the overall strategy for both Burnfort and Athnaleenta. The submission raises issues concerning water supply, ribbon development and residential densities. It is suggested that residential development in the area should be kept to a modest number thereby protecting the rural character of Mourneabby parish. The submission also proposes the construction of a flyover as a means of crossing the very busy N-20.
O'Riordan, Patrick	6038	Lands at Bweennamwell West, Bweeng	This submission proposes that lands a Bweennamwell West be zoned for low density residential development. The submission claims that the site is serviceable and is within commuting distance of Cork City, Mallow and Blarney.
O'Shea, Sean	5144	Lands at Carrigacunna, Killavullen	This submission proposes that lands at Carrigacunna be zoned for residential development. The submission states that not enough appropriate land is zoned for residential use in Killavullen and that rural decline is setting in which has resulted in the closure of the post office. It also states that a sewage treatment system will be provided and that the relevant access issues will be addressed.
O'Sullivan, Mary	6616	Lands at Curraghbower, Lombardstown	This submission proposes that lands at Curraghbower be zoned for low density residential development. This submission states that the land in question is of good quality and could be easily developed. This submission claims that there is a strong demand for housing in the area due to the rapid growth of Mallow and therefore this site, if zoned, would help to address this demand.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Sullivan, Pat	5569	Lands at Ballyclogh, Ballyclough	This submission proposes that lands at Ballyclogh be zoned for medium density residential development. This submission claims that the population of the village will continue to decline, unless further lands are zoned for residential development. The submission claims that the lands in question are serviceable and if developed will also provide the village with a much needed recreational facility with walkways around the Castle grounds and existing woodland area.
Philip O'Connell	6614	Lands at Scart , Ballyclough	This submission proposes that lands at Scart be zoned for low density residential development. The submission claims that the lands in question are fully serviceable and any development on the site would help unite the existing dwellings with the Ballyclough village.
Roche Design and Built LTD.	6461	Lands at Dromore, Dromahane	This submission proposes that lands at Dromore be zoned for residential development. The submission claims that the zoning R-01 is developed and therefore Dromahane requires further additional residential zoning to meet current demand. The submission proposes that lands to the North and to the East of R-01 should be zoned for residential use. This submission is very comprehensive and is accompanied by a number of statements from CASP, Residential Guidelines, the Regional Planning Guidelines and the 2003 County Development Plan which support this proposal. This submission is linked to submission 8018.
Roche Design and Built LTD.	8018	Lands at Drommahane, Dromahane	This submission requests that lands at Drommahane be zoned for residential use. This submission claims that the draft zoning R-02 does not reflect the planning permission granted on the site. The submission claims that the zoning R-02 be extended eastwards to accurately correspond to the planning permission granted by Cork County Council. This submission is linked to submission 6461.
Roche, Ann	6582	Lands at Skaghardgannon, Doneraile	This submission proposes that lands at Skaghardgannon be zoned for residential development. The submission claims that the site is suitable for development and that the proposed improvement to the waste water treatment system will allow for the site to be serviceable. This submission also claims that there is a shortage of residentially zoned lands in Doneraile and as a result has forced house prices in the area to escalate.
Roche, Frank	5197	Issue relating to the Mallow Green Belt	This submission supports the need for a Greenbelt around Mallow and supports the specific Objective GB 1-2

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Roche, Teresa	5120	Lands at Skahardgannon, Doneraile	This submission proposes that land at Skaharddannon be zoned.
Ross, Frank	6228	Lands at Carrigaunroe, Shanballymore	This submission proposes that lands at Carrigaunroe be zoned for residential development to include the provision of service sites. This submission claims that the site is serviceable and has good road connections. It is also claimed that development on these lands would help counter balance the demand for one-off housing.
Ross, Frank	5692	Lands at Carrigaunroe, Shanballymore	This submission proposes that lands at Carrigaunroe be zoned for residential development. The submission states that these lands are in close proximity to the N73 which allows for easy access to Mallow and Mitchelstown. The submission claims that the lands can be serviced by both public water and by a new public sewage treatment plant.
Rouse, Brian	6864	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur woodland be included in the development boundary of Doneraile and be given the statutory protection recommended in the 1996 County Development Plan for scenic landscape and tree protection.
Ryan-Purcell, Walter	5604	Issues relating to Churchtown	This submission raises a number of issues relating to the landscape character of Churchtown. The submission identifies Maryfield graveyard as an area of historic interest which should be preserved. A public right of way (locally known as the 'walk') to the Maryfield graveyard should also be protected as it is a scenic as well as a historical route. The submission identifies both Churchtown House and Burton Park as fantastic wildlife habitats that should be protected. The submission proposes that more land be zoned for recreational use in the village. The submission identifies land opposite the church as ideal for a childrens' playground or recreational area. The submission states that there needs to be greater cooperation with Cork County Council and the Churchtown Development Association with regards to litter control, public gardens, roadside verges and village approach roads.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ryan-Purcell, Walter	5709	Issues relating to a 'right of way' in Churchtown	This submission raises issues concerning a right of way known as 'the walk' in Churchtown. The submission states that planning permission has been granted on the site adjacent to Maryfield graveyard and development on this site will completely cut off access to the graveyard and erode the right of way. The submission states that the houses granted permission in front of the Maryfield graveyard should not be built as they will impact negatively on a historic site and will completely cut off the public right of way to this site.
Sheehan, Denis F	5177	Issues relating to public walkways and infrastructure in the County.	This submission requests that where possible, amenity walkways should be provided for in both the main towns and the greenbelt areas adjacent to old and new housing estates. This submission also proposes the construction of a new bridge in Mallow which would help alleviate traffic congestion.
