

## **Report to Members**

### **West Cork Municipal District Local Area Plan Public Consultation Draft**

### **Chief Executive's Opinion on the Issues Raised by Submissions & Recommended Amendments.**

**6th March 2017**

**Document Verification**

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		<p><b>Description:</b>  <b>This report sets out the Chief Executive’s Opinion and Recommendations on the issues raised in the submissions received on the Public Consultation Draft of the West Cork MD Draft Local Area Plan</b></p>				
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This report focuses on the submissions and observations received from the public following publication of the West Cork Municipal District Local Area Plan Public Consultation Draft, which sets out the planning framework for the development of the Municipal District up to 2023. The report summarises the outcome of this consultation process which was carried out in line with Section 20(3) of the Planning & Development Acts and will inform the preparation of the various amendments to the West Cork Municipal District Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Municipal District while Appendix B details the proposed amendments to the plan following consideration of the issues raised in the submissions and other pertinent issues. Appendix C of the report includes a List of Submissions by Interested Party. Appendix D of the report identifies any proposed mapping changes. Appendix E lists any late submissions.

## Section 1 Introduction

### 1.1 Where we are in the process

**1.1.1.** The West Cork Municipal District Local Area Plan, Public Consultation Draft was published on the 16<sup>th</sup> November 2016 and was made available to the public until the 16<sup>th</sup> of January 2017. Copies of the Draft Plans were available for inspection at the Planning Department, Floor 1, County Hall; Norton House, Skibbereen; Council Offices at Annabella, Mallow and in all Libraries throughout the county. In addition the Draft Plans and all supporting documentation including the Strategic Environmental Assessment Environmental Report, Strategic Flood Risk Assessment and Habitats Directive Screening Report are available on the Local Area Plan website <http://corklocalareaplans.com/>. The Draft Plans were made available in DVD (free of charge). 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 Acts. Also for the first time all the land use zoning maps for every settlement were made available on a Map Browser available through the Local Area Plan Review website.

**1.1.2.** Although not required under the Act, a public exhibition/information day was held during the display period to encourage people to take part in the plan process. This event was held in the former Skibbereen Town Council Offices on December 22<sup>nd</sup> 2016, where the public and interested parties had an opportunity to speak to directly to staff from the Planning Policy Unit regarding the draft LAP.

**1.1.3.** A number of individuals and groups availed of the opportunity to meet with staff from the Planning Policy Unit during the public consultation period and all such requests for meetings during this period were accommodated.

### 1.2 Submissions

**1.2.1.** There were a total of 139 submissions received during the public consultation period on the Draft West Cork Municipal District Local Area Plan. 30 submissions focused on general issues facing the wider County and the Municipal District as a whole, with a further 109 site specific submissions.

**1.2.2.** There were 50 submissions received relating to issues in the 6 main towns (Clonakilty 11, Skibbereen 9, Bantry 21, Dunmanway 2, Castletownbere 4 and Schull 2) within the Municipal District area. 22 submissions related to issues in the Key Villages, 9 submissions related to the west cork islands with 28 submissions relating to "Villages, Village Nuclei and Other Locations".

### 1.3 Appropriate Assessment

**1.3.1.** In addition to the submissions raised, the draft plan has also been subjected to 'Appropriate Assessment' and a 'Natura Impact' Screening Report has been prepared. The recommendations from this report are included in Appendix B of this report and it is the Recommendation of the Chief Executive that they be included in the amendment.

### 1.4 How to use this report

**1.4.1.** This report is set out to fulfill a number of functions. Firstly and overall, its purpose is to highlight the significant issues raised for consideration during the process to date, particularly with regard to submissions during the public consultation period. Section 2 sets out the Chief Executive's view of the principle issues raised and includes the Chief Executive's recommendations for amendments to the draft plan.

**1.4.2.** Included thereafter, in Appendix A, is the full list of submissions received during the consultation process with a summary of the submission and the Chief Executive's Opinion included. This list is laid out in settlement order alphabetically.

**1.4.3.** Appendix B, B1, B2, B3, B4 and B5 sets out the list of proposed material amendments to the Draft Local Area Plan. This list is set out by settlement. Appendix B1 sets out the proposed amendment to remove specific policy and objectives relating to lands currently covered by the Clonakilty Town Development Plan, 2009. Appendix B2 sets out the proposed amendment to remove specific policy and objectives relating to lands currently covered by the Skibbereen Town Development Plan, 2009. Appendix B3 deals with Active Land Management. Appendix B4 deals with Housing Requirements and Supply. Appendix B5 deals with Population, Households and Net New Houses for Main Towns.

**1.4.4.** Appendix C of the report includes a List of Submissions by Interested Party.

**1.4.5.** Appendix D of the report shows all the Map Amendments.

**1.4.6.** Appendix E of the report shows a list of Late Submissions.

**1.4.7.** Elected Members should note that the 'material amendments' are those that affect the objectives/policies of the plan or will otherwise have a significant effect on the outcomes of the plan. Some of the changes to the plan that have been requested in submissions are considered to be 'non-material' where, for example, they will result in an updating of the factual content of the plan or a change in the way that existing information is displayed.

**1.4.8.** 'Non-material' changes to the plan are not identified in this report and will not be included in the proposed amendment that the Council will publish for public consultation later in May 2017. These non-material changes will simply be reflected in the final published form of the plan once it has been adopted by the Council later in the year. At this stage, it is considered that the non-material changes will include the following broad areas;

- Factual information used in the description of settlements and their surroundings (including up to date information on the range of facilities or infrastructure, the number of existing dwellings or the stock of planning permissions that have not been implemented).
- The inclusion of additional information on the extent of existing heritage designations on the various maps included in the plan (e.g. existing nature conservation/scenic landscape/archaeological designations and record of protected structures, information already shown in the County Development Plan 2014 or approved by the appropriate national body).
- The inclusion of appropriate references to relevant objectives in the County Development Plan 2014.
- Changes to the plan reflecting or consequent upon a material change.

## **1.5 Next Steps**

**1.5.1.** Following the issue of this report to Members on the 6th March 2017. The Planning and Development Acts make the following provisions and any amendments to the draft plan:

- The local area plan shall be deemed to be made in accordance with the recommendations of the Chief Executive (i.e. as set out in this report) unless the Elected Members of the Council make a resolution making or amending the plan otherwise than in accordance with the Chief Executive's recommendation;
- Any resolutions made by the Elected Members of the Council must be passed by at least 50% of the Elected Members of the Council;
- The last day on which the Council can make resolutions with regard to the Draft Plan is Monday 27<sup>th</sup> March 2017.

**1.5.2.** The following arrangements have been made so that Elected Members can give appropriate consideration to the issues raised in this report:

- A meeting of the Development Committee has been arranged for Friday 24th March 2017 at 11am in County Hall. The meeting will be attended by relevant staff from the Planning Policy Unit who will be able to answer Members questions in relation to any submissions or the Chief Executive's recommended amendments to the Draft Plan. It is important that Elected Members who are considering proposing resolutions to the Council in relation to the Draft Plan should, wherever possible, identify those issues at these meetings so that staff can give an initial response.
- A special meeting of the Council has been arranged for Monday 27th March 2017 at 11.00am in order to facilitate Elected Members who may wish to propose resolutions in relation to any of the Draft Local Area Plans.

**1.5.3.** The Planning and Development Acts require that any material amendments to the plan and must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the end of April 2011. (A definite date for the commencement of consultation cannot be given at this stage until the amendments have been assessed to determine the need for any supplementary Environmental Report or Appropriate Assessment report.)

**1.5.4.** The issues raised in any submission or observation subsequently received will then be made the subject of a further report to Members of the Council together with recommendations so that these can be taken into account. This stage of the plan is executed by resolution of the Council. The new Local Area Plan will come into force four weeks from the day it is made.

**1.5.5.** During the entire plan-making process, the Members of the Council are restricted to considering only issues relating to the proper planning and sustainable development of the County and any statutory obligations and any relevant Government or Ministerial policies and objectives in force.

## Section 2 Principal Issues Raised

### 2.1 Introduction

**2.1.1.** This section of the report briefly sets out the justification supporting the Chief Executive's recommendations for amendments to the plan and also, where other significant issues have been raised and no change to the plan is recommended a brief justification is set out.

**2.1.2.** Detailed text and maps in relation to the recommended changes can be found in Appendix B and Appendix D.

### 2.2 General Issues

**2.2.1.** The following paragraphs address a number of overarching issues that arose across the Local Area Plans and set out the justification for the Chief Executive's recommendation in relation to these issues.

#### **Former Town Council Towns with a Town Development Plans**

**2.2.2.** The West Cork Municipal District Draft Plan published on 16th November 2016 sought to plan for the development of Clonakilty Town and Skibbereen Town and their respective environs, as one integrated unit. The Draft Plan therefore included proposals for some changes to the policies and objectives of the Clonakilty and Skibbereen Town Plans. The Department of Housing, Planning, Community and Local Government made a submission to the Council during the public consultation stage and advised against this approach. Therefore, it is now proposed to proceed on the basis that the West Cork Municipal District Local Area Plan will deal only with the environs of Clonakilty Town and Skibbereen Town, i.e., the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plans and the zoning maps for Clonakilty and Skibbereen will 'grey out' the area to which the Town Development Plan applies.

**2.2.3.** For Clonakilty, the current Clonakilty Town Development Plan 2009 as varied will remain in force until the review of the Cork County Development Plan adopted in 2014 is completed in 2020. The Clonakilty Town Development Plan 2009 as varied is the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.

**2.2.4.** For Skibbereen, the current Skibbereen Town Development Plan 2009 as varied will remain in force until the review of the Cork County Development Plan adopted in 2014 is completed in 2020. The Skibbereen Town Development Plan 2009 as varied is the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.

**Chief Executive's Recommendation: Amend Section 3.2 of the Plan dealing with Clonakilty Town so that issues covered by the Clonakilty Town Plan 2009, as varied are omitted from the Draft Local Area Plan. The Local Area Plan will now only deal with 'Environs' of the town. Amend the zoning map for Clonakilty Town and 'grey out' the area to which the Clonakilty Town Development Plan, as varied applies. See the Proposed Amendments in Appendix B1.**

**Chief Executive's Recommendation: Amend Section 3.4 of the Plan dealing with Skibbereen Town so that issues covered by the Skibbereen Town Plan 2009, as varied are omitted from the Draft Local Area Plan. The Local Area Plan will now only deal with 'Environs' of the town. Amend the zoning map for Skibbereen Town and 'grey out' the area to which the Skibbereen Town Development Plan, as varied applies. See the Proposed Amendments in Appendix B2.**

## Active Land Management

**2.2.5.** In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

**2.2.6.** Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.

### Chief Executive's Recommendation:

**Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:**

- **Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets**
- **The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates**
- **The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state**
- **Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors**
- **Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork**
- **It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.**

**See Amendment No.WC.01.08.01 and Appendix B3**

### **2.3 Issues Raised by Government Ministers, Government Bodies and other Local Authorities**

**2.3.1.** Submission were received from several Ministers, Government bodies or other local authorities and are listed below:

1. Department of Housing, Planning, Community and Local Government.
2. Southern Regional Assembly.
3. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Archaeological and Architectural Heritage.
4. Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Nature Conservation.
5. Department of Education and Science.
6. Cork City Council.

7. Environmental Protection Agency (EPA).
8. Irish Water.
9. National Transport Authority (NTA).
10. Office of Public Works (OPW).
11. Transport Infrastructure Ireland (TII).
12. Health and Safety Authority (HSA).

**2.3.2.** Summaries of the issues raised in these submissions and details of the Chief Executive's Opinion are set out below and in Appendix A. The following paragraphs address the major issues likely to affect the amendment of the local area plan.

### **Department of Housing, Planning, Community and Local Government**

**2.3.3.** The Department acknowledges the large body of work that the Council has undertaken in the preparation of the eight draft municipal local area plans and the concise manner in which the relevant plans have been presented.

**2.3.4.** The Department raise a number of significant issues as follows;

### **Issue 1: Statutory Plan Hierarchy and Timelines**

**2.3.5.** In order to ensure clarity in relation to the statutory hierarchy of plans and the relationship between the existing statutory town development plans and the wider municipal district local area plans which incorporate but cannot overwrite the written statements and maps associated with the town development plans, the written statement needs to illustrate that the nine Town Plans are still current and the area of the MD LAP's extends out from the zoning objectives of the town plans to include the urban environs and rural settlements within the MDs.

**2.3.6.** Request that Plans be amended to

- (1) Illustrate the hierarchy of plans within Cork County and timelines of such within each local area plan;
- (2) Ensure consistency of zonings between the existing statutory Town Development Plans and draft MD LAP's. For ease of reference, the zonings and objectives contained within the existing Town Development Plans are shown within the relevant local area plans. To comply with the statutory requirements, no modification should occur to the existing zonings and objectives of the Town Development Plans as incorporated into the MD LAP zoning objective maps.
- (3) Overlay the boundaries of the nine town plans within each of the corresponding local area plan zoning maps. Reference should be made within the written statement that the zonings and objectives of the Town Development Plans are current.

**Chief Executives Opinion:** With regard to the former nine Town Council Towns of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbreen and Youghal, it is proposed to proceed on the basis that the MD LAPS will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies.

The current Town Council Development Plans for the towns of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbreen and Youghal will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within



the administrative area of the former Town Council.

The Municipal District Local Area Plans currently being prepared will provide for the proper planning and sustainable development of each of its towns / environs of the former town Council towns, villages and settlements within the District in accordance with the planning policy framework set out in the County Development Plan 2014.

**Chief Executive's Recommendation: Proposed Amendment; Delete Table 1.1 and Replace with new Table. Delete Paragraph 1.7.6 "Approach to Town Council Development Plans" and replace with new text reflecting current status of the Town Council Development Plans. See Amendment No's WC 01.01.01 and WC 01.07.01. in Appendix B.**

**Issue 2: Metropolitan Cork Strategic Land Reserves.**

**2.3.7.** The Department understands that there is no intention to specifically zone the 12 sites identified as SLRs within the lifetime of the local area plans. The lands have been identified as potential long term strategic development areas. The written statement needs to clearly articulate the function of these SLRs noting the immediate priority of activating existing zoned lands, however the Department also considers that the selection process behind such strategic land reserves would benefit from further justification and evidential based reasoning.

**Chief Executive's Opinion:** This issue is not relevant to the West Cork Municipal District LAP

**Chief Executive's Recommendation: No Change Proposed**

**Issue 3: Alignment of Cork County Development Plan Core Strategy and Quantum of LAP Zonings**

**2.3.8.** Appendix B of the Cork County Development Plan 2014 (CDP) contains the core strategy tables for each Municipal District with a breakdown of figures for each main town. Each draft MD LAP contains population and housing figures. These figures should be consistent with the CDP, however on closer examination there appear to be significant inconsistencies between the Cork CDP core strategy figures and the figures contained in the draft MD LAP's with regard to the amount of land zoned for residential development purposes.

**2.3.9.** Accordingly, your authority is requested to clarify (a) the basis for such inconsistencies and more importantly (b) your proposals to address and remove such inconsistencies having regard to the provisions of Section 19 of the Act which places a statutory obligation on planning authorities to ensure that the amount of lands zoned for housing and other uses identified in the Core Strategy of the relevant development plans and the local area plans made in that context, are the same.

**2.3.10.** Municipal Districts and towns that require further examination and clarification by the Council include: Draft Bandon-Kinsale MD LAP; Draft Blarney-Macroom MD LAP; Draft Cobh MD LAP; Draft Kanturk-Mallow MD LAP; West Cork MD LAP.

**2.3.11.** Densities stating Medium A, Medium B density are given for each residential land parcel however figures for the corresponding densities are not apparent. The Council is requested to indicate density figures within each Plan.

**2.3.12.** In addition to the above, it is unclear as to whether some of the above anomalies are occurring through the addition / omission of the town plan zonings. To ensure clarity and transparency it would be beneficial if the Council provided a table including the amount of residential land zoned within the area of each Town Development Plan.

**2.3.13.** The Planning Authority is reminded under S.19(2) of the Planning and Development Act 2000 (as amended) and Circular PSSP 6/2010 that consistency is required with the objectives of the CDP, its core strategy and any LAP's. The LAP's as currently drafted and presented would not appear to be compliant with this requirement.

**Chief Executive's Opinion:**

- a) The Municipal District Tables set out in Appendix B of the current CDP were prepared on the basis of the 2011 Local Area Plans which in turn was based on work done in 2009/2010 period. During the course of the preparation of the current Draft Local Area Plans the supply of residentially zoned land and its potential yield was reviewed in lights of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required. The issues included impact of updated flood maps, sites having been developed, issues arising from Habitats Directive Assessment and the need to provide additional headroom in the Main Towns to compensate for the lack of water services infrastructure within the village network which meant that a significant amount of the growth allocated to the villages cannot at present be accommodated. The LAP Review included the residential zonings within the Town Councils where rationalising/updating of those zonings also lead to changes in the amount of zoned land and its potential yield. Also in some of the Metropolitan Towns additional zoned land is proposed in order to increase the amount of residentially zoned land to meet some of the Strategic Land Reserve/Headroom deficit identified in Chapter 2 Core Strategy of the CDP 2014 in the area where the greatest demand for housing is greatest.
- b) The Housing Densities High, Medium A and Medium B are set out in Objective HOU 4-1 and Table 3.1 in Chapter 3 Housing of the Cork County Development Plan, 2014 along with the explanatory text.
- c) The amount of zoned land and its yield contributed by the Town Council Development Plans will be included in a revised Table 2.2 and Table 3.1 as appropriate.
- d) During the lifetime of this plan, the council will initiate an Active Land Management process to help address the fact that not all residential zoned lands delivers housing. The above table should be considered within the context of this Active Land Management process narrative as set out in Section 2 and Amendment No's WC.01.08.01 in Appendix B3.

**Chief Executive's Recommendation:**

- a) **Amendment Proposed: Revise Table 2.2 "Housing Requirements and Supply" and include additional text where appropriate in each Municipal District where this issue arises explaining the revised Tables and showing how they are broadly consistent with the Core Strategy of the CDP. See Amendment No. WC.02.04.01 in Appendix B4.**
- b) **Amendment Proposed: Insert a new heading "Housing Density" and Paragraph before heading "Quality in Urban Design" in Section 1. See Amendment No. WC.01.07.04 in Appendix B.**
- c) **Amendment Proposed: Include figures for the amount of residentially zoned land and housing yield contributed by each Town Council Development Plan in Table 2.2 and Table 3.1. See Amendment No's. WC.02.04.01 in Appendix B4 and WC 03.01.01 in Appendix B5.**

**Issue 4: Cork Gateway Large scale retail warehousing (6,000+)**

**2.3.14.** The written statement Cork Metropolitan Area Municipal Districts refers to the scope for the siting of Large Scale Retail Warehousing (above 6,000m<sup>2</sup>) and indicates that the Council will give consideration to such a proposal at an appropriate location within Metropolitan Cork. However, a specific zoning objective location is not indicated. While the Department appreciates the practical difficulties indicating a specific location, evidence and plan based approach to identifying such a site is essential.

**2.3.15.** Having regard to the Retail Planning Guidelines, 2012, your authority is requested to include specific criteria for potential development sites in accordance with the locational criteria in Section 4.11.2 of the guidelines above within the appropriate Metropolitan MD LAP's.

**Chief Executive's Opinion:** This issue is not relevant to the West Cork Municipal District LAP

**Chief Executive's Recommendation: No Change Proposed**

**2.3.16.** The Department notes and supports the objectives throughout the Draft LAP's that take into account water infrastructure deficiencies in certain areas and which state that 'all new development shall be connected to the public water supply and public waste water treatment system'.

**2.3.17.** Such policy is very important given the legacy of developments in Cork constructed with Developer Provided Water Infrastructure (DPI) and which in many cases has failed leading to significant negative environmental implications and public remediation costs.

**2.3.18.** It is critical to ensure that further DPI based residential development is avoided. The Department recommends that the County Council insert a general objective stating that in terms of water infrastructure no developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.

**Chief Executive's Opinion:** The Council will continue to work with Irish Water to ensure the delivery of the necessary water services infrastructure required to implement the objectives of this plan and meet the Core Strategy population targets. It is intended to include an objective to address this issue.

**Chief Executive's Recommendation: Proposed Amendment: Insert additional objective in Section 2 Local Area Strategy, LAS-01 to address this issue. See Amendment No. WC 02.07.01 in Appendix B.**

#### **Issue 6: Economic Zonings**

**2.3.19.** The Draft Local Area Plan's have zoned substantial amounts of land for industry and business development within some of the towns and villages throughout Cork.

**2.3.20.** The Department considers that some of these zonings should be reassessed with regard to the reduction of their scale in some cases or the inappropriateness of their location and on an evidential basis. Furthermore, the insertion of an overall table in each MD LAP indicating the amount of economic zonings for each town is requested.

**2.3.21.** The Council should especially demonstrate the requirement for the following zonings:

#### **West Cork MD LAP:**

**Bantry:** Isolated zoning of Business and Industry to south west of Bantry BT-I-01, BT-B-3/4/5 off the N71.

**Castletownbere:** Large business zoning (17.6ha) located to the north of the town. Your Authority is requested to provide a justification for these zonings.

#### **Chief Executive's Opinion:**

**a)** Table 2.4 "Employment Land Supply" has been included in each Draft Plan showing the amount of land zoned for Business, Industry and Enterprise on a town by town basis.

**b) West Cork MD LAP: Bantry. Land use zonings** BT-I-01, BT-B-3/4/5 located in the south west, off the N71 are zoned in the current local area plan. While the sites are removed from the main part of Bantry Town it was considered given Bantry's extremely challenging topography, the inadequate road infrastructure, in particular the lack of a bypass and that lands in question are located on the Cork side of the Town and therefore reduces the need for heavy goods traffic to pass through the narrow streets of the town centre, that these relatively level lands with good road access were the most suitable.

**c) Castletownbere:** This business zoning CR-B-01 located to the north of the town is zoned in the current Local Area Plan. It was considered that there was a lack of employment lands within the town with the CR-I-01 site almost fully developed. Therefore, given the local topography and the location of the site on the Cork City side of the town which reduces through traffic on the town's main street in the absence of a by-pass, the current site is considered to be most suitable. This zoning would also help to reduce pressure for the location of business uses in the surrounding countryside away from the main centres of population.

**Issue 7: Strategic Flood Risk Assessment**

**2.3.22.** The Department state that approach set out in Volume 2 Strategic Flood Risk Assessment is not consistent with the requirements of the Planning System and Flood Risk Management Guidelines, 2009 as it indicates that the planning authority is retaining an unsuitable zoning which has not passed the justification test. There is no presumption in law that guarantees zoning objectives will remain unchanged upon the review of a Plan. Strongly recommends that any undeveloped residential zoning identified within Flood Zone A and B is amended to a water compatible use (notwithstanding the areas covered by the Town Development Plans).

**2.3.23.** Reminded of the legislative requirement that if it is not possible to implement certain policies and objectives contained in Section 28 Guidelines, a reasoned justification for this approach by way of explanation needs to be set out within the written statements of each MD LAP.

**2.3.24.** Request specific proposals to ensure that national policy on flood risk assessment is being upheld, in particular reassess the following residential zonings:

**Draft West Cork MD LAP:**

Table 4.2 in section 4.4.8 of the SFRA for draft West Cork MD LAP lists the specific land sites within the Plan that are located within either Flood Zone A or B. As the Draft Plan stands within individual settlement plans and land use zonings there are a number of incompatible residential zonings in areas that have been in part identified as being within flood zone A and B these are CK-R-09, CK-R-18, BT-R-01, BT-R-04, BT-R-05, BT-R-07, CR-R-04, CR-R-06, DY-R-06, SK-R-04 and SK-R-05.

**Chief Executive's Opinion:** Residential zonings where a residual and often peripheral part of the site is shown to be within a flood risk zone have been retained. The approach was agreed with the OPW when the Council introduced the Flood Risk Mapping as part of the last LAP Review.

The main reasons were;

- In some cases, certain zonings were included in areas at risk of flooding, even when such zoning did not pass the Justification Test, as a response to a desire to retain those zonings where planning permission had been granted or where the zoning had already been made in a previous Plan'.
- It was considered that such sites could be best dealt with at Development Management level i.e. the design and layout of any residential scheme would take account of small areas at risk of flooding and ensure that flood compatible uses like open space would be located in such areas. This approach ensures that well located residentially zoned lands will continue to contribute to the overall supply of such lands and not necessitate the zoning of more peripheral less well located lands.
- Given the level of detail available with some of the flood risk mapping is was considered appropriate to allow a more flexible approach where a site was only residually affected by flooding allowing potential developers the opportunity to show through the preparation of site specific flood risk assessments how such sites were or were not affected by flooding.

Therefore, the Council are of the view that the Draft Local Area Plans are broadly compliant with the requirements of the Flood Risk Guidelines.

**Chief Executive's Recommendation: No Change Proposed.**

**Southern Regional Assembly**

**2.3.25.** The Southern Regional Authority is broadly supportive of the Draft Plan and notes that the Draft LAP represents a strong body of work with a clear plan structure and demonstration of consistency as far as it is practicable with national, regional and county planning policy including Core strategy of the Cork County Development Plan, 2014. It notes that strategic locations for future population and employment

growth and key infrastructure required to accommodate this growth are identified by the Draft Plan. Clarity is sought with regard to Table 2.2 of the Draft LAP “Housing Requirement and Supply”, it may be beneficial if the Council clarify the “estimated residential area” in Clonakilty is consistent with Table B13 and Core Strategy of the Cork county Development Plan, 2014.

**Chief Executive’s Opinion:** A revised Table 2.2 “Housing Requirement and Supply” will be included along with additional text showing how the Draft Plan is broadly consistent with Table B13 and Core Strategy of the Cork County Development Plan, 2014.

**Chief Executive’s Recommendation: Proposed Amendment: Revise Table 2.2 and include supporting explanatory text as appropriate. See Amendment No. WC 02.04.01 in Appendix B4.**

#### **Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Archaeological and Architectural Heritage**

**2.3.26.** This submission sets out the heritage related observations/recommendations of the Dept in relation to archaeological, built and underwater heritage which needs to be protected, whilst continuing to facilitate the practical development requirements of a modern society.

**2.3.27.** Submission advises further consultation with the Council’s Heritage Unit in relation to the provisions of the Draft Plan and strongly advises that the Council exclude known monuments from land zoned for dense industrial and/or residential/educational developments, particularly with reference to lands identified as Strategic Land Reserves.

**2.3.28.** Department further recommends that sites of archaeological importance that are State or Local Authority ownership should be highlighted and each plan should include an overarching objective to ensure the protection and preservation of archaeological, built and underwater heritage, in addition to a set of General and Specific Objectives which may be included in a new “Archaeological, Built and Underwater Heritage” section of each MDLAP such as The Record of Monuments and Places (RMP) and also Historic Towns and Places (Zones of Archaeological Potential (ZAPs) which should be shown on maps).

**2.3.29.** Submission further notes that the provisions of the National Monuments (amendment) Act 1930-2014 protects all shipwrecks over one hundred years old, underwater archaeological structures, features and objects, and in this context each plan should take account of any impacts on riverine, lacustrine, intertidal and sub-tidal environments. Finally submission suggests that text in relation to heritage protection should be included for large scale development such as the Residential Land Reserves.

**Chief Executive’s Opinion:** The Council acknowledges that some archaeological sites are located within lands zoned for development. However in those cases issues are dealt with on a case by case basis by Development Management and the project stage. Where possible new zonings have tried to avoid archaeological sites. It is not possible given the numbers of archaeological sites to identify them in the Local Area Plans. County Development Plan Objective HE 3-2 deals with Underwater Archaeology.

**Chief Executive’s Recommendation: Proposed Amendment No’s WC 02.06.01, WC 02.06.02, WC 02.07.01 (Additional Objectives in LAS-01 and additional text in Section 2.6).**

#### **Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Nature Conservation**

**2.3.30.** The Department raise a number of issues relating Nature Conservation in Clonakilty, Dunmanway and Glengarriff.

**2.3.31.** In Clonakilty concerned about the line of the proposed Southern Relief Rd which crosses the cSAC needs to be examined in the screening for appropriate assessment.

**2.3.32.** In Dunmanway: Department does not agree with the conclusion in the habitats Directive Screening Report of no significant effects of the Dunmanway part of the LAP on the simple basis that increased proposed development is put on hold. States that an appropriate assessment and a more

comprehensive development objective, assessing options for the WWTP, including, if necessary, changes in zoning for discharge and wetland treatment, is recommended. The specific details state that it cannot be excluded that both subsurface flow from the WWTP discharge, and overflows from the Long Bridge pumping station are having significant effects on the freshwater pearl mussel population in the part of the cSAC downstream of Long Bridge.

**2.3.33.** States that two options exist: (a) a detailed study of subsurface flow and pumping station overflow impact, or (b) further treatment solutions such as, subject to environmental and feasibility assessment, the piping of discharges downstream, or conversion of fields or Channel A, and possibly the flood plain west of Long Bridge, into laterally sealed constructed polishing wetlands.

**2.3.34.** In either case (a or b), a full appropriate assessment of the projected c.25% increase in population in Dunmanway provided for under the Local Area Plan seems unavoidable.

**2.3.35.** In Glengarriff: Should Objectives DB-08 and DB-09 to develop a pedestrian/cycle routes adjoining cSAC (90) require expanded footprint, they should be screened in more detail. Suggest revised text for Objective DB-12 as follows "Support the provision of sustainable marine related tourism and sustainable leisure uses". State in the introduction to the plan that the meaning of sustainable should include compliance with EU environmental Directives. Suggest that U-02 could be expanded to state that the upgrade of the Waste Water Treatment Plant will be supported, to ensure that the discharges there from will meet the water quality objectives of Glengarriff Harbour. Supports the recommendation in the Habitats Directive Screening Report that lands designated cSAC within the development boundary are zoned as Open Space insofar as it relates to lands not already built upon. Objective DB-12 could also be expanded to refer to the development of improved signage for nearby tourism facilities, such as the Nature Reserve.

#### **Chief Executive's Opinion:**

a) In relation to Clonakilty the area covered by the Town Development Plan no longer forms part of this Local Area Plan and therefore the line of the Southern Relief Rd has been deleted from this document.

b) In relation to Dunmanway the Council acknowledges that there is an issue with regard to the WWTP outfall and its impact on the fresh water pearl mussel population in the Bandon River cSAC. The current CDP in Table 11.1 states that "Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments". The current Draft LAP in General Objective DY-GO-02 states that "New Development which required a connection to the WWTP cannot be permitted in the town until this issue is resolved". Therefore the issue now is to progress with finding a solution and set out a timetable for its resolution. In discussions with the National Parks and Wildlife Service it was suggested that the issue could be best addressed at this stage by including additional text and revised objectives which clearly set out a pathway to address this issue with support from Irish Water and Other Stakeholders within in a defined time period.

c) In relation to issues raised in Glengarriff it is proposed to include additional text in the objectives to address the issues raised.

#### **Chief Executive's Recommendation:**

a) **Proposed Amendment No WC 03.02.01, WC 03.02.02.**

b) **Proposed Amendment No. WC 03.05.01, WC 03.05.02.**

c) **Proposed Amendment No. WC 04.07.01, WC 04.07.02, WC 04.07.03, WC 04.07.04, WC 04.07.05 and WC 04.07.06.**

#### **Department of Education and Science**

**2.3.36.** This submission notes the importance of providing sufficient educational infrastructure to meet the needs of the community. Department will continue to work closely with the Council in relation to the provision of new schools and the development of existing schools and emphasises the critical importance of the Council ensuring sufficient land is zoned for this purpose, following the full appraisal of all potential school site options by the Dept for technical suitability for school development.

**2.3.37.** Department notes that school reservations should be made as close as possible to existing

community facilities, encourages a multi campus approach, encourage provision of sites adjoining green belts or open space where sporting facilities could be provided. Should zone to facilitate expansion of existing schools and to maintain adequate separation distance to allow for increased school heights. Submission identifies the need to reserve sites for primary and/or post primary schools in a range of towns across the County.

**2.3.38.** Within the West Cork Municipal District the Department has outlined the requirement for future educational facilities in the main towns of Bantry and Clonakilty. Provision has not been made in the Draft Plan for one primary school in Bantry and one primary and one post primary school in Clonakilty. This is discussed under the Bantry and Clonakilty settlement specific issues in this Section.

**Chief Executive's Opinion:** The Draft LAP has reserved a site for a primary school in Bantry. In the case of Clonakilty, it is intended to include additional text stating that the Council will work with the Department to identify the necessary sites and to put in place the required planning policy provisions.

**Recommendation: Proposed Amendment: Insert additional text. See Amendment No. WC 03.02.01 in Appendix B1.**

#### **Environmental Protection Agency**

**2.3.39.** This submission raises issues in relation to the Draft Plan, Environmental Reports and some settlement specific issues. In relation to the Draft Plans the submission notes the need for development to be linked to the ability to provide water services infrastructure, the need to prioritise the provision of secondary treatment in some areas and the need to include more information on the environmental sensitivities of each area. Submission also suggests a commitment to the implementation of the National Broadband Plan, the preparation of a Climate Adaptation Strategy for the County and inclusion of objectives ensuring the Council fully assess the impacts of development on priority habitats and species.

**2.3.40.** Submissions also makes a number of comments in the relation to the Environmental Report and how the SEA process has been integrated into the plans, seeking clarity on how the environmental sensitivities of each area have influenced the plan, the compliance status of critical infrastructure and the use of habitat mapping to inform the plans. Submission recommends the plans make provision for the protection of key ecological corridors and linkages within each plan area. Review of the landscape strategy of the county is also recommended. Clarification is also sought on the assessment of cumulative impacts, selected of preferred development scenarios, mitigation and monitoring. Changes to some of the Environmental Protection Objectives is also suggested. Settlement specific queries are raised in relation to Schull (WWTP has been upgraded).

#### **Chief Executive's Opinion:**

A significant number of the issues raised overlap with the recommendation of the Natura Impact Screening Report and these are included in the Chief Executive's recommendation for the amendments to the plan.

With respect to the timing of the delivery of water services infrastructure, this issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality / habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.

Plans will be amended to include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy. With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process.

Issues in relation to the environmental sensitivity of each area, cumulative impacts and the compliance status of water services infrastructure has already been addressed, as far as it is practicable, in the

Environmental Report and the objectives of the Draft Plan. Further clarification on the status of drinking water and waste water treatment infrastructure as given in Table 2.3 of the Draft Plan will be included where appropriate. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.

Habitat mapping for parts of the Blarney, Carrigaline and Middleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process. Objectives for the protection of natural heritage have been included in the plan.

Suggested changes to EPO1 and EPO5 will be implemented. Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.

Mitigation measures are built into the objectives of the plan such as objectives re the water services are mentioned above. Monitoring will be addressed further in the Environmental Statement.

With respect to Schull it is intended to revise the text of SC-GO-03 to take account of the upgrading of the waste water treatment plan.

**Chief Executive's Recommendation: Proposed Amendment: Insert additional Objectives into LAS-01 to address issues relating to water services infrastructure, surface water, architectural, archaeological and ecological issues and text into Table 2.3 where appropriate. See Proposed Amendment No's. WC 02.04.03, 02.06.01, WC 02.06.02, WC 03.07.01 in Appendix B.**

### **Irish Water**

**2.3.41.** This detailed submission from Irish Water (IW) states that it is Irish Water's objective is to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlements and core strategies of development plans subject to the availability of funding and to environmental constraints. Irish Water will endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity in the eight Municipal District Local Area Plans over the next plan period, subject to the necessary capital investment and in compliance with environmental objectives and regulations.

**2.3.42.** Submission also notes that it is IW's objective to provide quality water services in an economic and efficient manner to populations served by the public water services network but there are significant challenges in balancing commitments and available funds to achieve these objectives. Submission requests that the Council considers the implications on water services when determining the settlement and core strategies for the county. The submission acknowledges the settlement hierarchy identified in the CDP and the indicative population targets/housing units included in the current Draft LAPs and indicates that IW's key strategy for supporting growth is to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.

**2.3.43.** With respect to further investment the submission notes that Irish Waters Investment Plan 2017 to 2021 identified 46 individual projects in County Cork. The County will also benefit from a number of national programmes to improve the quality and efficiency of water services. Importantly compliance driven upgrades of infrastructure will also make provision for growth capacity where appropriate.

**2.3.44.** There are 180 Water Supply Zones (WSZ) in the County. It is intended to rationalise the number of abstractions, water treatments plants and WSZ's to ensure the sustainability of abstractions in terms of environmental protection, security, resilience and protection of water sources, interlinking current WSZ's into Water. It is also provided to reduce to reduce water leakage in the distribution network to an economically sustainable level in the future.

**2.3.45.** Submission notes that there are 150 agglomerations (settlements) in the County served by public waste water collection systems. Twelve agglomerations are discharging wastewater with no or only



preliminary treatment and the European Court of Justice has a case pending in relation to 15 WWTP's in Cork for non compliance with the Urban Wastewater Treatment Directive. Includes settlements such as Youghal, Skibbereen, Ringaskiddy, Passage/Monkstown, Midleton, Mallow, Fermoy, Cobh, Clonakilty, Carrigtwohill and Ballincollig. Submission requests that the Council be cognisant of the "designation status" of water bodies receiving discharges from WWTPs when considering settlement hierarchy and population targets.

**2.3.46.** Finally the submission suggests that the Councils assessment of existing water services infrastructure to service future populations included in the Draft LAPs does not take into account the rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish water in the next investment cycle.

### **Chief Executive's Opinion**

IW's commitment to secure the provision of the infrastructure necessary to support the evolving population change and economic activity is noted. The Council welcomes IW's commitment to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, Regional and County planning policy, and to rationalise the operation and provision of water services infrastructure. Proposals for leakage reduction are also acknowledged as playing an important role in increasing capacity along with investment in new infrastructure.

The CDP and LAPs are subject to full ecological assessment through the AA and SEA process and therefore do take account of water body designations. The Council will continue to work with IW to ensure that the right amount of water services infrastructure is available in time in the right locations to meet future demand.

**Chief Executive's Recommendation: No Change Proposed.**

### **Office of Public Works (OPW)**

**2.3.47.** This submission from the OPW highlights the need for the Council to expand its approach to flood risk assessment to include the following:

- a) the consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. This is particularly important in areas where flood defences have been provided, or are proposed, downstream of a development, and in the context of managing surface water discharges.
- b) the potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change scenario. Submission requests that three specific flood storage areas identified as part of the River Bride (Blackpool) certified Drainage Scheme be protected from development in the LAP. These proposed flood storage areas are located within the Cobh Municipal District at Killard, upstream of Blackstone Bridge and at Ballincroikig.

**2.3.48.** In Skibbereen note that the River Ilen(Skibbereen) Drainage Scheme is currently under construction and make reference to the use of a flood storage area adjacent to the Caol Stream on the Castletownsend Road. Also note that areas labeled SK-R-04 to SK-R-09 all have the potential to affect flood risk on the Assolas and Caol Streams unless run-off is carefully controlled.

**Chief Executive's Opinion:** The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review. In addition it is proposed to amend Section 1.7 of the Draft Plan to include an additional section on Managing Downstream Flood Impacts.

**Chief Executive's Recommendation: Proposed Amendment: Insert additional text in Section 1.7 "Flood Risk Assessment and Management". See Amendment No. WC 01.07.03 in Appendix B.**

### Transport Infrastructure Ireland

**2.3.49.** The submission from TII makes a number of points about the protection of existing national roads, the need to show the relevant routes for new national roads on a map in each LAP and the need to set out mechanisms for funding and delivery of national road upgrades to cater for future plans and private development proposals. The submission seeks clarity on the City Gateways Initiative and considers the approach advocated in relation to Retail Warehousing within Metropolitan Cork to be unacceptable in the absence of an evidenced based planning approach as set out in Guidelines. With respect to the proposals for a Strategic Land Reserve in Metropolitan Cork, the submission considers the information provided to be poor and notes the lack of prior consultation or justification for the sites selected. The submission also makes a number of specific comments in relation to each Municipal District.

**2.3.50.** In relation to the West Cork MD requests in Clonakilty that typo in CK-B-01 be amended. Note that N71 Scheme not shown on Clonakilty town map. In Skibbereen requests consultation with regard to key landmark sites proposal.

**Chief Executive's Opinion:** As outlined in Chapter 10 of the County Development Plan, 2014 the Council is committed to the protection of proposed national route corridors where the route selection process has been completed / approved and where the preferred route corridor has been identified. These routes are shown in the Councils CDP Map browser.

The line of N71 scheme has not been through any planning process or environmental assessment to date and therefore it is not considered appropriate to include a line at this stage. Comments in relation to Bantry noted. The key landmark sites initiative will not be proceeded with as sites are located within former Town Council boundary.

**Chief Executive's Recommendation: Amendment Proposed: Revised Skibbereen Town map showing former Town Council area excluded and revised text to CK-B-01. See Amendments No's. WC 03.02.01 in Appendix B1 and WC 03.04.01 in Appendix B2.**

### Health and Safety Authority (HSA)

**2.3.51.** This submissions requests the SEVESO sites across the county be identified on the settlement maps as appropriate. Submissions also advise on most recent legislation on the Seveso Directive.

**Chief Executive's Opinion:** While the Seveso sites are listed in the County Development Plan they will be also be included on the settlement zoning maps where relevant.