Sheehan, J	6034	Issues relating to the Mallow Electoral Local Area Plan	This submission proposes that the railway stations at Buttevant, Mourneabbey and Rathduff be reopened in the hope of having a commuter rail service between Charleville and Middleton. The submission states that each of these stations should be accompanied with a park and ride facility.
Sheehan, John	5036	Lands at Lisnagrough, Doneraile	This submission proposes that land at Lisnagrough be zoned for residential development. The submission states that this land parcel is a fully serviced site with a footpath running parallel to it and public lighting a short distance away.
Sheehan, William	6568	Lands at Castletownroche	This submission proposes that lands at Castletownroche be zoned for residential development. The submission states that part of the lands in question will be considered for sheltered housing and a new sewage treatment plant.
Sherlock, William	6706	Lands at Egmont, Churchtown	This submission proposes that lands at Egmont be zoned for a golf course which will include a number of individual exclusive houses. The submission claims that all of the landowners in the area support this proposal.
Simcox, Tan	5375	Lands at Churchtown	This submission requests that lands at Churchtown be zoned for residential development. This file is linked to 8315.
Simcox, Tan	8315	Lands at Churchtown	This submission requests that lands at Churchtown be zoned for residential development. This file is linked to 5375.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Smyth, Pat	8026	Lands at Mallow	This submission proposes that lands at Mallow be zoned as greenbelt with a GB 1-2 specific objective. This submission makes reference to a number of documents (CASP and The County Development Plan 2003) as support for this proposal. The submission claims that the lands in question are within the catchment area of the train station and are ideally suited to low density residential development similar to the proposed in specific objective GB 1-2. See also submission 6251 and 8025.
Smyth, Pat	6251	Lands at Mallow	This submission proposes that lands at Mallow be zoned as greenbelt with a GB 1-2 specific objective. This submission makes reference to a number of documents (CASP and The County Development Plan 2003) as support for this proposal. The submission claims that the lands in question are within the catchment area of the train station and are ideally suited to low density residential development similar to the proposed in specific objective GB 1-2. See also submission 8025 and 8026.
Smyth, Pat	8025	Lands at Mallow	This submission proposes that lands at Mallow be zoned as greenbelt with a GB 1-2 specific objective. This submission makes reference to a number of documents (CASP and The County Development Plan 2003) as support for this proposal. The submission claims that the lands in question are within the catchment area of the train station and are ideally suited to low density residential development similar to the proposed in specific objective GB 1-2. See also submission 6251 and 8026.
Springett, Rod J.	5282	Lands at R-09, Killavullen.	This submission supports the zoning of R-09 in Killavullen. However, the submission states that any development at R-09 or in the immediate vicinity of Carrigacunna Castle and House (Protected Structure) should have regard to the historical relevance of its location.
Stack, John	5385	Lands at Spaglen, Mallow	This submission proposes that lands at Spaglen be included as a residential zoning in the Mallow Environs. The submission claims that the site can be currently serviced by public water which is due to be upgraded and will be served by a public sewer in the future. It is also claimed that the site is in close proximity to Mallow town and that there is a demand for housing in the area. This submission states that the lands in question are located close to the proposed Northern Relief road.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Stokes, Simon	5020	Lands at Richardstown, Doneraile	This submission proposes that lands at Richardstown be zoned for residential development. The submission states that the land is suitable for development due to the fact that the new sewerage scheme (currently under construction) passes by the property on the main road. It also states that if residential development is allowed on this site that the economic life of Doneraile would be boosted as well as increasing the numbers of children attending both the primary and secondary schools.
Stone, Tracey	6083	Issues relating to T-01 in Churchtown	This submission states that zoning T-01 (Town/village centre development) is not appropriate for a village of Churchtown's size. The submission argues that a weekly 'farmers market' would be more appropriate.
Stone, Tracey	6084	Lands at O-01, Churchtown	This submission opposes the zoning of O-01 in Churchtown as an open space zoning. This opposition is in relation to child safety. The submission states that a site closer to the village centre would be more suitable for a village park. The submission identifies a site adjacent to the church on Chapel Lane as more appropriate.
Stone, Tracey	6078	Lands at R-02 in Churchtown	This submission strongly opposes the zoning of R-02 for residential development in Churchtown. This submission argues that the lands in question are too close to the school and an already busy road and because speed limits are not adhered to at this location any development at this site could have a detrimental knock-on effect on school children.
Vickery, Thomas	6731	Issues relating to the Preservation of Woodlands in Doneraile	This submission proposes that mixed deciduous woodlands in Doneraile be preserved. These woodlands are Dreenagh Woodland, Drumdeer Convent, Monaduhanna Wood and Roughfield Wood.
Wallace, Val	8019	Lands at Gouldshill, Mallow	This submission proposes that lands at Gouldshill be zoned for residential development. See also submission 5961.
Wallace, Val	5961	Lands at Gouldshill, Mallow	This submission proposes that lands at Gouldshill be zoned for commercial development. The submission states that these lands border an existing commercial zoning and therefore warrant to be zoned as such. See also submission 8019.
Walsh, Eileen	5626	Lands at Knockacur, Doneraile	This submission proposes that lands at Knockacur woodland be included in the development boundary of Doneraile and be given the statutory protection recommended in the 1996 County Development Plan for scenic landscape and tree protection.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
White Deer Pub and Restaurant	5642	Lands at Bridge Street, Mallow	This submission proposes that lands at Bridge Street, Mallow be rezoned from residential use to commercial bar and restaurant use.