**Chief Executive's Recommendation: Insert symbol on Whiddy Island Map to identify Seveso Site. See Amendment No. 05.08.02 in Appendix B and Amendment Map in Appendix D.**

### 2.4 Other Issues Raised in General Submissions

**2.4.1.** In addition to submissions received from Government Departments & Agencies, a number of submissions were received from both individuals, private and public bodies, which raised general issues relating to development in Cork and in the West Cork MD LAP.

### Construction Industry Federation (Cork Branch)

**2.4.2.** This submission from the CIF suggests that the Local Area Plans should include provision to zone

a minimum of an additional 450ha (gross) of zoned land and should include a commitment to provide for additional zonings during their 6-year lifetime, should a shortfall in the supply of available and serviceable lands become apparent. Within the Metropolitan area the submissions argues that lands identified as suitable and needed for development within the proposed SLR sites should be zoned for development, on an equal footing to other zoned lands within the LAPs. Regard should be had to the build ability of the land, the infrastructure cost / value ratio and its marketability.

**2.4.3.** Submission supports more open communication and consultation between the Council and the CIF and its members during the development of the General Development Contribution Scheme, and clarification of what infrastructure investment will require to be funded under separate agreements or contributions. The need for parity on the level of investment required from developers to deliver infrastructure on strategically zoned lands is also mentioned. Submission requests that the CIF and its members be consulted on significant proposed amendments to the Draft LAPs, prior to the formal publication of those amendments.

**2.4.4.** Further issues raised relate to site specific flood risk assessment and the subsequent updating of flood zone maps, the establishment of a Land Supply Task Force and the need for a full review of the LAPs after a 2-year period, to ensure that the plans are succeeding in providing available land to facilitate an adequate supply of residential units.

**Chief Executive's Opinion** Updated approach to the Strategic Land Supply issues and Active Land Management is outlined in the CEO Reports for the Municipal Districts located within Metropolitan Cork. Sufficient lands are zoned for residential development needs, as well as headroom, for areas outside of Metropolitan Cork.

Site specific flood risk assessments are taken into account as part of the Development Management process and the appraisal of specific development proposals. The need to update flood risk zones will be kept under review.

Local Area Plan reviews are subject to statutory review on a six year cycle. In addition, the Council is providing for Active Land Management.

The Council seeks to engage with all relevant stakeholders in a balanced way as part of the performance of its statutory functions.

**Chief Executive's Recommendation: Amendment Proposed: Insert text relating to Updated Approach to Active Land Management, See Amendment No. WC.01.08.01 in Appendix B3.**

### **Transport and Mobility Forum**

**2.4.5.** The Housing and Mobility Forum Cork is groups who have a common interest in sustainable travel. The submission makes a number of comments in relation to sustainable transport in Metropolitan Cork and the selection of sites as part of the Strategic Land Reserve. At a wider level the submission argues in favour of achieving greater connectivity and permeability for active travel modes (walking, cycling) in all areas and that the plans should support measures support the principle of connectivity and permeability, by requiring developers to demonstrate how they have linked to services, infrastructure and travel routes (existing and proposed) -including adjoining housing. Walking and cycling links do not necessarily have to follow the motor traffic routes. Submission also supports more emphasis on delivering attractive urban design. Finally submission suggests that the more holistic approach taken to the Masterplans areas should be applied to all individual residential zonings.

### **Chief Executive's Opinion**

Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines. There are no policy impediments with regard to a range of local permeability / movement proposals referenced.

**Chief Executive's Recommendation: No Change Proposed.**

## 2.5 Settlement Specific Issues

**2.5.1.** The following paragraphs list the significant issues raised in the submissions in relation to settlements:

### MAIN SETTLEMENTS:

**Clonakilty:** A Total of 11 submissions were received for Clonakilty town, 3 of these submissions relate to the former Town Council area. The main issues raised include:

- **Provision of convenience retail development (3 submissions) in 3 different locations within the former Town Council area.**
- **Zoning of land for Industrial Development within the Greenbelt.**
- **Removal of a site from the Greenbelt to facilitate a housing proposal.**
- **The Department of Education and Skills have identified a need for an additional primary school and an additional and post-primary school.**

### Chief Executive's Opinion:

Several submissions relates to lands that are covered by the provisions of the Clonakilty Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submissions relating to specific policy and land use zoning cannot be considered as part of this process. See Section 2 for further details. It is intended to include additional text in relation to Department of Education and Skills requirements in plan.

**Chief Executive's Recommendation: Proposed Amendment. Insert additional text relating to school provision. See Amendment No. WC 03.02.01 in Appendix B.**

**Bantry:** A Total of 21 submissions were received for Bantry Town. The main issues are as follows:

- **Four Several Submissions (4) requested that several parts of Bantry House Demense / Open Space Zoning O-06 and B-07 be rezoned for Development.**
- **Revise wording of Objective X-02 to make provision for Gateway Development.**
- **Increase in the BY RA-03 Regeneration area to the full extent of T-02.**
- **Provision of convenience retail development in the Town.**
- **Car parking, traffic, road surfaces and footpath conditions within the town.**
- **Bantry Inner Harbour – Extension of X-02 and introduction of more flexibility.**
- **Rewording of GO-08 dealing with redevelopment of former Ardscoil Phobail Bheantraí site.**

### Chief Executive's Opinion:

There is sufficient land within the development boundary to cater for future growth and no further residential lands are required. The O-06 open space lands make an important contribution to the landscape, setting and visual amenity of the town and their removal to facilitate residential development would not be considered appropriate.

Bantry House is an extremely important heritage and tourist asset for the town and the West Cork region. It is therefore important that sensitivity is exercised in relation to any development proposals in the area which would affect the house, its attendant grounds and its setting. Any future development proposals need to be considered in their entirety with regard to their impact on the character and integrity of this very important tourist asset. It is intended to update the O-07 Open Space zoning designation to remove some lands which would be more appropriately zoned 'existing built up area'.

It is considered that the current policy approach in the Draft LAP which identifies this site as an area requiring regeneration provides adequate guidance on redevelopment proposals which would have regard to the prominent location of the southern inner harbour site overlooking the harbour. It is

intended to revise the text of X-02 to broaden the scope of acceptable uses to include 'retail' and 'office' uses.

The area identified in the Draft LAP meets the criteria for designating a site as a regeneration area in accordance with the provisions of the Urban Regeneration and Housing Act 2015, and any extension to include T-02 lands would not meet the criteria in the Act and would not be appropriate.

The draft LAP makes adequate provision for the future retail needs of the town. Additional and updated text will be included where appropriate.

The Draft Plan (BT-GO-03) has also outlined the intention to prepare a Transportation, Pedestrian Movement and Public Realm Strategy for the town which will address issues raised.

It is intended to extend the X-02 special policy area to the west.

It is intended to include a new separate general objective to address the provision of community facilities.

**Chief Executive's Recommendation: Proposed Amendment. See Amendment No's. WC 03.03.01, WC 03.03.02, WC 03.03.03, WC 03.03.04, WC 03.03.05, WC 03.03.06 and WC 03.03.07 in Appendix B.**

**Skibbereen:** A Total of 9 submissions were received for Skibbereen Town, 7 of these submissions relate to the former Town Council area. The main issues raised include:

- **Provision of convenience retail development (2 submissions) within former Town Council area.**
- **Removal of road connecting the four crosses roundabout with Rossa Rd.**
- **Fairfield Car Park – Market trader rights.**
- **Provision of a pedestrian bridge at Levis Quay.**
- **Removal of a site from the Greenbelt to facilitate a housing proposal.**
- **Amenity and Heritage value of the 'Rock' site.**

**Chief Executive's Opinion:**

These submissions relates to lands that are covered by the provisions of the Skibbereen Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submissions relating to specific policy and land use zoning cannot be considered as part of this process. See Section 2 for further details.

**Chief Executive's Recommendation: Proposed Amendment. See Amendment No. WC 03.04.01 in Appendix B.**

**Dunmanway:** A Total of 4 submissions were received for Dunmanway town. The main issues raised include:

- **Dept of Arts, request that Appropriate Assessment be carried out and that proposals be put in place to address current serious concerns about operation of waste water treatment plant and impact on the Freshwater Pearl Mussel.**
- **Rezoning greenbelt land for residential development.**
- **Tourism and recreational potential of the Dunmanway hinterland.**

**Chief Executive's Opinion:**

There is sufficient land within the development boundary to meet population targets and there is no requirement for additional land for housing development in Dunmanway. See Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs- Nature Conservation response in Section 2.3. Additional text has been included to promote the heritage, tourism and recreational assets of Dunmanway.

**Chief Executive's Recommendation: Proposed Amendment. See Amendment No. WC 03.05.01, WC 03.05.02. WC 03.05.03 in Appendix B.**

**Castletownbere:** A Total of 4 submissions were received for Castletownbere town. The main issues are as follows:

- **Dinish Island I-01 Zoning - To service all marine activities to include extension of the pier network.**
- **Updated text relating to Castletownbere Fishing Port.**
- **Rezoning of greenbelt land for residential development.**

**Chief Executive's Opinion:**

Additional text will be included in relation to Castletownbere Fishing port and broadening the uses acceptable in the I-01 zoning on Dinish Island. There is sufficient land within the development boundary to meet population targets and there is no requirement for additional land for housing development in Castletownbere.

**Chief Executive's Recommendation: Proposed Amendment. See Amendment No's. WC 03.06.01, WC 03.06.02 and WC 03.06.04 in Appendix B.**

**KEY VILLAGES:**

**Ballydehob:** A Total of 2 submissions were received for Ballydehob - the main issues raised related to the inclusion of land within the development boundary and issues relating to traffic within the village. In light of these submissions it is proposed to extend the development boundary to the north-west and include revised text relating to transportation issues.

**Chief Executive's Recommendation: Amendments to the West Cork Local Area Plan proposed – See proposed amendments WC 04.02.01, WC 04.02.02 in Appendix B.**

**Baltimore:** A Total of 6 submissions were received for Baltimore - the main issues raised related to the inclusion of land with the O-03 open space zoning objective, removal of the U-01 zoning objective for a residential access road and the identification of an open space, sports, recreation and amenity area within the X-03 special policy area. It is intended to revise the X-03 zoning objective and include a new O-04 open space objective for open space, sports, recreation and amenity purposes.

**Chief Executive's Recommendation: Amendments to the West Cork Local Area Plan proposed – See proposed amendments WC 04.03.01, WC 04.03.02 in Appendix B.**

**Courtmacsherry:** A Total of 2 submissions were received for Courtmacsherry - the main issues raised related to the removal of land from the development boundary, the inclusion of text within the Open Space objectives for tree preservation, identification of the west of the settlement as a priority area for development and support for road improvements. It is intended to remove land from the development boundary as requested, include text relating to tree preservation and include text supporting road improvements. It is not appropriate to prioritise future development to a specific area of the village.

**Chief Executive's Recommendation: Amendments to the West Cork Local Area Plan proposed – See proposed amendments WC 04.04.01, WC 04.04.02, WC 04.04.03 in Appendix B.**

**Glengarriff:** A Total of 4 submissions were received relating to Glengarriff - the main issues raised related to a request for a substantial extension to the development boundary to the east of the settlement, the access route to Nature Reserve and the addition of text to relating to the provision of facilities adjoining the Pier. The Department of Arts, Heritage, Regional, Rural and Gaeltacht affairs

also made a submission raising specific nature conservation issues in the settlement. It is intended to include additional text to address the concerns raised by the Department and relating to the provision of facilities adjoining the pier.

**Chief Executive's Recommendation: Amendments to the West Cork Local Area Plan proposed – See proposed amendments WC 04.07.01, WC 04.07.02, WC 04.07.03, WC 04.07.04, WC 04.07.05, WC 04.07.06 and WC 04.07.07 in Appendix B.**

**Rosscarbery:** A Total of 9 submissions were received for Rosscarbery - the main issues raised related to requests for development boundary extensions for residential development and a nursing home, recognition of cahermore cross, rezoning of O-01 lands for residential development, development of tourism accommodation, development of a museum, availability of sites for housing and traffic related issues. It is intended to include additional text relating to the provision of a heritage information centre and relating to traffic calming measures and pedestrian accessibility. It is also intended to incorporate a minor extension to the development boundary and a minor adjustment to the O-01 Open space zoning to facilitate residential development proposals.

**Chief Executive's Recommendation: Amendments to the West Cork Local Area Plan proposed – See proposed amendments WC 04.09.01, WC 04.09.02, WC 04.09.03, WC 04.09.04 in Appendix B.**

## **WEST CORK ISLAND COMMUNITIES**

A Total of 9 submissions were received relating to the following 6 West Cork Islands - Bere Island, Dursey Island, Heir Island, Long Island, Sherkin Island and Whiddy Island: the submissions raised specific issues relating to wide-ranging issues such as community facilities, population, housing, infrastructure, employment, environment, recreation, tourism, and access to the Islands. It is intended to include revised text to all West Cork Islands to address a number of issues raised.

**Chief Executive's Recommendation: Amendments to the West Cork Local Area Plan proposed – See proposed amendments for West Cork Island Communities in Appendix B.**

## **VILLAGES, VILLAGE NUCLEI AND OTHER LOCATIONS**

Inclusion of Lands within the Development Boundary:

**2.5.2.** A number of submissions were received requesting extensions to the development boundaries of the following settlements: Ardfield, Crookhaven, Glandore, Drinagh, Drombeg, Goleen, Lisbealad, Lowertown, Rathbarry, Toormore, to facilitate proposals for residential development. It is considered that small scale adjustments to the development boundaries of the following settlements could be considered - Ardfield, Drinagh, Goleen and Lisbealad, where suitable lands have been identified close to the core of the settlements.

**Chief Executive's Recommendation: Amendments to the West Cork Local Area Plan proposed – See proposed amendments WC 06.01.04, WC 06.01.10, WC 06.01.12, WC 06.03.06 in Appendix B.**

## **2.6 Issues Relating to the SEA Environment Report**

**2.6.1.** A number of amendments are proposed to give effect to the recommendation of the appropriate assessment of the Plan. The amendments are detailed in Appendix B. See Amendment No's WC.02.07.01, WC 03.05.01, WC 03.05.02, WC.04.07.01, WC.04.07.02, WC.04.07.03, WC.04.07.06, WC.06.01.03, WC.06.01.05, WC.06.01.06,

## **2.7 Habitats Directive Screening Report**

**2.7.1.** A number of amendments are proposed to give effect to the recommendation of the appropriate assessment of the Plan. The amendments are detailed in the Table below and are

<b>Table 2.1: Schedule of Recommended HDA Amendments.</b>	
<b>Location</b>	<b>Issue / Amendment No.</b>
Dunmanway	Impact on Water Quality - <b>WC 03.05.01, WC 03.05.02.</b>
Glengarriff	Development boundary of village overlaps with SAC, Impact of objectives on SAC - <b>WC.04.07.01, WC.04.07.02, WC.04.07.03, WC.04.07.06</b>
Allihies	Development boundary of village overlaps with SAC - <b>WC.06.01.03</b>
Ardgroom	Development boundary of village overlaps with SAC - <b>WC.06.01.05 WC.06.01.06,</b>



## Appendix A

## List of Submissions

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
<b>County-wide</b>				
Countywide	DLAP16-16-11562884	Anna Aherne	This submission requests shorter/summarised versions of the overall plan.	The Draft Local Area Plans are statutorily required to address a wide range of issues over the large geographic area that comprises the Municipal Districts.  <b>No Change Proposed</b>
Countywide	DLAP16-16-11810950	Construction Industry Ireland (Cork Branch)	<p>The Local Area Plans should include provision to zone a minimum of an additional 450ha (gross) of zoned land.</p> <p>The Local Area Plans should contain a commitment to provide for additional zonings during their 6-year lifetime, should a shortfall in the supply of available and serviceable lands become apparent.</p> <p>Lands identified as suitable and needed for development within the SLR should be zoned for development, on an equal footing to other zoned lands within the LAPs.</p> <p>In identifying the most suitable lands for zoning, Cork County Council should include a high-level viability assessment of lands, which considers their;</p> <ul style="list-style-type: none"> <li>- Buildability</li> <li>- Infrastructure Cost / Value Ratio</li> <li>- Marketability</li> </ul> <p>Favourable consideration should be given to zoning lands within the SLR areas which are credible in terms of delivering housing output during the lifetime of the forthcoming LAPs.</p> <p>Submissions from housebuilders to zone additional lands outside Metropolitan Cork should be considered on their planning merits, within the context of recognising that there is latent housing demand within Cork County.</p> <p>There is a need for open communication and consultation with the CIF and its members during the development of the General Development Contribution Scheme, and clarification of what infrastructure investment will require to be funded under separate agreements or contributions.</p>	<p>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p><b>See Amendment No. WC.01.08.01</b></p> <p>Sufficient lands are zoned for residential development needs, as well as headroom, for areas outside of Metropolitan Cork.</p> <p>Development Management stage takes account of individual site flood risk assessment as part of its appraisal of development proposals.</p> <p>Local Area Plan reviews are subject to statutory review on a six year cycle.</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>There is a need for parity on the level of investment required from developers to deliver infrastructure on strategically zoned lands. This parity can be best achieved through the implementation of a comprehensive General Development Contribution Scheme and minimal use of Special Development Contributions.</p> <p>The CIF and its members should be consulted on significant proposed changes to phasing with the Urban Expansion Areas prior to the publication of the Amended Draft LAPs, as the opportunity for commenting on significant changes at the Amendment stage are limited.</p> <p>The CIF would welcome the opportunity for further consultation with Cork County Council as the City Gateway initiative is developed further.</p> <p>Where site specific flood risk assessment provides more accurate analysis than that provided by the Strategic level assessment, mapping within the LAPs should be amended to reflect the actual flood risk scenario.</p> <p>A Land Supply Task Force should be established to co-ordinate and prioritise infrastructure investment in line with the strategic planning policy objectives and to assist in the monitoring of the availability of serviceable and viable zoned land during the lifetime of the forthcoming LAPs. The Task Force should include representation from the Planning Authority, relevant statutory bodies and the construction industry.</p> <p>There is a need for a full review of the LAPs after a 2-year period, to ensure that the plans are succeeding in providing available land to facilitate an adequate supply of residential units.</p>	
Countywide	DLAP16-16-11879766	Cork Chamber	<p>This submission acknowledges that significant effort on the part of the Planning Authority has been put into the preparation of these detailed Plans.</p> <p>The submission makes comments on a number of general matters arising from the proposals for the Metropolitan Cork area, including;</p> <p>The Urban Expansion Areas, which it notes could proceed in the short term if there is sufficient capacity in water, waste water, road infrastructure and surface water provision. The submission requests that the Draft LAP should set out a detailed phasing framework which will include parcels of land that are suitable for development in short</p>	<p>This submission is not relevant to the West Cork MD LAP.</p> <p><b><u>No Change Proposed</u></b></p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>term without a significant upgrade of infrastructure in order to achieve early wins in the Urban Expansion Areas and specific matters.</p> <p>Welcomes the Councils decision to establish a specialist housing and infrastructure delivery team, however it highlights the importance of extending this group to include relevant representation from external agencies and the private sector, with the outputs of this representative task force being fed into the formal infrastructure delivery plan as part of targeted measures to achieve growth projections.</p> <p>Notes that Irish Water will have a major role to play in the delivery of infrastructure required and that the early publication of the Irish Water investment programme, as well as those of other related agencies such as Transport Infrastructure Ireland and the National Transport Authority, will be required.</p> <p>Queries whether the Regeneration Areas identified in town centre zoned lands are, in sequential terms, the preferred location for development, and is it a requirement that their development be mixed-use as opposed to a singular use such as retail, noting that a mixed use approach should be more sustainable in the long-term.</p> <p>Welcomes the policy potential for a large scale retail warehouse (over 6000m<sup>2</sup>) in Metropolitan Cork, which provides a strong policy context for future investment.</p> <p>In relation to the SLR's it is noted that potentially all the Strategic Reserve Lands may be suitable and the submission states that all such lands should be carried forward into the final LAPs, if they can clearly demonstrate how it is proposed to manage overall transport demand that does not contribute to increased congestion.</p> <p>Notes that the flood protection structures should be taken into account in the determination of flood zones, or at least a recognition that certain areas that are prone to flooding have the benefit of such defences and that the use of S47 agreements /Special Development Contributions as appropriate, could be used to ensure the ongoing maintenance of such flood defence infrastructure.</p> <p>Specific comments in relation to Blarney Macroom MD LAP as follows;</p>	

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>Blarney Macroom MD spans 3 no. strategic planning areas and with the exception of the two main towns is very rural in nature. The draft LAP identifies Blarney as the critical growth centre for housing and employment over the plan period;</p> <p>From a review of presented Council figures, it is evident that there is considerable shortfall in zoned lands for residential development in Blarney (154 hectares). There is a sufficient amount of zoned land in Macroom, but a deficit of 82 hectares in village settlements across the district;</p> <p>There are also serious question marks over the deliverability of the Stoneview Urban Expansion Area over the plan period which will result in a quantified shortfall of 1,366 units on this site alone to 2022;</p> <p>The draft LAP is overtly focused on population and housing to the disadvantage of other key strategic planning issues including employment, sustainable transport, infrastructure;</p> <p>The plan is not supported by a suitable economic development strategy which represents a fundamental weakness in approach. The non-inclusion of tangible employment targets renders it difficult to quantify the appropriateness of land use zoning requirements;</p> <p>There is a critical need to better align land use and transportation requirements in existing and planned strategic employment as well as residential growth areas. In particular, more targeted measures are needed to foster improved modal shift from private car usage to public transport, cycling and walking;</p> <p>The LAPs have identified a significant proportion of land that is subject to infrastructure constraints, such that the timeline for development envisaged is beyond the 6 year plan period;</p> <p>The plans have not been viability tested and significant concerns exist about the costs of associated infrastructure to release development lands;</p> <p>There is a need to develop a task force or equivalent delivery agent to implement the delivery of each LAP, including proactive intervention and management of issues as required.</p>	
Countywide	DLAP16-16-12631298	Cork City Council	<p>Population Growth in the Metropolitan towns- a greater percentage of dwelling units should be located close to the edge of the city to cater for city expansion in a more sustainable fashion.</p> <p>SLR</p> <p>The indicated net residential yields along</p>	The Draft LAPs are broadly consistent with the CDP Core Strategy and support the sustainable development of both Cork City centre and the Metropolitan Towns, providing for a sustainable settlement network.

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>public transport corridors does not represent an efficient use of land.</p> <p>Any justification for a proposed increase in the SLR in lieu of low levels of development in the City Docklands would be contrary to the SWRPG 2010-2022 and the Planning and Development Acts 2000 – 2015.</p> <p>City Gateways No land use function has been specified for the City Gateways and given their location at major junctions would be inappropriate as significant employment or retail centres because of impact on the road network</p> <p>Density The densities being proposed are inadequate.</p> <p>Ballincollig The City Council supports the development of the Maglin Urban expansion area at 34 units per hectare. Some of the land banks should be reserved for high density development in order to ensure that the estimated yield can be met while ensuring an appropriate mix of housing is provided in line with demographic trends.</p>	<p>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p><b>See Amendment No. WC.01.08.01</b></p>
Countywide	DLAP16-16-11592327	Cork Education & Training Board	<p>Responsible for the delivery of primary, post primary and further education in line with their predecessor VECs. With establishment of SOLAS former FAS training centres and training staff were transferred to the CETB.</p> <p>CETB manages and operates twenty four second level schools across County Cork.</p> <p>Committed to the Partnership Model and would like to see a greater sense of collegiality between itself and Cork County Council.</p> <p>Sets out in detail the types of educational and training facilities that they operate in each Municipal District.</p> <p>Provide a list of projects in 6 towns which are part of the Governments 5 year capital investment programme, covering the years 2011-2016 including projects in Buttevant, Fermoy, Glanmire, Mallow, Midleton and Carrigaline.</p> <p>Also provide details of other projects at various stages, planning, site acquisition etc in Clonakilty, Carrigtwohill and Skibbereen.</p>	<p>The Council will continue to work with the Cork Education and Training Board and the Department of Education and Skills to provide school sites to meet future demands.</p> <p><b>No Change Proposed</b></p>
Countywide	DLAP16-16-11882060	Cork Environmental Forum	<p>Focuses on general considerations that would be beneficially applied to all the Municipal Districts.</p> <p>Goals include decreasing travel by private car, providing mixed type housing to reflect actual needs, access to green space daily, creation of wild areas in urban</p>	<p>Raises a wide range of issues which are noted. Some of the issues are outside the scope of these Local Area Plans and others which would be more appropriately addressed through the CDP Review process or through other legislative initiatives or various Ministerial Guidelines.</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>environments, measuring air quality, having an integrated catchment wide perspective to manage flooding issues, and devolved targets, from the National Mitigation Plan to meet our Climate Change commitments.</p> <p>Sets out a series of steps that should be taken towards greater sustainability in a number of key areas such as:</p> <p>Housing: Planning guideline to reflect the need to incentivise passive house standards and support the use of material with low embodied energy.</p> <p>Transport: Accessibility to work, life and recreational activities will be facilitated by a targeted modal shift to more sustainable travel modes.</p> <p>Public Realm: Most towns have inadequate community facilities or public spaces, need more green space and improved biodiversity, include central pedestrianised areas in towns and improved public spaces.</p> <p>Climate Change: Identify land use policies that will enhance carbon sequestration, woodland regeneration, retention of bogs and relieve flooding.</p> <p>Air Quality: Support the development of a Clean Air Partnership for Cork which would provide real time air monitoring and reporting.</p> <p>Flood Plans: Adaption and mitigation plans to take account of emerging challenges.</p> <p>Welcome the inclusion of the principles underpinning the County Development Plan, however raise a number of questions such as;</p> <p>Plans are very lengthy, quite repetitive and not aimed at general consumption. Developer led plans. Basic information missing such as Habitat Inventory, details of Mitigation Plan (neither yet complete). Development Contributions Scheme not drafted. Assets such as rivers and coast portrayed negatively e.g. as a flood problem. Issues are cross cutting but there seems to be a lack of a holistic approach. Many of the requirements for implementation are external to the remit or control of Cork County Council e.g. water infrastructure dependent on Irish Water. How will aspirations and aims be resourced? How can local people get more involved at</p>	<p><b>No Change Proposed</b></p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>the actual development/implementation phases?  Agriculture policy doesn't complement other land use policies.  Contend that definition of sustainable development should be the one set out in the LECP.</p>	
Countywide	DLAP16-16-11791747	Cork Nature network	<p>Raises a number of concerns relating to the LAP's: 1. Very lengthy, quite repetitive and not aimed at general consumption, 2. Encouraged for wildlife areas to be created or current spaces developed to encourage wildlife. 3. Assets such as rivers and coast portrayed negatively and should be viewed positively as a resource for wildlife and tourism. 4. Lack of a holistic approach. 5. How will aspirations and aims be resourced, 6. Public Participation in the actual development/ implementation phases.</p>	<p>The Draft LAP have to cover a significant geographical area with an extensive settlement network. The plan has been subject to Strategic Environmental Assessment and Natura Impact Assessment.</p> <p><b><u>No Change Proposed</u></b></p>
Countywide	DLAP16-16-11848456	Cork Cycling Campaign	<p>Makes general comments relating to (a) lack of specific transport plans that would reduce high levels of vehicle dependence and usage (b) extent and coherence of the cycle network is unclear (c) little consideration given to cycling facilities and (d) housing densities proposed.</p> <p>The submission also makes the following general recommendations: (1) Introduce a default 30 km/h speed limit in all residential areas, around schools, and in town centres (2) Implement traffic calming measures that favour pedestrians and cyclists (3) Require permeability for non-motorised traffic in new residential estates, and retrofit older housing estates to increase permeability (examples highlighted) (4) Accelerate the roll-out of major cycling routes and coherent local cycling networks (5) Promote the switch to sustainable transport options with a long-term marketing and information campaign (6) Favour higher over lower density housing (7) Develop a convenient, efficient, and affordable public transport system for the metropolitan area, and take other measures to increase vehicle occupancy.</p>	<p>The Council's policy in relation to cycling is outlined in Chapter 10 of the CDP.</p> <p><b><u>No Change Proposed</u></b></p>
Countywide	DLAP16-16-11865670	Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	<p>Submission sets out the heritage related observations/recommendations of the Dept in relation to archaeological, built and underwater heritage which needs to be protected, whilst continuing to facilitate the practical development requirements of a modern society.</p> <p>Recommend that consult with County Councils Heritage Unit. Strongly advises that the Council exclude known monuments from land zoned for dense industrial and/or residential/educational developments, particularly with reference to lands identified</p>	<p>Broadly supportive of the approach taken in the Plan. Acknowledge that archaeological sites are located within lands zoned for development. However in those cases issues are dealt with on a case by case basis by Development Management. Where possible new zonings have tried to avoid archaeological sites. It is not possible given the numbers of archaeological sites to identify them in the Local Area Plans.</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>as Strategic Land Reserves.</p> <p>Should highlight within each MDLAP those sites of archaeological importance in County Cork that are State or Local Authority owned.</p> <p>Each MDLAP should include an overarching objective to ensure the protection and preservation of archaeological, built and underwater heritage which can be expanded upon in a specific section relating to Archaeological, Built and Underwater Heritage.</p> <p>More detailed information specific to each district can be included as recommended by Councils Heritage Unit.</p> <p>Sets out a definition of archaeological heritage describes what that term comprises of.</p> <p>Suggests a set of General and Specific Objectives which may be included in each MDLAP.</p> <p>Suggests information that may be included in the Archaeological, Built and Underwater Heritage section of each MDLAP such as The Record of Monuments and Places (RMP) and also Historic Towns and Places (Zones of Archaeological Potential (ZAPs) which should be shown on maps).</p> <p>Under the National Monuments (amendment) Act 1930-2014 all shipwrecks over one hundred years old, underwater archaeological structures, features and objects are protected. Each MDLAP should take into account any impacts on riverine, lacustrine, intertidal and sub-tidal environments.</p> <p>Suggests text to be included for large scale development such as the Residential Land Reserves.</p> <p>Any proposals for signage within or adjoining archaeological sites should be referred to the Heritage Unit.</p> <p>Welcomes inclusion of sections on Architectural Heritage and the references to Record of Protected Structures in County Development Plan and to Architectural Conservation Areas. Also welcomes the provision of guidance on the protection of architectural heritage in certain urban areas.</p>	<p>County Development Plan Objective HE3-2 deals with Underwater Archaeology. Additional LAS Objectives dealing with archaeology will be included to address issues raised.</p> <p><b>See Amendment No's WC 02.06.01, WC 02.06.02, WC 02.07.01</b></p>
Countywide	DLAP16-16-11881448	Department of Education &	Amended Submission original Reference DLAP16-11879452	The Council will continue to work with the Department of Education



Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
		Skills	<p>Important that sufficient educational infrastructure to meet the needs of the community is provided.</p> <p>Continue to work closely with the Council in relation to the provision of new schools and the development of existing schools and emphasises the critical importance of the Council ensuring sufficient land is zoned for this purpose.</p> <p>Requests that any potential school site options are appraised by the Dept for technical suitability for school development prior to a specific reservation for educational use is made.</p> <p>School reservations should be made as close as possible to existing community facilities, encourages a multi campus approach, encourage provision of sites adjoining green belts or open space where sporting facilities could be provided. Should zone to facilitate expansion of existing schools and to maintain adequate separation distance to allow for increased school heights.</p> <p>Table 1 sets out the approach taken to identifying school places and additional classroom requirements based on assessment of future population growth.</p> <p>Table 2 identifies requirements to reserve sites for primary and/or post primary schools in a range of towns across the County namely; Ballincollig Carrigaline MD; Ballincollig, Carrigaline North, Cork City South Environs, Passage West, Ringaskiddy / Shanbally. Bandon Kinsale MD: Bandon and Kinsale. Blarney Macroom MD; Blarney and Macroom. Cobh MD: Cobh, Carrigtwohill, Glanmire, Monard and Cork North Environs. East Cork MD: Midleton, Youghal. Fermoy MD: Fermoy, Charleville,</p>	<p>and Skills to provide school sites to meet future demands. The submission identifies the need to make provision for additional school sites in various towns across the county and this requirement will be addressed under the individual settlement heading as appropriate.</p> <p><b>See Section 2.3</b></p> <p><b>See Amendment No. WC 03.02.01 in Appendix B1.</b></p>
Countywide	DLAP16-16-11876775	Minister for Housing, Planning, Community and Local Government	See Section 2.3	<b>See Section 2.3</b>
Countywide	DLAP16-16-11591435	Environmental Protection Agency	<p>Submission makes the following comments:</p> <ol style="list-style-type: none"> <li>1. Development should be linked to the ability to provide water services infrastructure in advance of permission being granted.</li> <li>2. Plans should include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy.</li> </ol>	<p>1. This issue is already addressed by the objectives of each LAP which require that appropriate and sustainable water and waste water infrastructure, capable of meeting legal requirements and other relevant environmental objectives in relation to water quality /</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>3. In order to show how the SEA process has been integrated into the plans, the plans should clarify how the issues raised at the scoping stage have been addressed. In addition the plans should provide information on the environmental sensitivities of each area and the compliance status of critical water services infrastructure in particular. In terms of impacts on receiving water, for example, the significant deficiencies in WWT infrastructure should be a key consideration.</p> <p>4. Need for priority secondary WWT in key settlements should be addressed as a priority.</p> <p>5. Commitment to implementing the National Broadband Plan and preparing a Climate Change Adaptation Strategy should be included in each plan.</p> <p>6. Clarification is required on whether habitat mapping has informed the plans . Plans should include recommendations regarding the protection of key ecological corridors and linkages within each plan area.</p> <p>7. Potential for cumulative and in combination effects should be assessed in more detail and clarification is required on how the preferred development scenarios were informed by the environmental sensitivities of an area.</p> <p>8. Changes recommended to some of the EPOs and clarification is required on how the alternatives have been assessed.</p> <p>9. Clarification is required on what mitigation measures are proposed to address identified environmental sensitivities and on proposed monitoring programmes.</p> <p>10. Ballincollig Carrigaline Plan MD - submission notes that there are particular aspects of critical service infrastructure which need to be addressed in order to service future development in Ballincollig.</p> <p>11. Cobh MD submission notes new railway stations proposed at Ballynoe and Water Rock plan should clarify at what stage of the phased development the new stations will be required. Where major infrastructure is required the plan should clarify that such infrastructure will need to be planned in accordance with the requirements of EIA, Water Framework Directive, Habitats and Flood Directives etc.</p> <p>12. West Cork Plan should clarify that the Schull WWTP has recently been upgraded.</p> <p>13. Charleville Lands R-04 are at risk of flooding and need to be reconsidered.</p>	<p>habitat protection, must be provided and be operational in advance of the commencement of any discharges from a development. Adequate provision for storm water disposal is also required.</p> <p>2. Noted. This will be included.</p> <p>3. Noted. These issues have already been addressed, as far as it is practicable, in the Environmental Report and the objectives of the Draft Plan. Further clarification on the status of drinking water and waste water treatment infrastructure as given in Table 2.3 of the Draft Plan is proposed by way of amendment – See Appendix B. Further clarification will be given in the SEA Addendum Report / SEA Statement where feasible. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water</p> <p>4. Prioritisation of the delivery of secondary waste water treatment facilities is a matter for Irish Water.</p> <p>5. Noted. Plans will be amended to include a reference to the National Planning Framework and the Regional Spatial and Economic Strategy. With regard to the preparation of a Climate Change Adaptation Strategy, it is recognised that this falls within the remit of the Council to prepare, but it is beyond the scope of the Local Area Plan process.</p> <p>6. Habitat mapping for parts of the Blarney, Carrigaline and Midleton Electoral Areas was completed some years ago and has informed the preparation of the plans. It is has not been possible to complete habitat mapping for the other main towns of the county in time to inform the LAP process. Objectives for the protection of natural heritage have been included in the plan.</p> <p>7. This is not possible within the current time frame.</p> <p>8 Suggested changes to EPO1 and EPO 5 will be implemented.</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
				<p>Changes to EPO8 require additional indicators which have no ready source of data at a local level. With regard to the consideration of alternatives, this process relates to the review of the local area plans, where the plan being reviewed has already been subject to the SEA process. In addition the Local Area plans are about giving effect at the local level to the strategy of the County Development Plan, which has itself been subject to SEA.</p> <p>9 Mitigation measures are built into the objectives of the plan such as objectives re the water services are mentioned at item 1 above. Monitoring will be addressed further in the Environmental Statement.</p> <p>10. The provision of a rail station to serve Waterrock in Midleton will be provided in accordance with the implementation strategy for this strategic site being developed by the Cork County Council. Regarding transport infrastructure provision, the requirement for EIA, Water Framework Directive, Habitats and Floods Directive are set down in statute. The scoping / brief of the LUTS study for Little Island is not as yet complete and will determine how SEA and Habitats Directives will be addressed in the study.</p> <p><b>See Proposed Amendment No's. WC 02.04.03, 02.06.01, WC 02.06.02, WC 03.07.01 in Appendix B.</b></p>
Countywide	DLAP16-16-10945664	Eoin Gleeson	<p>Submission supports the strict protection of the countryside from any further one off rural housing, even in the GB 1-2 areas. The low density structure of our towns shows we are failing to have functioning urban populations. The countryside has been affected enough from ribbon development since the 1970's. The greenbelts need complete protection. Settlement structures should start from the centre of towns and villages, restoring vacant property, providing quality spacious town centre apartments on vacant land. The wishy washy approach to further development on the outskirts of towns should stop. Towns need to have a real identity, and provide a real choice for people to live in quality urban accommodation.</p>	<p>One of the key aims of the Core Strategy of the County Development Plan 2014 is to promote sustainable patterns of growth in urban and rural areas that are well balanced throughout the county. The Plan also seeks to establish an appropriate balance in the spatial distribution of population growth between the towns, villages and rural areas so that future growth complements the strategy to achieve a critical mass of population in the towns, while strengthening and protecting rural communities. Government policy on rural housing as reflected in the 'Sustainable Rural Housing</p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
				<p>Guidelines for Planning Authorities' seeks to sustain and renew established rural communities. The provisions of the Local Area Plans seek to give effect to the objectives of the County Development Plan on these issues.</p> <p><b>No Change Proposed.</b></p>
Countywide	DLAP16-16-11881850  DLAP16-16-9891830	Gas Networks Ireland	<p>Natural gas has a key role is supporting economic development in Ireland and to transition to a more sustainable low carbon economy.</p> <p>Measures to promote the uptake of alternative fuel in transport (such as compressed natural gas, CNG) will be a critical part of meeting Irelands sustainable transport targets. Initiatives such as Energy Corks Irelands Greenest Bus Fleet (IGBF) project need to be promoted and indeed replicated. GNI encourage Cork County Council to include IGBF as part of its draft Policy Material. This will provide the necessary leadership to ensure that the roll out of alternative fuel infrastructure is successful. Initially using natural gas, CNG vehicles will see a reduction in CO2 emission of up to 22% compared with diesel and a huge reduction in other tailpipe emissions.</p> <p>As the production of biogas is scaled up and used in transport as bio-CNG, even greater lifecycle CO2 emission reductions can be achieved. Biogas is a clean, renewable and carbon neutral fuel, produced from different organic waste materials, upgraded to biomethane and then injected into the existing gas infrastructure. Extensive sources of biogas feedstocks (agricultural slurries, wastewater sludge, food wastes etc.) are available in Cork. Production of biogas from indigenous waste streams would also increase our national energy security of supply by reducing our reliance on energy imports. Biogas production should therefore be considered as part of the local area plans.</p> <p>Notes a potential capacity constraint in the Southern Region of the transmission network which coincides with the anticipated cessation of supplies from the Inch entry point in 2021 (Celtic Sea Storage Facility expected to cease production in 2021). The cessation of Inch supplies will result in the Southern Region becoming the most peripheral area on the ROI transmission network. This also presents a significant security of supply concern. Study to identify the optimum economic and technical</p>	<p>Note the continued importance of a robust gas network and reliable supply to the economic well being of the County.</p> <p><b>No Change Proposed.</b></p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>solution that will address the potential capacity constraint and mitigate the security of supply risk associated with the southern region has been recently carried out. The optimum economic solution has emerged as the up-rating of the Pipeline to the West and Gormanston to Ballough pipelines to 85 barg. It has been identified that this reinforcement will be required in the short to medium term with further reinforcement required in the longer term.</p>	
Countywide	DLAP16-16-10800942	Health and Safety Authority	<p>Submission advises that the Seveso II Directive 96/82/EC (as referenced in the documents provided) has been replaced by the Seveso III Directive 2012/18/EC, transposed as the Chemical Act (Control of Major Accident Hazards Involving Dangerous Substances Regulations 2015, SI 209 of 2015). Submission also notes that the Draft Plans do not identify all major accident hazard establishments in each of the relevant plans.</p>	<p>Noted. These are non material amendments, no requirement to include in CE report.</p> <p><b>No Change Proposed</b></p>
Countywide	DLAP16-16-11847067	Irish Water	<p>Objective is to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlements and core strategies of development plans subject to the availability of funding and to environmental constraints. Endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity in the 8 MDs over the next plan period.</p> <p>Request Council to consider implications on water services when determining the settlement and core strategies for the county.</p> <p>Acknowledge the settlement hierarchy identified in the CDP and the indicative population targets/housing units included in the current Draft LAPs.</p> <p>Key strategy for supporting growth is to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.</p> <p>The Investment Plan 2017 to 2021 identified 46 individual projects in County Cork, list set out in appendix attached to submission. The County will also benefit from a number of national programmes to improve the quality and efficiency of water services. Importantly compliance driven upgrades of infrastructure will also make provision for growth capacity where appropriate.</p> <p>There are 180 Water Supply Zones (WSZ) in</p>	<p>Notes IW's commitment to secure the provision of the infrastructure necessary to support the evolving population change and economic activity.</p> <p>The provision of water services infrastructure is a key consideration to determining settlement and core strategies for the County.</p> <p>Council welcomes IW's commitment to maintain appropriate headroom in strategic water services infrastructure in line with the settlement hierarchy identified in the NSS, regional and County planning policy.</p> <p>IW's plans to rationalise the operation and provision of water services infrastructure is welcomed.</p> <p>Leakage reduction is acknowledged as playing an important role in increasing capacity along with investment in new infrastructure.</p> <p>The CDP and LAPs are subject to full ecological assessment through the AA and SEA process and therefore do take account of water body designations.</p> <p>The Council will continue to work with IW to ensure that the right amount of water services infrastructure is available in time in the right locations to meet future demand.</p> <p><b>No Change Proposed</b></p>

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			<p>the County. It is intended to rationalise the number of abstractions, water treatments plants and WSZs to ensure the sustainability of abstractions in terms of environmental protection, security, resilience and protection of water sources, interlinking current WSZs into Water Resource Zones.</p> <p>Aim to reduce water leakage in the distribution network from over 50% in some areas to 38% by 2021, to 30% by 2030 and to continue to reduce leakage to an economic sustainable level in the future.</p> <p>There are 150 agglomerations (settlements) in the County served by public waste water collection systems. Twelve agglomerations are discharging wastewater with no or only preliminary treatment and the European Court of Justice has a case pending in relation to 15 WWTPs in Cork for non compliance with the Urban Wastewater Treatment Directive. Includes settlements such as Youghal, Skibbereen, Ringaskiddy, Passage/Monkstown, Midleton, Mallow, Fermoy, Cobh, Clonakilty, Carrigtwohill and Ballincollig.</p> <p>Council should be cognisant of the designation status of water bodies receiving discharges from WWTPs when considering settlement hierarchy and population targets.</p> <p>Objective to provide water supply and wastewater services to support adopted strategies, on a phased basis in line with evolving demand and prioritised in line with the county's settlement hierarchy.</p> <p>Suggest that Council's assessment of existing water services infrastructure to service future populations included in the Draft LAPs does not take into account the rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish water in the next investment cycle.</p>	
Countywide	DLAP16-16-11561170	Jennifer Sleeman	<p>No real reference to Climate Change or any assessment of the impact of what is proposed to global warming, how it will contribute to CO2 levels, methane emissions etc. It should be that all proposals should be designed to limit effects of climate change.</p> <p>Council seems to have no regard or assessment on how its proposals and objectives will affect/contribute to Climate Change. It should be considering climate change in all of its proposals and plans.</p>	<p>Current County Development Plan addresses climate change as an issue. Both the CDP and the Draft Local Area Plans are subject to Strategic Environmental Assessment in order to identify and mitigate environmental impacts – including the effects of climate change.</p> <p><b>No Change Proposed</b></p>

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			Request that Climate Change be addressed in a meaningful way and assessed in all Local Area Plans.	
Countywide	DLAP16-16-11769006	KDawson	Planners are not listening to local concerns.	Noted. The submissions received during the public consultation were considered carefully and have led to a number of Proposed Amendments. <b>No Change Proposed</b>
Countywide	DLAP16-16-11878917 DLAP16-16-11877975	Meitheal Mara Teoranta	<p>In keeping with the objectives of the Cork County Development Plan 2014 the MD LAPs should make provision for access to the water to encourage marine leisure activities in the harbour and contribute to the development of marine tourism. Submission is relevant to Municipal District Local Area Plans that include coastal areas.</p> <p>Access to the water which would allow the enjoyment of the facilities is not addressed. There is a need to provide access to the water for recreational users of the Harbour access is proving more difficult to achieve. This includes places where boats can berth and crew can go ashore in an attractive environment. A list of destinations in Cork City and Harbour is provided.</p> <p>Blueways as articulated in the Cork Harbour Blueway Feasibility Report, commissioned by South and East Cork Area Development (Secad) are mentioned in the West Cork MD LAP but not in other plans.</p> <p>An integrated, holistic approach to harbour development is required in recognition of the heritage value of the Harbour.</p> <p>An adequate slip to provide vehicular boat access to the River Lee and Cork Harbour.</p> <p>Inclusion of an objective to;</p> <ul style="list-style-type: none"> <li>- To improve access facilities, i.e. piers, slips, etc.</li> <li>- To make all the piers in the Harbour more user friendly</li> <li>- To provide support for recreational water-based events, like Ocean to City</li> </ul> <p>Inclusion of an objective to;</p> <ul style="list-style-type: none"> <li>- Promote a greater awareness and use of the waterways and watercourses, and to provide encouragement to the populace to go on the water on all possible occasions, with the least possible hindrance.</li> </ul> <p>The Lee Estuary and Cork Harbour should be correctly defined as a waterway as opposed to a watercourse, because of the level of interventions for navigation.</p>	<p>Addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines.</p> <p>Also addressed in the Council's Marine Leisure Infrastructure Strategy for South Cork 2010 and Marine Leisure Infrastructure Strategy for Western Division 2007.</p> <p>Raises a number of additional issues which are noted. Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines.</p> <p>A number of issues raised are addressed in the Council's Marine Leisure Infrastructure Strategy for South Cork 2010 and Marine Leisure Infrastructure Strategy for Western Division 2007.</p> <p>Non Material Amendment, not required to be included in CE Report - Lee Estuary and Cork Harbour to be defined as a waterway as opposed to a watercourse.</p> <p><b>No Change Proposed</b></p>

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Countywide	DLAP16-16-11877709	National Transport Agency	<p>Supports consolidation of population growth in Metro Cork and City suburbs along corridors where it can be demonstrated associated development can support investment in public transport services and localisation of trip journeys.</p> <p>Check proposals for further expansion of Metro Area settlements against stated principles and ensure development is prioritised and sequenced to promote/provide for development of public transport services/sustainable transport, accessibility to services at local level; protect strategic infrastructure assets and appropriately utilised; integration of land use and transportation.</p> <p>Current transport studies and proposed transport strategy:Urban Expansion Areas Transport Assessment using SW Regional Transport Model would welcome opportunity to comment in detail on each UAE on completion of study and prior to finalisation of LAPs.</p> <p>Transport Strategy for Cork Metro Area will be prepared during 2017 and its objective is to provide a long-term strategic planning framework for integrated development of transport infrastructure in Metro Cork. Anticipated it will be used to inform transport investment levels and prioritisation. Will provide analytical basis for integration of land use and transport planning social, economic and environmental indicators. Strategy will be able to inform sustainable land use policy formulation.</p> <p>Recommend reference made to Transport Strategy under Objective LAS-01</p> <p>Comments &amp; Recommendations Seek greater consolidation of growth in areas contiguous to Cork City and largest Metro Area settlements which demonstrate: Localisation of trip demand across a range of journeys employment, edu, retail etc. Provision of public transport services as competitive alternative to the car for non-local trips Sustainable accommodation of additional development on basis of existing transport infra, existing public transport services, other services at local level</p> <p>Recommend 5 LAPs with UEAs and other development objectives pertaining to Metro Area coordinated approach to prioritisation of development locations in 9 UAEs.</p> <p>Strategic Land Reserve</p>	<p>The Draft LAPs are broadly consistent with the CDP Core Strategy and support the sustainable development of both Cork city centre and the Metropolitan Towns, providing for a sustainable settlement network.</p> <p>Continued improvements in public transport / walking / pedestrian facilities are being advanced, in collaboration with all key stakeholders. Housing and employment growth is identified for areas where public transport exists or can be provided, and, proximate residential / employment zonings are also allowed for within the draft plan.</p> <p>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p><b>See Amendment No. WC.01.08.01</b></p>



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			<p>Lack of clarity on further consultation with Stakeholders, no formal framework for review of sites set out, and how/when/what mechanism applied for to prioritise SLR areas. Generally characterised by lack of road capacity, poor or absent public transport networks and local accessibility to facilities.</p> <p>Recommend against inclusion of SLR sites in LAPs in absence of clear evidence based approach and pending fuller assessment and greater clarity, including stakeholder consultation Strategic Employment Areas.</p> <p>CSIP, Airport, Ringaskiddy, Little Island, Carrigtuoihil areas and others: Ensure their Scale and location not undermine CASP, not excessively add to current patten of car dependent commuting, strong case can be made for their locations.</p> <p>Recommend development strategies presented should be subject to a transport assessment process similar to UEAs. Transport Strategy for Cork will assess strategic investment requirements.</p>	
Countywide	DLAP16-16-11866198	Office of Public Works	<p>This submission provides an overview of the three stages of flood risk assessment and the Planning Principles set out in the Guidelines on The Planning System and Flood Risk Management. Submission notes that the Guidelines place a firm onus on local authorities to avoid, mitigate or manage flood risk.</p> <p>Submission makes the following specific comments :</p> <p>1. The Councils approach to flood risk needs to be expanded to include the consideration of the potential downstream flood impacts of development, where the development itself is not in an area of flood risk, but lands downstream of the proposed development are at risk of flooding and the proposed development may have an impact on those downstream risks. Examples of where this scenario may arise include:</p> <p>a) areas where there is clearly a flood risk issue downstream of a proposed development (but flood risk has not been flagged as an issue to be considered in respect of the development proposed upstream of the flood risk area).</p> <p>b) Areas where there are flood defences in place downstream and where the development, if it proceeds without proper regard and measures to address flood risk issues, could adversely impact on, and reduce the standard of defence provided, in the defended areas downstream.</p>	<p>The Council is currently considering some revisions to its policy in relation to flood risk management as set out the Cork County Development Plan 2014 and the issues raised by the OPW in relation to downstream impacts and flood storage areas will be considered further as part of that review.</p> <p>In addition it is proposed to amend Section 1 the Draft Plan to include an additional section on Managing Downstream flood impacts</p> <p><b>See Amendment No WC.01.07.03</b></p> <p>See Amendment to Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p><b>See Amendment No. WC.01.08.01</b></p>

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			<p>c) Where there are flood defences under construction or proposed downstream and development could adversely affect the standard of defences under construction or proposed.</p> <p>2. Approach to flood risk management also needs to consider the potential future need for flood storage areas which may be required to enable the adaptation of a proposed flood relief scheme to take account of the future climate change scenario.</p> <p>Location specific comments :</p> <p>Youghal : Williamstown and Claycastle area.</p> <p>YL-T-04 : Submission notes ongoing flood risk management issues in this area associated with the operation of outfalls and other issues, and, in the context of not worsening the flood risk in the area, recommends that there should be no further development in the catchment contributing to this location, which has the potential to worsen flood risk in this area, until the situation is rectified.</p> <p>Zones YLR-02, YLR-03, YLR-07, YLR-10, YLR-11, YLR-13, YLR-14, YLR-15, YLR-17, YL C-03, YL C-01, YL B-03 and YL B-04 all have the potential to increase flood risk in the Williamstown and Claycastle areas if run off from the development is not very carefully controlled and limited.</p> <p>Land filling or raising of ground levels in the area needs to be carefully controlled or it may adversely impact on flood risk by removal of flood storage areas.</p> <p>Submission notes history of flooding at the Seafield Business Centre site and housing area to the north of it, and notes this is not shown on the flood zone maps.</p> <p>Metropolitan Cork</p> <p>Submission notes the potential for development, on all the SLR sites and the MUEA sites, to impact on flood risk on lands downstream or on planned defence works within a catchment area:</p> <p>SLR 8 ( Kilbarty / Carhoo/ Kilcully) development could adversely impact on the standard of defence being provided in the River Bride (Blackpool).</p> <p>SLR9 and MUEA5 Upper Glanmire / Ballyvolane: Could adversely impact on flood risk and erode the standard of defence to be provided for the Ballyvolane Area.</p> <p>SLR3, SLR 4 and SLR5 : Could increase flood risk in the areas to be protected by the Douglas and Togher Schemes and in other areas which are not being protected by the proposed flood scheme.</p> <p>SLR 6 Could increase flood risk along the Galsheen and Twopot rivers.</p> <p>MUEA4 and SLR7 - Curragheen River Catchment / part of the lands are at risk of flooding.</p>	

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			<p>SLR12 Oldcourt Impact on flood risk associated with downstream watercourses. MUEA3 and SLR11. Issues associated with Turloughs, Swallows holes and recent flood events to be considered.</p> <p>Midleton : Further consideration of issues needed. Flooding issues at Water rock, swallow hole at Water Rock. History of flooding north of the railway line but no risk shown on the map. Cautious approach to development needed pending full identification of the flood risk. Flood events on the R-01 land at Banshane, south of the N25 have been reported these lands shown to be Zone B.</p> <p>Skibbereen - Flood alleviation scheme under construction. Zonings SK-R-04 to SKR-09 inclusive all have potential to affect flood risk and the flood storage areas if run off from development not carefully controlled</p> <p>Bandon: Flood alleviation scheme under construction. Development in areas BDI-02, BD- R-16, BD-B-04 and BD-GB-02 have potential to increase flood risk on the Mill Stream, while BD-R-15 and BD R-14 have the potential to increase flood risk from the Kilbrittan Stream, if not carefully controlled. Objective for Walk in BD-T-02 would require change to the flood defence wall this would need consent of OPW.</p> <p>Fermoy : Flood Relief Scheme Constructed , Any development proposed in the town which might impact on the scheme needs to be referred to the OPW for consultation. Any modification to the scheme requires the consent of the OPW issues may potentially arise on zones Zones FY T-01 to FY T-04 or on lands adjoining the river.</p> <p>Development of FY R-06 and FY R-08 could increase the risk of flooding downstream unless run off from these developments is carefully controlled.</p> <p>Mallow: Flood Relief Scheme Constructed. Any development proposed in the town which might impact on the scheme needs to be referred to the OPW for consultation. Any modification to the scheme requires the consent of the OPW issues may potentially arise on many sites north and south of the river.</p> <p>Development of MW-14 and MW-15 could have the effect of increasing flood risk and eroding the standard of the defence provided on the Spa Glen and Hospital Streams unless run off is carefully controlled. Same applies to MW R-04 and MW-R-05.</p> <p>Flood Storage areas A number of site specific flood storage areas were identified as part of the River Bride (Blackpool) certified Drainage Scheme . While these are not currently required, they</p>	

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			<p>may be needed in the future to facilitate adaptation of the scheme to Climate Change. Submission requests that these areas (located at Killard, upstream of Blackstone Bridge, and Ballincrobig) be protected from development. In addition, downstream areas at risk of flooding should be kept free of development so that future flood risk is not increased and lands remain available for flood storage.</p>	
Countywide	DLAP16-16-11874474	O'Flynn Construction	<p>A substantial amount of additional zoned land is required to ensure that there is sufficient headroom to avoid any shortage in supply arising during the lifetime of the forthcoming LAPs.</p> <p>In determining the amount of land required, Cork County Council should reappraise the assessment of the potential housing yield from the Urban Expansion Areas by 2022.</p> <p>The identification of lands as a back-up option would be counterproductive in addressing the crisis in the housing market. Lands identified within the SLRs identified as being the most advantageous for development should be zoned on an equal footing to other zoned lands within the LAPs.</p> <p>In identification of the most advantageous sites within the SLRs, the following criteria should be included in the assessment;</p> <ul style="list-style-type: none"> <li>- Market demand;</li> <li>- Topography</li> <li>- Prospect of development commencing</li> </ul> <p>Lands within SLRs 6, 7 and 8 have good potential to deliver housing output in the near term. Sufficient lands to facilitate large scale housing development in the near future should be zoned within these areas.</p>	<p>See Amendment which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p><b>See Proposed Amendment No's. WC 01.08.01 in Appendix B.</b></p>
Countywide	DLAP16-16-11867531 DLAP16-16-11880909	South and East Cork Area Development Partnership CLG	<p>Key issues raised include the following:</p> <p>Social and Community Infrastructure:</p> <ol style="list-style-type: none"> <li>1. Principles of sustainability, social inclusion, quality of design and adapting to climate change underpinning the CDP should be carried through to the LAPs.</li> <li>2. Planning of transport infrastructure must be factored in alongside building planning policy. Residential and commercial development needs to be linked to transport and access services other than the private car.</li> <li>3. No new development should take place without social and community infrastructure provision for those who will live there. New development should have regard to the social and community needs of people (for schools, childcare, libraries etc) in addition to their need for utilities and open space etc.</li> </ol> <p>Planning policy should place greater</p>	<ol style="list-style-type: none"> <li>1. It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. All proposals for development, put forward in accordance with the provisions of this Local Area Plan, must demonstrate compliance with the objectives of the County Plan.</li> <li>2. Planning policy strives to achieve this. The planning authority has not control over many aspects of transport infrastructure / school/ community facilities but all</li> </ol>

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			<p>emphasis on the needs of older people to live independently in their own community public transport is vital.</p> <p>Rural Enterprise:</p> <p>4. Rural enterprise is needed in towns and villages to develop sustainable communities and allow people to work close to where they live.</p> <p>5. Broadband is essential for all businesses and is essential to facilitating service based business in rural areas.</p> <p>6. The lack of suitable commercial premises is inhibiting the growth of rural enterprise community based incubator units can help address this problem. The Council needs to support this with the provision of land / buildings and provision of broadband.</p> <p>Tourism</p> <p>7. Continued investment in tourism products is essential developing new products and upgrading existing facilities and attractions. Planning restrictions and costs being imposed as a condition of planning are prohibitive, especially for those in rural areas.</p> <p>8. County Tourism Strategy should highlight Cork as a Gateway.</p> <p>9. Adequate pier, harbour and mooring facilities are important to the development of tourism, especially around Cork Harbour and other coastal areas like Ballycotton, Cobh, Youghal.</p> <p>10. Transport is essential in terms of moving tourists around and in terms of creating the tourism product itself walkways, cycle ways and other recreational facilities.</p> <p>11. All recreational trails in County Cork should be developed / upgraded to meet National Trails Office Standards.</p> <p>Environment</p> <p>12. LAP objective LAS 01(d) should be amended to omit the words where possible.</p> <p>13. Cultural and Environmental Heritage sections of the plans should be reviewed as there appears to be some errors in the listing of designated sites. A map of protected natural heritage sites should be included in the LAP.</p> <p>14. Increased efforts are needed to protect areas of natural importance which are not protected under the Habitats Directives. Submission suggests by way of example that some such areas have been damaged in the Ballincollig Regional Park recently, apparently due to works required for reasons of Health and Safety.</p> <p>15. Measures are required to prevent the spread of problematic species. Submission also recommends some changes to the Councils guidelines for developers on Biodiversity and the Planning Process, in terms of the control of such species. In some</p>	<p>statutory consultees are consulted during the plan making process.</p> <p>3. As above.</p> <p>4. See chapter 6 of the County Development Plan for details of the overall strategy for the economic development of the county.</p> <p>5. Noted.</p> <p>6. A broad range and choice of sites have been zoned for business development across the settlement network as set out in the Local Area Plans.</p> <p>7. Re Tourism: See Chapter 8 of the County Development Plan 2014 re the Council's policy as regards the development of Tourism in the County.</p> <p><b>No Change Proposed</b></p>

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			<p>areas there are plans to extend walkways in areas where problematic species are widespread, potentially spreading such species further if not properly managed. EPO 3 in Volume 2 of the Environmental report should be amended to reflect this issue.</p> <p>16. An accreditation system should be established for invasive species contractors and Council staff and SEACAD could have a role in this.</p> <p>17. The 2009-2014 Cork County Biodiversity Action Plan should be updated and the updated plan should have a more central role in the development process.</p> <p>18. Funds should be made available to help community groups with the costs of undertaking ecological/ engineering and archaeological assessment.</p>	
Countywide	DLAP16-16-12502299	Southern Regional Assembly	<p>This submission notes that the Draft LAP:</p> <p>a) Represents a strong body of work with a clear plan structure and demonstrates consistency, as far as it is practicable, with national, regional and county planning policy including Core Strategy of the CDP 2014.</p> <p>b) Has identified the strategic locations for future population and employment growth, and the key infrastructure required to accommodate this growth.</p> <p>Submission notes that the LAP demonstrates consistency as far as it is practicable with the South West Regional Planning Guidelines (SW RPG) 2010-2022. In particular consistency is demonstrated with respect to;</p> <p>e) Objective RSS-07 for the role of Settlements in the Western Area as the economic drivers for their hinterlands and improvements of accessibility.</p> <p>f) Strategic infrastructure of national and regional significance and Objectives RTS-01 Transport, RTS-02 Public Transport, RTS-03 Cycling and walking, Table 5.1 National and Regional Roads, RTS-04 Road Network, RTS-06 Ports and Harbours and RTS-07 Water and Wastewater Treatment Services.</p> <p>g) Social Inclusion and Regeneration Objective REAS-10, seeking sustainable strategies for the regeneration of areas of renewal (via LAP proposals for implementing the Urban Regeneration and Housing Act, 2015 and identifying regeneration areas).</p> <p>The submission seeks clarity with regard to Table 2.2 of the Draft LAP Housing Requirement and Supply and notes that it may be beneficial if the Council clarify that the estimated residential area in Clonakilty is consistent with Table B13 and Core Strategy of the Cork County Development Plan, 2014.</p> <p>Regarding Section 5 Description of Alternative Plan Scenarios in the Strategic Environmental Assessment, the SRA note alternative scenarios are described for West</p>	<p>The Southern Regional Authority is broadly supportive of the Draft Plan.</p> <p><b>See Section 2.3</b></p> <p>It is intended to revise Table 2.2 - Draft LAP Housing Requirement and Supply - to ensure consistency with the Core Strategy of the Cork County Development Plan, 2014.</p> <p><b>See Amendment WC 02.04.01 (Appendix B).</b></p>

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			Cork MD.	
Countywide	DLAP16-16-12468524	Tony Miller	<p>Comments on the tourist potential of Cork while protecting its environment, heritage and scenery. The development of the Wild Atlantic Way considered a success as opens up ways to encourage a more independent type of tourist into walking and cycling and taking to the water. This type of tourism could be encouraged in the following obvious areas: Upper Lee Valley stretching as far as Gougane Barra, the Gearagh, Lough Allua, Inchigeelagh and Ballygeary. All these parts could be linked together into an Upper Lee Valley Trail. Proposes that greater protection to be put in place for the landscape of the Lee Valley and a recognition that it is of high value and high sensitivity. The mountains surrounding the villages of Ballingeary and Inchigeelagh should be returned to a status where wind farms are normally discouraged as the industrialisation of the area by wind farms will have a detrimental effect on the tourism potential of the Lee Valley.</p> <p>Section 2.2.2 &amp; Section 3.5.4 of the CDP support the development of the West Cork Municipal District and specifically the importance of the regions tourism potential and the importance of Dunmanway Town.</p>	<p>Raises a number of wide ranging issues which will be considered in the next review of the County Development Plan.</p> <p>Chapter 8 Tourism and Chapter 13 Green Infrastructure and Environment of CDP 2014 acknowledge the importance of Landscape, Landscape Views and Prospects, Countryside Recreation and the importance of the Lee River Valley as a key tourism asset.</p> <p><b><u>No Change Proposed</u></b></p>
Countywide	DLAP16-16-11876170	Transport & Mobility Forum	<p>Overall agreement with an East - West development (Midleton Ballincollig) of the Strategic Land Reserves.</p> <p>The (SLR) areas that need to be progressed first should be those with the best access to alternative transport modes (public transport) and with suitable topography (e.g. for walking and cycling).</p> <p>SLR prioritisation is recommended, in the following order;</p> <ul style="list-style-type: none"> <li>- Bishopstown Ballicollig (most favoured)</li> <li>- East along rail corridor</li> <li>- Oldcourt, Rochestown (near former railway line greenway)</li> <li>- Douglas - if developed properly could accommodate additional housing and development</li> </ul> <p>Minimum housing density limits should be applied (to SLR lands).</p> <p>The least favoured SLR from a development perspective is the Carrigaline/ Ringaskiddy area, due to the fact that already a high population only has feasible travel access by car, and, the topography is unsuited to access to the city and other hubs by sustainable travel modes such as cycling and walking.</p>	<p>See Section 2.2.of Draft Plan which sets out the Council's strategy with regard to Strategic Land Reserve and Active Land Management.</p> <p>Raises a number of additional issues which are noted. Some of the issues raised are outside of the scope of these Local Area Plans and others are more appropriately addressed through the CDP review process and / or legislative initiatives or Ministerial Guidelines.</p> <p>There are no policy impediments with regard to a range of local permeability / movement actions referenced.</p> <p><b>See Amendment No. WC.01.08.01</b></p>

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			<p>For all areas, greater connectivity and permeability for active travel modes (walking, cycling) are measures that should be supported.</p> <p>Specific development proposal plans should support the principle of connectivity and permeability, by requiring developers to demonstrate how they have linked to services, infrastructure and travel routes (existing and proposed) -including adjoining housing.</p> <p>There needs to be walking and cycling links that do not necessarily follow the motor traffic routes.</p> <p>Special emphasis to be put on attractive urban design.</p> <p>The manner in which Masterplans are addressing development in a more holistic way should be applied to all individual residential zonings.</p> <p>It is critical that safe active travel access is taken into account from the start, with no schools outside or at the edge of built up areas to be permitted.</p> <p>All planning applications for new schools should require a comprehensive sustainable travel plan for both pupils and staff.</p> <p>It is imperative that the relevant Local Area Plans mapping for future land use zoning complement the Metropolitan Cork Cycle Network Plan.</p> <p>Park &amp; Ride facilities to be developed in conjunction with the major developments in the East and West of the City. There is also a need for Park &amp; Ride facilities in the North of the Metropolitan area.</p> <p>Minimise mono-use of land use (e.g. exclusively residential) - at a minimum incorporate appropriate retail, recreation, community facilities and as required schools etc.</p> <p>Housing provision also needs to be of:</p> <ul style="list-style-type: none"> <li>- Higher densities and better standards with allowance for a higher quality than the National Planning Guidelines</li> <li>- Mixed provision along public transport corridors There needs to be larger variety of housing forms and sizes (semi-detached, terraces, duplexes, apartments of various sizes) to respond to the needs of a diverse population</li> </ul>	



Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			Potential exists to improve permeability for active travel modes within Ballincollig West, via retrofitting of area via secure and appropriately designed routes.	
Countywide	DLAP16-16-12177281  DLAP16-16-11592294	Transport Infrastructure Ireland	<p>1. Protection of Existing National Roads: Routes to be indicated on overall map included in Chapter 1 and focus on particular schemes in each MD. National Rd Schemes Proposed &amp; Suspended Routes to be indicated on overall map and focus on particular schemes in each MD.</p> <p>2 Development Contribution Scheme: Set out mechanisms for funding and delivery of national road upgrades for future plans and private proposals. Where constraints identified need to explain how will infra be delivered/funded.</p> <p>3 City Gateways: Lack of clarity on the proposal</p> <p>4. Retail Warehousing: Approach advocated is unacceptable. Requires an evidenced based planning approach as set out in Guidelines. Appear to be deferring consideration of issues to DM process. TII should have been consulted in formulation of the Policy. Requests policy be omitted</p> <p>5. Strategic Land Reserve: Information provided is poor, no evidence of appropriate consultation. Unclear how and when the land will be released and justification for selection is unclear. Disappointing approach in comparison to previous Masterplans approach.</p> <p>6. In relation to specific issues raised in each Municipal District see Section 2.2</p>	<b>See Section 2.3</b>
<b>Municipal District Wide</b>				
Municipal District wide	DLAP16-16-11875589	Aindrias Muineachin	<p>Concerned that there are weaknesses in the Draft Blarney Macroom LAP regarding the provisions for Language and Culture. Requests that the Local Area Plan would recognise the status of the Cork Gaeltacht Areas of Muscra &amp; Oilean Chleire as is the case in the County Development Plan 2014. The area has developed due to its Gaeltacht status and this needs to be recognised in order to continue its future development with the County Council providing the needed public services and infrastructure.</p>	<p>Additional text will be included to recognise the Gaeltacht's unique heritage.</p> <p><b>See Amendment No. 02.06.02</b></p>
Municipal District Wide	DLAP16-16-11851493	Applegreen	<p>Applegreen seek the inclusion of specific text objectives and policies within the proposed local area plans to facilitate the plan led development and delivery of off-line service areas along the countys road and motorway</p>	<p>This matter is a policy issue for the County Development Plan review and national policy. See Section 10.3.5 Motorway Service Areas in CDP 2014.</p>

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			<p>network.</p> <p>The Spatial Planning and National Roads Guidelines for Planning Authorities 2012 advise that local authorities in the preparation of their plans, may consider policies for the provision for off-line service areas along the local authority's road network. It is in this regard that the submitter requests that the Council develop a strategy to guide the coherent future development of off-line service areas within the County.</p>	<p><b>No Change Proposed</b></p>
Municipal District Wide	DLAP16-16-11878270	Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	<p>Submission makes the following comments;</p> <p>1. Clonakilty: Proposed Southern Relief Rd which crosses the cSAC needs to be examined in the screening for appropriate assessment.</p> <p>2. Dunmanway: Department does not agree with the conclusion of no significant effects of the Dunmanway part of the LAP on the simple basis that increased proposed development is put on hold. States that an appropriate assessment and a more comprehensive development objective, assessing options for the WWTP, including, if necessary, changes in zoning for discharge and wetland treatment, is recommended. The specific details state that it cannot be excluded that both subsurface flow from the WWTP discharge, and overflows from the Long Bridge pumping station are having significant effects on the freshwater pearl mussel population in the part of the cSAC downstream of Long Bridge.</p> <p>States that two options exist: (a) a detailed study of subsurface flow and pumping station overflow impact, or (b) further treatment solutions such as, subject to environmental and feasibility assessment, the piping of discharges downstream, or conversion of fields or Channel A, and possibly the flood plain west of Long Bridge, into laterally sealed constructed polishing wetlands.</p> <p>In either case (a or b), a full appropriate assessment of the projected c.25% increase in population in Dunmanway provided for under the Local Area Plan seems unavoidable.</p> <p>3. Glengarriff: Should DB-08 and DB-09 to develop a pedestrian/cycle routes adjoining cSAC (90) require expanded footprint, they should be screened in more detail. DB-12 to be edited as follows Support the provision of</p>	<p>This submission raises issues relating to lands that are covered by the provisions of the Clonakilty Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process.</p> <p><b>See Section 2 for further details.</b></p> <p><b>Proposed Amendment No WC 03.02.01, WC 03.02.02.</b></p> <p>Additional text and/or specific objectives will be included to address issues raised in relation to Glengarriff and Dunmanway.</p> <p><b>See Section 3 for further details.</b></p> <p><b>Proposed Amendment No WC 03.05.01, WC 03.05.02, WC 04.07.01, WC 04.07.02, WC 04.07.03, WC 04.07.04, WC 04.07.05 and WC 04.07.06.</b></p>

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			sustainable marine related tourism and sustainable leisure uses. State in the introduction to the plan that the meaning of sustainable includes compliance with EU environmental directives. U-02 could be expanded to state that the upgrade of the Waste Water Treatment Plant will be supported, to ensure that the discharges there from will meet the water quality objectives of Glengarriff Harbour. Supports the recommendation in the Habitats Directive Screening Report that lands designated cSAC within the development boundary are zoned as Open Space insofar as it relates to lands not already built upon. DB-12 could also be expanded to refer to the development of improved signage for nearby tourism facilities, such as the Nature Reserve.	
<b>Main Settlements</b>				
Clonakilty	DLAP16-16-10800196	Vincent and Carolyn Kingston	Requests that the wording of CK R-03 be amended to exclude the wording that 'priority is given to the development of areas closest to the existing built up area of the town', as it would disadvantage the future development of the subject lands.	The intention of the wording of CK R-03 is to specify that the area of the site closest to the town should be developed first. Development on this site should be co-ordinated with the development with adjoining lands to the east. <b><u>No Change Proposed</u></b>
Clonakilty	DLAP16-16-11514754	Neil & Maria Cooper	Request to change the use of existing dwelling at Clogheen, Clonakilty from short term letting to permanent use.	The issue raised in this submission is a matter for Development Management <b><u>No Change Proposed</u></b>
Clonakilty	DLAP16-16-11539521	Michael Maher & Mary Patricia Maher	Submission relates to a request to change the zoning / occupancy of an existing dwelling in Clogheen, Clonakilty, to permanent use. States that the specific condition regarding the open plan layout and parkland aspect of the site should, however, be maintained.	The issue raised in this submission is a matter for Development Management <b><u>No Change Proposed</u></b>
Clonakilty	DLAP16-16-11559110	Keshari, Robin and Susan Renwick	Requests that the status of the subject property at Clogheen Park, Clonakilty be changed from holiday home to a private full time residential home.	The issue raised in this submission is a matter for Development Management <b><u>No Change Proposed</u></b>
Clonakilty	DLAP16-16-11559817	Bryan Gallwey	Requests a change of use of the subject dwellings at Clonakilty Park from short term letting to permanent occupation.	The issue raised in this submission is a matter for Development Management <b><u>No Change Proposed</u></b>
Clonakilty	DLAP16-16-11587216	Susan Buckley	Requests permission for change of use of the existing dwelling at Clogheen Park Clonakilty from short term letting to permanent use.	The issue raised in this submission is a matter for Development Management <b><u>No Change Proposed</u></b>
Clonakilty	DLAP16-16-11689616	Lidl Ireland GmbH	Submission requests that redevelopment potential of the subject	This submission relates to lands that are covered by the

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			lands at Island Rd, Clonakilty, is not precluded by means of a restriction to expansion opportunities. Submission proposes amendments to the CK-GO-07 General Objective to protect local retail functions in Clonakilty. Requests that the Retail Core in the town centre be demarcated clearly and includes a suggested delineation. Supports the removal of the Short-Term Relief Road roads objective. States the limited size of Discounter Foodstores do not challenge the high street functions of core shopping areas. LAP's should strongly encourage appropriate expansion of existing retail facilities throughout the County including facilitating the expansion of the Discount Foodstore sector.	provisions of the Clonakilty Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.  <b>See Amendment WC 03.02.01 (Appendix B1).</b>
Clonakilty	DLAP16-16-11689980	The Planning Partnership	Requests that the subject lands on the Park Road / N71 Clonakilty be rezoned from Existing Built-up Areas to Town Centre / Neighbourhood Centre.	This submission relates to lands that are covered by the provisions of the Clonakilty Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.  <b>See Amendment WC 03.02.01 (Appendix B1).</b>
Clonakilty	DLAP16-16-11851868	Aldi Stores (Ireland) Ltd	Requests that the 1.12ha site currently zoned "Existing built up area" in the Draft LAP for Clonakilty be rezoned Town Centre to facilitate the development of an Aldi Dscount Store	This submission relates to lands that are covered by the provisions of the Clonakilty Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.  <b>See Amendment WC 03.02.01 (Appendix B1).</b>
Clonakilty	DLAP16-16-	Carberry	States there is not sufficient land	There is sufficient existing

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	11862132	Plastics Ltd.	suitable for industrial development within Clonakilty and requests that the Draft LAP be amended to zone additional industrial land in Clonakilty, specifically lands at Ballyduvane Clonakilty. In the event that the Council decides not to zone any specific additional site for industrial use, submission requests a new general objective relating to permitting industrial development of a strategic nature in the Clonakilty Green Belt.	employment land provided for in both Clonakilty and Shannonvale. Any requirement for additional employment land will be considered in the review of the Cork County Development Plan due to commence in late 2017, which will replace the current Clonakilty Town Development Plan. <b><u>No Change Proposed</u></b>
Clonakilty	DLAP16-16-12514536	John Santry	Requests that the subject lands be removed from the Clonakilty Town Greenbelt.	The subject site is located in a rural area to the west of Clonakilty within the Clonakilty Town Greenbelt where CDP settlement policies in relation to housing in rural areas apply. The piecemeal exclusion of a site from the Town Greenbelt at this location would not be appropriate and would be contrary to the provisions of the 2014 CDP and Sustainable Rural Housing Guidelines 2005. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-11842991	Murnane O'Shea Limited	Requests the extension of the BY-RA-03 Regeneration Area in Bantry to include the entire T-02 zoning site objective.	The area identified in the Draft LAP meets the criteria for designating a site as a regeneration area in accordance with the provisions of the Urban Regeneration and Housing Act 2015, and any extension to include the subject lands would not meet the criteria in the Act and would not be appropriate. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-10536327	Marie Cronin	States that business owners, staff, office workers etc should use public car parks and requests that traffic management measures in relation to all day parking be put in place in Bantry.	Noted. The Draft Plan (BT-GO-03) has outlined the intention to prepare a Transportation, Pedestrian Movement and Public Realm Strategy for the town. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-10550667	Deirdre Fitzgerald	Submission makes a number of points relating to Bantry: 1. No development (bar the current project on the new Marina) has taken place in Bantry town for many years. 2. Bantry has been overlooked regards funding. 3. Issues that need to be addressed include walkways, town playground, halting site, road surfaces, pavements, traffic and	Noted. The Draft Plan has identified three regeneration areas which are important strategic opportunities for the future development of the town. The Draft Plan (BT-GO-03) has also outlined the intention to prepare a Transportation, Pedestrian

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			the N71, pedestrian crossings are not adequate, uneven surfaces and the culverts under the town need to be repaired.	Movement and Public Realm Strategy for the town which will address issues raised. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-10601018	Tim Coakley	States that Bantry Inner Harbour is crucial to delivering the goals of the plan and requests that it should be brought within the town boundaries and zoned to reflect its potential as the centerpiece of the town's recreational environmental and commercial future. Request that CCC liaise with the Port Companies to explore the possibility of developing an alternative plan with green infrastructure at its core.	The Bantry Inner Harbour area is already subject to a Special Policy Area X-02 which supports the redevelopment of the Inner Harbour for a variety of uses, including recreation and amenity. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-10888181	Bantry Chamber of Commerce, Bantry Traders Association, Bantry Development & Tourism, Bantry Tidy Towns	States that the plan is overly reliant on the planned marina in Bantry to deliver broader goals and requests the insertion of a flexibility clause into paragraph 3.3.14, that leaves the way open for change to the harbour marina development in Bantry to provide for better and more achievable outcome for the town.	Any alterations or changes to the Inner Harbour development permitted under planning ref 12/00735 will be treated on its merits by Development Management. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-11360448	Junior Browne	Requests that the Bantry Town Boundary be extended Eastwards. States that there is a shortage of opportunity land for sale in the Town which has minimised local retail competition and caused leakage to other retail centres.	The draft LAP makes adequate provision for the future retail needs of the town. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-11578335	Bantry Estates Company	Requests that the subject lands in three plots currently zoned Open Space BT O-06 and Business BT-B-02 in Bantry, be rezoned for residential development.	There is sufficient land within the development boundary to cater for future growth and no further residential lands are required. The subject lands are partly located within the 'O-06' Open Space zoning objective and partly within the B-02 Business Zoning. Bantry House is an extremely important heritage and tourist asset for the town and the West Cork region. It is therefore important that sensitivity is exercised in relation to any development proposals in the area which would affect the house, its attendant grounds and its setting. Any future development proposals need to be considered in their entirety with regard to their

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				<p>impact on the character and integrity of this very important tourist asset. The proposal to remove the subject lands from the open space zoning and from lands identified for future business and employment development is therefore not considered appropriate.</p> <p>Additional text has been included to make provision for community and recreational facilities in the BT B-02 Business zoning objective. <b>See Amendment WC 03.03.04 (Appendix B1).</b></p>
Bantry	DLAP16-16-11579775	Pascale McCarthy & Patrick McCarthy	Requests that site at the eastern side of lands currently zoned Open Space BT-O-06 in Bantry be rezoned for residential development.	<p>There is sufficient land within the development boundary to cater for future growth and no further residential lands are required. The O-06 open space lands make an important contribution to the landscape, setting and visual amenity of the town and their removal to facilitate residential development would not be considered appropriate. The subject lands are very elevated and any proposals for development on these lands would likely constitute skyline development. <b>No Change Proposed</b></p>
Bantry	DLAP16-16-11589356	Donal O'Shea	Requests that the subject lands currently zoned 'Existing Built up Area' be rezoned for residential development.	<p>There is sufficient land within the development boundary to cater for future growth and no further residential lands are required. The subject lands are currently zoned 'Existing Built up Area' where proposals that support in general the primary land use of the surrounding existing built up area are normally encouraged. <b>No Change Proposed</b></p>
Bantry	DLAP16-16-11597725	Lidl Ireland GmbH	<p>1. Requests that paragraphs 3.3.23, 3.3.25, 3.3.26, 3.3.27, 3.3.29 and 3.3.31 of the LAP relating to Bantry Town Centre, Retail Development and the defined retail core of the town would be amended (detailed text included).</p> <p>2. Requests the inclusion of a new</p>	<p>The draft LAP makes adequate provision for the future retail needs of the town. Additional and updated text will be included where appropriate. <b>See Amendments WC 03.03.01</b></p>

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			<p>General Objective which addresses retail spend leakage and supports the enhancement of retail services within the development boundary of Bantry (text included).</p> <p>3. States that Discounter Foodstores do not challenge the high street functions of core shopping areas and as such does not cause significant retail impact upon Town Centre functions.</p> <p>4. LAP's should strongly encourage appropriate expansion of existing retail facilities throughout the County including facilitating the expansion of the Discount Foodstore sector.</p>	<b>and WC 03.03.02 (Appendix B).</b>
Bantry	DLAP16-16-11698732	Michael & Moira Minehane	Submission suggests an amendment to BT-GO-08 to support and encourage the reuse and redevelopment of the former Ardscoil Phobail Bheanntai site and suggests a separate objective to encourage the provision of further community facilities within the town.	<p>It is intended to include a new separate general objective to address the provision of community facilities.</p> <p><b>See Amendment WC 03.03.03 (Appendix B).</b></p>
Bantry	DLAP16-16-11764418	Tony O' Shea, Nicholas O' Sullivan	Requests extension of the public sewer and water mains supply in the Newtown / Donemark area, Bantry.	<p>The issue raised in this submission is a matter for Irish Water.</p> <p><b><u>No Change Proposed</u></b></p>
Bantry	DLAP16-16-11844397	Murnane O'Shea	<p>Welcomes the designation of the Southern Inner Harbour site in Bantry as a Regeneration Area, but is concerned with the proposed removal for the specific policy support in the X-02 objective for the development of a gateway development consisting of residential, retail and office uses.</p> <p>Submission suggests amendments to the text of the proposed BT X-02 zoning objective and the proposed BY-RA-02 regeneration area.</p>	<p>It is considered that the current policy approach in the Draft LAP which identifies this site as an area requiring regeneration provides adequate guidance on redevelopment proposals which would have regard to the prominent location of the site overlooking the harbour. It is intended to revise the text of X-02 to broaden the scope of acceptable uses to include 'retail' and 'office' uses.</p> <p><b>See Amendment WC 03.03.05 (Appendix B).</b></p>
Bantry	DLAP16-16-11865233	Westpond Lodges & Hotel Ltd.	Requests the subject lands (7.6 Hectares) located to the north of the Westlodge Hotel, Seafield, Bantry, be removed from the BT-O-07 open space zoning and zoned existing built up area.	<p>The subject lands are located within the 'O-07' Bantry House - Open Space zoning objective. Bantry House is an extremely important heritage and tourist asset for the town and the West Cork region. It is therefore important that sensitivity is exercised in relation to any development proposals in the area which would affect the house, its attendant grounds and its</p>



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				setting. Any future development proposals need to be considered in their entirety with regard to their impact on the character and integrity of this very important tourist asset. Part of the lands have also been identified as being at risk of flooding. It is intended to update the Open Space zoning designation to remove some lands which would be more appropriately zoned 'existing built up area'. <b>See Amendment WC 03.03.06 (Appendix B).</b>
Bantry	DLAP16-16-11867153	Murnane O'Shea Ltd.	Requests that the BY-X-02 Special Policy Area be extended west to match the full extent of the Bantry Inner Harbour development.	It is intended to extend the X-02 special policy area to the west. <b>See Amendment WC 03.03.07 (Appendix B).</b>
Bantry	DLAP16-16-11878808	Michael Keohane	Requests that the subject greenbelt lands be rezoned for medium density residential housing.	There is sufficient land within the development boundary to cater for future growth and no further residential lands are required. The subject greenbelt lands are visually prominent and their inclusion within the development boundary would not be appropriate. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-11880571	Rowa Pharmaceuticals Ltd	Requests that the existing settlement boundary be retained to enable the submitter's lodge a further planning application for additional commercial development behind the proposed Lidl supermarket site at Newtown, Bantry.	It is intended to retain the existing development boundary. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-12501520	Jud and Marian Weidner	Requests that the subject lands be removed from the O-07 Open Space zoning objective.	The subject lands are located within the 'O-07' Bantry House - Open Space zoning objective. Bantry House is an extremely important heritage and tourist asset for the town and the West Cork region. Any future development proposals need to be considered in their entirety with regard to their impact on the character and integrity of this very important tourist asset. The proposal to remove a site from the Open Space zoning is therefore not considered appropriate. It is considered the issue raised in

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				this submission is primarily a matter for Development Management. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-12501888	Stephen O'Donovan	Requests that the subject building The Old Stella Cinema in Bantry be removed from the Record of Protected Structures.	The addition of a building to the record of Protected Structures is a matter for the next review of the County Development Plan. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-12528424	Junior Browne C/O Peter Browne	Request changes to the LAP to facilitate retail development on a site in the Bantry Town Greenbelt at Cappanalooha East, Bantry. States that Bantry has been denied open retail competition.	The draft LAP makes adequate provision for the future retail needs of the town. <b><u>No Change Proposed</u></b>
Bantry	DLAP16-16-12607209	Pauline Sheila Harrigton	Requests that the subject lands located within Bantry Town currently zoned as part of Open Space/Sports Recreation/Amenity BT-O-02 be rezoned for residential development.	There is sufficient land within the development boundary to cater for future growth and no further residential lands are required. The subject lands have also been identified as having an important open space, recreation and amenity function and any designation for residential development would not be appropriate. <b><u>No Change Proposed</u></b>
Skibbereen	DLAP16-16-11440753	Padraig & Emer Hourihane	Requests subject lands be removed from the Skibbereen Town greenbelt to facilitate the construction of a house.	The subject site is located in a rural area to the south-west of Skibbereen within the Skibbereen Town Greenbelt where CDP settlement policies in relation to housing in rural areas apply. The piecemeal exclusion of a site from the Town Greenbelt at this location would not be appropriate and would be contrary to the provisions of the 2014 CDP and Sustainable Rural Housing Guidelines 2005. <b><u>No Change Proposed</u></b>
Skibbereen	DLAP16-16-11566403	Urban Explorer	Requests the inclusion of a pedestrian bridge at Levis Quay in Skibbereen as an asset that will improve pedestrian flows through the town and improve access to zoned amenity areas across the river.	This submission relates to lands that are covered by the provisions of the Skibbereen Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the

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				submission cannot be considered as part of this process. See Section 2 for further details. <b>See Amendment WC 03.04.01 (Appendix B2).</b>
Skibbereen	DLAP16-16-11692153	Lidl Ireland GmbH	Requests that the extent of the SK-X-01 Special Policy Area be demarcated clearly. Request that the delineation of the Retail Core have the hatching pattern to clearly affirm the Retail Core. Supports the removal of the Distributor Road' roads objective. States that Discount Foodstores do not cause significant retail impact on Town Centre functions and LAP's should encourage appropriate expansion of existing retail facilities throughout the County including facilitating the expansion of the Discount Foodstore sector.	This submission relates to lands that are covered by the provisions of the Skibbereen Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details. <b>See Amendment WC 03.04.01 (Appendix B2).</b>
Skibbereen	DLAP16-16-11694681	Bertie Hourihan	Requests that Table 3.9, Row 6 of the Skibbereen LAP be amended to remove the provision of a road connecting the Four Crosses Roundabout to the Rossa Road.	This submission relates to lands that are covered by the provisions of the Skibbereen Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details. <b>See Amendment WC 03.04.01 (Appendix B2).</b>
Skibbereen	DLAP16-16-11788408	The Planning Partnership	Requests that the subject lands to the north-west of the main Skibbereen access roundabout westbound along the N71 National Road be rezoned from Existing Built-Up Area to Town Centre / Neighbourhood Centre for the purposes of facilitating convenience retailing. States that a new SK-T-02 zoning designation will occur in conjunction with a Site Specific Development Objective for the purposes of creating a new neighbourhood centre serving the northern extent of Skibbereen and will consist of mixed uses with a provision	This submission relates to lands that are covered by the provisions of the Skibbereen Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for

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			that includes the facilitation of a supermarket.	further details. <b>See Amendment WC 03.04.01 (Appendix B2).</b>
Skibbereen	DLAP16-16-11857009	Martin Hobbs	How market rights may affect the proposed designation of the Fairfield car park in Skibbereen as an area for retail development and town centre expansion.	This submission relates to lands that are covered by the provisions of the Skibbereen Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details. <b>See Amendment WC 03.04.01 (Appendix B2).</b>
Skibbereen	DLAP16-16-11884695	Ludgate Operations Ltd	Requests, 1. Include reference that Skibbereen is a 1GB town in 3.4.1, 2. Increase population projections for Skibbereen, 3. Increase the number of housing units required, 4, Develop cycle paths in the town centre and sheltered cycle bike stations throughout the town, 5, Lists a series of infrastructural requirements in order to facilitate wifi in the town, 6, Need for hotel / tourism facilities, 7, Need for sheltered cycle bays, 8, Redevelop between 98 St and Mardyke St as a green urban alleyway, 9, Include north side of Townshend St as an area of congestion during delivery times, 10, Pedestrian crossing at Ludgate and ,11, Open Bring site on a Saturday.	This submission primarily relates to lands that are covered by the provisions of the Skibbereen Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.  The Draft LAP includes a specific section 3.4.13 which recognises the importance of the digital economy in the town.  The population growth targets are set out on a formal basis in the Regional Planning Guidelines and the Core Strategy of the 2014 CDP.  The Draft LAP makes adequate provision for hotel / tourism facilities in Skibbereen, specifically, in paragraphs 3.4.21 to 3.4.24 dealing with the importance of Liss Ard

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				<p>Estate and through the designation of a site for a possible hotel on the Baltimore road (B-03).</p> <p><b>See Amendment WC 03.04.01 (Appendix B2).</b></p>
Skibbereen Environs	DLAP16-16-10802165	Samuel Sweetnam	Requests that the subject lands be included within the development boundary of Skibbereen.	<p>The development boundary will be extended to include this strip of ground.</p> <p><b>See Amendment WC 03.04.02 (Appendix B).</b></p>
Skibbereen Environs	DLAP16-16-11882940	Skibbereen Tidy Towns - Friends of the Rock	Requests that the plan support the development of a public amenity and heritage park at 'The Rock', Skibbereen including the need to preserve and protect the amenity and heritage value of the site.	<p>This submission relates to lands that are covered by the provisions of the Skibbereen Town Development Plan 2009. The Town Development Plan continues to provide the planning policy framework for the administrative area of the former Town Council and is outside the scope of the LAP review process, therefore the submission cannot be considered as part of this process. See Section 2 for further details.</p> <p><b>See Amendment WC 03.04.01 (Appendix B2).</b></p>
Dunmanway	DLAP16-16-10108819	Crushterra Voluntary Community Group	<p>States that the habitats directive report / interactive map browser was unavailable for the first 10 days of public consultation period, consultation over Christmas was inappropriate and led to a lack of engagement with the population.</p> <p>There is huge potential for supporting the diversification of the rural economy by promoting a stronger tourism and leisure economy provided the landscape is protected from inappropriate development.</p> <p>Essential that public transport is introduced to replace overdependence on private transport.</p> <p>Requests amended LAS-01 (f) to ensure any development should be accompanied by a TIA and RSA.</p> <p>In relation to Dunmanway states that the LAP is an opportunity to strengthen</p>	<p>The public consultation period was extended by 10 extra days to facilitate wider public consultation.</p> <p>Issues raised in relation to rural diversification are noted.</p> <p>The policies in the CDP recognise the importance of the public transport, including policies which support rural transport initiatives and services.</p> <p>A requirement for a TIA or RSA is assessment having specific regard to the circumstances of individual proposals.</p> <p>It is intended to include additional policy support relating to tourism in the Draft LAP.</p>

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			<p>the weak approach to recreational / tourism amenity.</p> <p>States that the Draft LAP represents a huge downgrade on the existing provisions in the Skibbereen EA LAP for Kilmichael.</p> <p>States that the Draft LAP materially alters the provisions of the Skibbereen EA LAP for Johnstown, particularly its landscape characterisation.</p> <p>States the Draft LAP ignores the environment and heritage provisions that applied to Togher in the Skibbereen EA LAP and states its location makes it suitable to host local recreational and tourism employment services.</p> <p>States that the Draft LAP does not address the needs of the majority of the population in the MD, who live in rural areas outside a settlement.</p> <p>In relation to the Environment Report, states that the aim in section 2.5.10 dismisses the tourism and recreational potential of the Dunmanway hinterland.</p> <p>Table 2.6 is not consistent with Table 2.3 in the main volume.</p> <p>States that the Habitats Directive Screening Assessment appears to have overlooked any discharges from Darkwood and Togher, and for that matter discharges from lands adjoining the banks of the Bandon River and its tributaries. The Screening Determination should revert to "Further assessment is required" in respect of this SAC.</p>	<p>Kilmichael designation as a village has not changed in the Draft LAP and the specific development boundary objectives for the settlement should be read in conjunction with the general objectives which are applicable to all villages.</p> <p>The issue of landscape character assessment has been addressed in the CDP and is not a matter for this LAP review.</p> <p>It is intended to revise Table 2.3 of the Draft Plan.</p> <p>The policies in the Draft Plan aim to encourage a strong settlement network which will complement the surrounding rural areas and enable them to grow in a sustainable manner.</p> <p>Section 2.5.10 of the Environmental Report deals specifically with Dunmanway town.</p> <p>There is no public wastewater infrastructure in Darkwood and Togher. Discharges from individual treatment systems in these areas are required to comply with the relevant EPA Code of Practice.</p> <p><b>See Amendments WC 02.04.03 and WC 03.05.03 (Appendix B).</b></p>
Dunmanway	DLAP16-16-10834338	Lorraine Deane, Kevin and Siobhan O Sullivan	Requests that the subject greenbelt lands (c2.3 ha) be either included with the development boundary of Dunmanway Town or zoned for residential development.	<p>There is sufficient land within the development boundary to cater for future growth and no further residential lands are required. The designation of a site within the greenbelt for residential development would not be appropriate.</p> <p><b><u>No Change Proposed</u></b></p>
Dunmanway	DLAP16-16-12514286	Sean O'Rourke	Requests that the subject lands (approx 7.25 acres) located within the Dunmanway Town Greenbelt, opposite DY-R-11, be rezoned for residential	There is sufficient land within the development boundary to cater for future growth and no further residential lands are

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			development.	required. The subject lands are peripheral with restricted road access and their inclusion within the development boundary would not be appropriate at this stage. <b><u>No Change Proposed</u></b>
Castletown-bere	DLAP16-16-11513716	Beara Tourism Development Association	Requests that Dinish Island is zoned to service all marine activities and the coastline of Dinish Island is zoned to extend the pier network to service all marine activities off the South West Coast.	Additional text will be included to broaden acceptable uses in I-01 zoning. <b><u>See Amendment WC 03.06.04 (Appendix B).</u></b>
Castletown-bere	DLAP16-16-11597837	Beara Tourism Development Ltd	Requests that the Plan note that Castletownbere is now the top fishing port in Ireland and this should be taken into account when considering improvements in the road infrastructure serving the port.	Additional text will be included to address the issue raised. <b><u>See Amendment WC 03.06.01 (Appendix B).</u></b>
Castletown-bere	DLAP16-16-11777403	Beara Tourism Development Ltd	Requests that the LAP include reference that Castletownbere Port is in the top 15 Cargo handling ports in Ireland with over 44,000 tons of cargo landed in 2015.	Additional text will be included to address the issue raised. <b><u>See Amendment WC 03.06.01 (Appendix B).</u></b>
Castletown-bere	DLAP16-16-12528204	Ella Harrington	Requests that the subject lands adjoining CR-B-01 to the east, be removed from the Castletownbere Town Greenbelt and included within the development boundary and zoned for medium density residential development.	There is sufficient land within the development boundary to meet population targets and there is no requirement for additional land for housing development in Castletownbere. <b><u>No Change Proposed</u></b>
Schull	DLAP16-16-12501758	Connie O'Sullivan	Requests that the GB 1-2 designation to the north-west of Schull be extended to include the subject lands.	There is sufficient land within the development boundary of Schull to meet population targets. The existing 2011 LAP has also identified two substantial parcels of land in the Town Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional land for housing development in Schull and no change to the GB 1-2 designations is proposed. <b><u>No Change Proposed</u></b>
Schull	DLAP16-16-12514401	Bridget Whooley	Requests that (a) Subject lands be included within the GB 1-2 zoning at Colla and (b) Lands on the seaward side	There is sufficient land within the development boundary of Schull to meet population

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			also be excluded from the GB 1-2 zoning at Colla.	targets. The existing 2011 LAP has also identified two substantial parcels of land in the Town Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional land for housing development in Schull and no change to the GB 1-2 designations is proposed. <b><u>No Change Proposed</u></b>
<b>Key Villages, Villages, Village Nuclei and Other locations</b>				
Ahakista	DLAP16-16-11873211	Bernie Tobin	Requests that 1.66ha site in Ahakista be zoned for holiday home development.	The site is already located within the development boundary of Ahakista. Therefore, any proposal for development on this site will be considered on its merits by Development Management. <b><u>No Change Proposed</u></b>
Ardfield	DLAP16-16-11316468	Shane Field & Olivia McGeough	Requests that the boundary of Ardfield be extended to include the subject land, which is required to facilitate the construction of a family home.	It is intended to carry out a minor adjustment to the Development Boundary which will enable a site to be considered for the construction of a permanent family home whilst protecting the overall visual amenity of the area. <b>See Amendment WC 06.01.04 (Appendix B).</b>
Ardfield	DLAP16-16-11855092	John O'Connell	Requests that the development boundary of Ardfield be extended to include the subject lands (6.7ha).	Given the proximity to the village core it is intended to include part of the lands within the development boundary. Part of the submission relates to lands which have a recorded archaeological monument present – it is not intended to include these lands within the development boundary. <b>See Amendment WC 06.01.04 (Appendix B).</b>
Ardfield	DLAP16-16-9829205	Liam Evans	States that the land bank owned by the council would provide 8 sites within the village boundary, and should be made available to local young people who could purchase affordable sites from the council.	Noted. This is not a matter for the Local Area Plan Review. It is intended to extend the development boundary of Ardfield. <b>See Amendment WC 06.01.04 (Appendix B).</b>



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Ballinglanna	DLAP16-16-11813103	Concerned Residents of Ardgehane and Ballinglanna	Submission expresses concern at the growth of second homes in Ardgehane and Ballinglanna and its social and economic impact (agriculture) and its impact on scenic amenity. Refer to Submission DLAP16-16-11813787.	The issues raised in this submission are noted. It is considered these are primarily issues for the County Development Plan review and the Development Management process. Within the development boundary of Ballinglanna, the Draft Local Area Plan has included specific objectives DB-01 and DB-02 which seek to protect water quality and the sensitive nature of the coastal landscape. <b><u>No Change Proposed</u></b>
Ballinglanna	DLAP16-16-11813787	Concerned Residents of Ardgehane and Ballinglanna	Comprehensive submission expressing concern at the growth of second homes in Ardgehane and Ballinglanna and its social and economic impact (agriculture) and its impact on scenic amenity. Submission highlights that the coastal area is under significant development pressure and includes details of recent development history, predominance of holiday / second homes, scenic and amenity value of the area, economic activity and CDP and LAP policy. Submission lists key concerns relating to; failure of planning authority policies to protect the coastline, speculative development, impact on quality of life, destruction of scenic amenity - scale of development, deterioration in water quality / bathing water, removal of sand / gravel, intrusive developments, increase in land / housing value, impact on farming practices, lack of a set of planning principles and erosion of Lios Mahon Ring Fort.	The issues raised in this submission are noted. It is considered these are primarily issues for the County Development Plan review and the Development Management process. Within the development boundary of Ballinglanna, the Draft Local Area Plan has included specific objectives DB-01 and DB-02 which seek to protect water quality and the sensitive nature of the coastal landscape. <b><u>No Change Proposed</u></b>
Ballinglanna	DLAP16-16-11814034	Concerned Residents of Ardgehane and Ballinglanna	Submission expresses concern at the growth of second homes in Ardgehane and Ballinglanna and its social and economic impact (agriculture) and its impact on scenic amenity. Refer to Submission DLAP16-16-11813787.	The issues raised in this submission are noted. It is considered these are primarily issues for the County Development Plan review and the Development Management process. Within the development boundary of Ballinglanna, the Draft Local Area Plan has included specific objectives DB-01 and DB-02 which seek to protect water quality and the sensitive nature of the coastal landscape.

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				<b><u>No Change Proposed</u></b>
Ballydehob	DLAP16-16-11601558	S.O Mahony	Submission notes 3 major problems associated with Traffic in the village: (a) major deficits in provision for pedestrians; (b) illegal parking and other obstructions and (c) heavy through-traffic using the main street. Proposes solutions to address these issues including; LAP must identify the gaps in the pedestrian network and address these, traffic / parking enforcement and removal of through traffic from the main street by providing an alternative route. States the LAP fails to provide any indication of how the water infrastructure issue is to be addressed. LAP fails to include policies to address the need for a focal point in the village.	Where appropriate, additional text and/or specific objectives will be included to address issues raised. The issue raised in relation to the provision of water infrastructure is a matter for Irish Water. <b>See Amendment WC 04.02.01 (Appendix B).</b>
Ballydehob	DLAP16-16-12502153	Martin Cotter	Requests that the development boundary of Ballydehob be extended to the east to include the subject lands.	The subject lands which adjoin the N71 are not contiguous with other lands identified for development and there inclusion within the development boundary would not be appropriate. <b><u>No Change Proposed</u></b>
Baltimore	DLAP16-16-11806715	Peter and Jacqueline Roberts	Requests that the Open Space area O-03 in Baltimore be extended to include the subject plot of land.	There are no plans to adjust the existing O-03 zoning objective. <b><u>No Change Proposed</u></b>
Baltimore	DLAP16-16-11865863	Rory and Sheila Johnson	Requests that site located in Baltimore be included within the O-03 Open Space zoning objective.	There are no plans to adjust the existing O-03 zoning objective. <b><u>No Change Proposed</u></b>
Baltimore	DLAP16-16-11870407	Baltimore, Rath, Sherkin & Cleire Community Council	Requests that part of the X-03 in Baltimore be changed from a Special Policy Area to an Open Space, Sports, Recreation and Amenity area. States that Baltimore is lacking in community facilities and requests that Baltimore's heritage, natural and coastal amenities is maintained, enhanced and not compromised.	It is intended to revise the X-03 zoning objective and include a new O-04 open space objective. <b>See Amendment WC 04.03.02 (Appendix B).</b>
Baltimore	DLAP16-16-11880111	Brian Marten	Include a plot of land within the O-03 open space zoning objective. Exclude a plot of land from the O-03 open space zoning objective.	There are no plans to adjust the existing O-03 zoning objective. <b><u>No Change Proposed</u></b>
Baltimore	DLAP16-16-12501209	James A Naylor	Request that the U-01 zoning objective in Baltimore for a residential access road be reduced in length at the southern end.	The Area Engineer has recommended that the U-01 roadway be retained. The route reflects the roadway

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				which was permitted as part of a planning application for a residential development. The retention of the U-01 is required in order to service future development lands. <b>No Change Proposed</b>
Baltimore	DLAP16-16-12528367	Diana and Dermot Kennedy	States that there is an imbalance in the use of the pier areas X-01 and X-02, no land area to alleviate traffic congestion during summer months and the area north-east of X-02 is under-utilised, sheltered berths are needed, berths in the west pier are very limited and inner harbour is crowded during the summer. Includes plan for a suggested breakwater built off the north pier. Area X-03 is the most sheltered area in the harbour and the most suitable for a marina. Includes plan for the field beside the lifeboat station for use as a sports field and helicopter pad. Requests that the old schoolhouse be listed as a protected structure.	It is considered that the special policy objectives designated for the X-01 and X-02 sites provide a comprehensive framework of acceptable uses to co-ordinate the future development of these important sites. It is intended to include additional development boundary objectives to support the provision of additional harbour facilities. It is intended to revise the X-03 zoning objective and include a new O-04 open space objective. The addition of a building to the record of Protected Structures is a matter for the next review of the County Development Plan. <b>See Amendments WC 04.03.01 and WC 04.03.02 (Appendix B).</b>
Bere Island	DLAP16-16-11880720	Bere Island Projects Group Ltd	Submission which relates to Bere Island makes specific recommendations relating to the following sections of the LAP: 1. Population and Housing, 2. Infrastructure, 3. Community Facilities, 4. Employment and Economic Activity and 5. Environment and Heritage. Submission also requests the inclusion of 5 additional GDO objectives (text included).	Where appropriate, additional text and/or specific objectives will be included to address issues raised. <b>See Amendments WC 05.01.01 WC 05.02.01, WC 05.02.02, WC 05.02.03 and WC 05.02.04 (Appendix B).</b>
Courtmacsherry	DLAP16-16-11809936	Mr John Sexton	Requests reference to tree preservation be included in the O-01, O-02 and O-03 open space objectives, and requests that the development boundary of Courtmacsherry be adjusted to omit subject lands.	It is intended to include additional text to Objectives O-01, O-02 and O-03 and adjust the Development Boundary of the village to remove the plot of land as requested. <b>See Amendment WC 04.04.01 and WC 04.04.03 (Appendix B).</b>
Courtmacsherry	DLAP16-16-11856239	John O'Connell	Requests additional text be including supporting; 1. The west of the settlement as the preferred location for residential development to consolidate the existing residential cluster. 2. Outlining the expected timeframe for the provision of the WWTP required to fulfil the needs of the forecast	It is not appropriate to prioritise or restrict future development to a specific location in the village. The issue raised in relation to timeframes for the provision of wastewater treatment facilities is a matter for Irish Water. It is intended to

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			population. 3. Inclusion of an objective for road improvements to ensure the public safety of the existing residents, future residents and other road users.	include a General Objective dealing with road improvements in the settlement. <b>See Amendment WC 04.04.02 (Appendix B).</b>
Crookhaven	DLAP16-16-12596817	Goleen and District Community Council – Crook-haven	States that Crookhaven village has seen massive population loss, requests LAP investment, requests that the LAP boundary be extended to the south-east of the village and requests that the issue of car-parking in the village be examined, particularly during the summer months.	The issues raised in this submission are noted. The Draft Plan has included a specific development objective (DB-04) to address the issue of parking in the village. There is sufficient land within the development boundary to cater for projected growth and there is no requirement for additional land at this stage. <b>No Change Proposed</b>
Drinagh	DLAP16-16-11558959	Jim Hayes	1. Requests that Drinagh be designated as a 'Key Village'. 2. Requests the inclusion of lands with the development boundary of Drinagh which would consolidate the village core. 3. Requests a larger scale of development limit for individual schemes.	It is intended to include the subject lands within the development boundary as they are located in close proximity to the village core. It is considered that the designation of Drinagh as a 'village' is most appropriate given its level of service provision. It is considered that the 'normally' recommended scale for development of individual schemes in the village is appropriate, given the overall scale of development envisaged for the village. <b>See Amendment WC 06.01.10 (Appendix B).</b>
Drombeg	DLAP16-16-12613353	Gregory O'Mahony	Requests that the development boundary in Drombeg be extended to include the subject lands and also requests the subject lands be zoned for residential development.	The majority of these lands are already located within the development boundary of Drombeg. There is sufficient land within the development boundary to cater for projected growth and there is no requirement for additional land at this stage. <b>No Change Proposed</b>
Dursey Island	DLAP16-16-11483741	Dr. Colin Gleeson	Submission states that Bicycles are not allowed on Dursey Island Cable Car (including evidence).	Noted. This is not a matter for the Local Area Plan Review. <b>No Change Proposed</b>
Dursey Island	DLAP16-16-11487355	Dr. Colin Gleeson	Submission requests clarification on CCC policy relating to the transport of bicycles on the Dursey Island Cable Car.	This is not a matter for the Local Area Plan Review.

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				<b><u>No Change Proposed</u></b>
Dursey Island	DLAP16-16-11874008	Dursey Island Development Association	Requests pier improvement works including erection of a derrick, increase in water storage capacity and extension of the existing water supply on Dursey Island.	Where appropriate, additional text and/or specific objectives will be included to address issues raised. <b>See Amendment WC 05.01.01 (Appendix B).</b>
Eyeries	DLAP16-16-11698710	Colman O Sullivan	Requests that the current Open Space O-02 zoning in Eyeries be removed from submitters landholding.	Noted. It is intended to remove the O-02 zoning objective from the current site and revise the development boundary accordingly. <b>See Amendment WC 06.01.18 (Appendix B).</b>
Glandore	DLAP16-16-12613514	Gerard and Noreen O'Mahony	Requests that the development boundary be extended in Glandore to include the subject lands and also requests the subject lands be zoned for residential development.	There is sufficient land within the development boundary of Glandore to cater for projected growth and there is no requirement for additional land at this stage and it is not proposed to extend the development boundary. The subject sites fall between the Medieval Church and Castle and therefore have significant potential for subsurface archaeology and is within the Zone of Archaeological Potential for both. The upstanding remains visible today are likely to represent only a minimal portion of what originally existed of a medieval settlement or complex. Therefore, the zoning of these sites for development would not be appropriate. It is an objective of the CDP to protect Zones of Archaeological Potential. <b><u>No Change Proposed</u></b>
Glengarriff	DLAP16-16-11460258	Michael O Sullivan & Eileen O Neill	Requests that the subject lands be included within the development boundary of Glengarriff and identified for both tourism related development and housing.	The subject lands are peripheral with limited road access off the N71 and water and wastewater infrastructure issues which will need to be resolved before any significant future extension to the development boundary is considered. The land in question lies immediately adjacent to the Glengarriff Harbour and Woodlands SAC and further assessment

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				including field assessment to determine possible impacts on habitats of high biodiversity value as well as possible implications for the habitats and species for which the Glengarriff Harbour and Woodland SAC is designated would be required. Therefore, the zoning of the subject lands would not be appropriate. <b>No Change Proposed</b>
Glengarriff	DLAP16-16-11483350	Glengarriff Tourist & Development Association	Provision for the installation of a public footpath, with a combined cycle lane, on the south side of the N71 from the entrance to Glengarriff Nature Reserve to Glengarriff National School with a pedestrian crossing at the school gate.	General Objective DB-09 provides for the improvement of footpaths and the development of a pedestrian/cycle route to link with the Nature Reserve. <b>See Amendment WC 04.07.02 (Appendix B).</b>
Glengarriff	DLAP16-16-11822518	Cllr. Patrick Gerard Murphy	Submission which specifically relates to Glengarriff LAP DB-13 and O-01. Suggests additional text be added to DB-13. Requests that the current open space zoning O-01 adjoining the Glengarriff pier should not restrict the future expansion of marine and tourism related facilities at this location and should allow for the development of toilet facilities, additional car parking, tourist/amenity facilities, additional pontoon facilities and marina/birthing facilities for cruise tenders, fishing/fish farming, yachts, leisure craft, supporting access to Garnish Island. States that facilities are sub-standard and this marine related facility is of strategic importance to the expansion of marine/tourism activities in the village and will need to be developed and upgraded.	There may be scope for some limited development (appropriate uses) adjoining the access road close to the pier. It is intended to include additional text to DB-13.  <b>See Amendment WC 04.07.04 (Appendix B).</b>
Goleen	DLAP16-16-11580736	Gemma Maher	Requests that the development boundary of Goleen be extended to accommodate and make provision for (1) Lands to be zoned for low density residential development, (2) Amenity / Recreational area, (3) Car Parking facilities for public use and (4) Road widening including footpath and upgrade works.	Noted. Given the nature of the community proposal incorporating an amenity / recreation area, public car-parking facilities, low density housing, road widening works, footpath provision and the sites proximity to the village core it is intended to designate the lands as a special policy area within the development boundary of Goleen. <b>See Amendment WC 06.01.12</b>

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				<b>(Appendix B).</b>
Goleen	DLAP16-16-12597009	Goleen & District Community Council	Concern expressed that population decline will result in the closure of schools and other services.	The issues raised in this submission are noted.  <b><u>No Change Proposed</u></b>
Goleen	DLAP16-16-12597341	Goleen and District Community Council - Goleen	States that the village has seen population loss due to lack of employment and sites for housing development. Submission supports DLAP16-16-11580736 which requests that the development boundary of Goleen be extended to accommodate and make provision for (1) Lands to be zoned for low density residential development, (2) Amenity / Recreational area, (3) Car Parking facilities for public use and (4) Road widening including footpath and upgrade works.	Noted. Given the nature of the community proposal incorporating an amenity / recreation area, public car-parking facilities, low density housing, road widening works, footpath provision and the sites proximity to the village core it is intended to designate the lands as a special policy area within the development boundary of Goleen. <b>See Amendment WC 06.01.12 (Appendix B).</b>
Goleen	DLAP16-16-12607028	Tim Cullihane	Requests that the subject lands be included within the development boundary of Goleen.	Noted. Given the nature of the community proposal incorporating an amenity / recreation area, public car-parking facilities, low density housing, road widening works, footpath provision and the sites proximity to the village core it is intended to designate the lands as a special policy area within the development boundary of Goleen. <b>See Amendment WC 06.01.12 (Appendix B).</b>
Goleen	DLAP16-16-12613635	Gerard Donovan	Requests that the subject lands be included within the development boundary of Goleen. States willingness to cede strip of land to widen the adjoining road.	There is sufficient land within the development boundary of Goleen to meet population Targets and there is no requirement for additional land for housing development. <b><u>No Change Proposed</u></b>
Heir Island	DLAP16-16-11847912	Heir Island Community Council	Submission makes specific recommendations relating to the following issues: 1) Housing 2) Population 3) Infrastructure 4) Economic 5) Architectural 6) Factual Amendments.	Where appropriate, additional text and/or specific objectives will be included to address issues raised. <b>See Amendments WC 05.01.01 WC 05.04.01, WC 05.04.02, (Appendix B).</b>
Inchydoney	DLAP16-16-11697928	Louise Kingston	Requests that the U-02 zoning objective in Inchydoney be removed from the Plan.	It is not considered appropriate to remove the objective of providing an access route which connects the north and south of the Island. <b><u>No Change Proposed</u></b>

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Johnstown	DLAP16-16-12528294	Juila O'Connell	States that the LAP gives minimal attention to the villages of the MD. States that the landscape of the area would be hugely altered by the construction of Windfarms in the vicinity and the LAP fails to deal with the needs of the local community and the protection of the landscape. States that the overall strategy seems to be to downgrade the countryside and have minimum maintenance for villages and towns. Rural hinterlands should be protected as they could become depopulated due to commercial interests. Need for public transport and broadband policies. LAP should maintain and promote the amenities of the countryside.	The status of the villages has not changed in the Draft LAP and the specific development boundary objectives for the settlement should be read in conjunction with the general objectives which are applicable to all villages in the MD. Issues raised in relation to the construction of a windfarm are outside the scope of this LAP review. The policies in the CDP recognise the importance of public transport, including policies which support rural transport initiatives and services and also include policies to facilitate the delivery of broadband infrastructure throughout the County. <b><u>No Change Proposed</u></b>
Kilmichael	DLAP16-16-11472058	Deirdre Murphy and Ollie O'Brien	Requests improved rural transport for the elderly, safer country roads for pedestrians and cyclists, speed enforcement measures in the village, lower speed limits, road repair on smaller roads, village green area, playground, cycle and running track, coffee kiosk and somewhere central for the rural community to meet. Submission raises concerns at a wind farm being built and plans to connect it to a substation. States that there is a responsibility on the council to build up the goodwill and morale of the people who live here.	Where appropriate, additional text and/or specific objectives will be included to address the issues raised. The policies in the CDP recognise the importance of public transport, including policies which support rural transport initiatives and services. Issues raised in relation to the construction of a windfarm are outside the scope of this LAP review. <b>See Amendment WC 06.01.15 (Appendix B).</b>
Lisbealad	DLAP16-16-11084987	Paul Di Rollo	Requests the development boundary of Lisbealad be extended to include the subject lands.	It is intended to incorporate a minor adjustment to the development boundary to include the subject lands. <b>See Amendment WC 06.03.06 (Appendix B).</b>
Long Island	DLAP16-16-11879476	The Long Island Development Group	Duplicate of DLAP16-16-11879964	See DLAP16-16-11879964
Long Island	DLAP16-16-11879964	Long Island Development Group	Submission raises a number of issues relating to Long Island, recent population increase, need for the development / construction of a multi-purpose Community Centre	Where appropriate, additional text and/or specific objectives will be included to address issues raised. <b>See Amendments WC 05.01.01</b>



Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			incorporating a public toilet, implementation of a waste management plan including removal of all non-biodegradable materials, development of existing walking trails, signage, access to beaches, promotion of water-based and land based leisure activities, installation of a pontoon at midland pier, respect flora and seaweed species, provision of full mail delivery service, encourage liaison with mainland tourism development and business groups and similar entities on other islands, encourage rehabilitation of existing unused housing and when this stock is exhausted the construction of new appropriate houses should be supported.	<b>WC 05.05.01, WC 05.05.02, WC 05.05.03 (Appendix B).</b>
Lowertown	DLAP16-16-11879671	Connie O'Driscoll	States that tourism facilities are scarce in the area and submission seeks to create employment through the development of a tourist activity / interpretive centre, hair salon and crèche, along with limited office space. Submission which relates to lands inside the development boundary also seeks to develop three individual sites for housing needs.	The sites are within the development boundary of Lowertown and any proposals for development on these sites will be treated on their merits by Development management.  <b><u>No Change Proposed</u></b>
Lowertown	DLAP16-16-12501660	Tim and Catherine O'Mahony	Requests that the subject lands within the Schull Town Greenbelt be zoned for residential development.	There is sufficient land within the development boundary of Schull to meet population Targets and there is no requirement for additional land for housing development. The existing 2011 LAP has also identified two substantial parcels of land in the Town Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. <b><u>No Change Proposed</u></b>
Lowertown	DLAP16-16-12607313	Lowertown Development Assoc	Expresses support for any proposals made in the LAP by the community of Lowertown. States that the population in the DED has increased and states that a lack of zoned land has prohibited growth. States there is potential for a shop and visitor centre. Requests that the limit on the scale of development be amended from 10 to 20 and identifies areas for further development adjoining the development boundary around	Given the lack of public wastewater treatment facilities in Lowertown which is designated as a village nuclei, it is considered that the overall scale of development envisaged of 'normally' not exceeding 10 dwellings is appropriate. There is sufficient land within the development boundary to cater for projected

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			Lowertown.	growth and there is no requirement for additional land. Any proposals for development within the development boundary will be treated on their merits by Development management. <b><u>No Change Proposed</u></b>
Lowertown	DLAP16-16-12607526	Goleen and District Community Coucil	Expresses support for any proposals made in the LAP by the community of Lowertown. States that the population in the DED has increased and states that the lack of zoned land has prohibited growth. States there is potential for a shop, public house, garden centre and visitor centre. Requests that the limit on the scale of development be amended from 10 to 20 and requests that development boundary of Lowertown be revised to incorporate a radius of 1km around Lowertown.	Given the lack of public wastewater treatment facilities in Lowertown which is designated as a village nuclei, it is considered that the overall scale of development envisaged of 'normally' not exceeding 10 dwellings is appropriate. There is sufficient land within the development boundary to cater for projected growth and there is no requirement for additional land. Any proposals for development within the development boundary will be treated on their merits by Development management. <b><u>No Change Proposed</u></b>
Rathbarry Castlefreke	DLAP16-16-12502018	Martin O'Leary	Requests that the development boundary of Rathbarry be extended to include the subject lands and requests that the scale of development limit (currently to individual dwellings only) should be amended.	There is sufficient land within the development boundary to cater for projected growth and there is no requirement for additional land at this stage and it is not proposed to extend the development boundary. Given the lack of public wastewater treatment facilities in the village, it is considered that the overall scale of development envisaged for Rathbarry of 'normally' not exceeding 10 dwellings is appropriate. <b>See Amendments WC 06.01.01 WC 06.01.16 (Appendix B).</b>
Rosscarbery	DLAP16-16-11512654	Rosscarbery Tidy Towns Limited	Raises a number of issues relating to Rosscarbery: 1. Lack of affordable housing / sites preventing local families living in the area, 2. Surplus of holiday homes, need to make provision for family accommodation, 3. Services are dependent on a sustainable younger population, 4. Wastewater treatment facilities are not adequate, 5. Public lighting / footpaths need to be of a	Where appropriate, additional text and/or specific objectives will be included to address issues raised. The issues raised in relation to housing in rural areas outside the development boundary are a matter for the CDP review. The issue raised in relation to the provision of wastewater

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			proper standard, 6. No zoned industrial / commercial land and consideration should be given to small business / start up enterprises, 7. Protect environment and wildlife & stone walls and 8. Heritage information centre / museum to be set up.	infrastructure is a matter for Irish Water.  <b>See Amendment WC 04.09.01, WC 04.09.02 (Appendix B).</b>
Rosscarbery	DLAP16-16-11591765	Michael Lane	Requests the subject lands be included within the development boundary of Rosscarbery and zoned for residential development.	The subject site is steeply sloping located in a high value landscape and any development on this site would be visually prominent, result in the removal of trees and therefore its inclusion within the development boundary would not be appropriate. <b><u>No Change Proposed</u></b>
Rosscarbery	DLAP16-16-11695768	Jim & Sheila Canty	Requests that the subject lands be included within the Rosscarbery development boundary.	It is intended to adjust the development boundary to include the subject lands which are considered an infill site. <b>See Amendment WC 04.09.04 (Appendix B).</b>
Rosscarbery	DLAP16-16-11696502	John Canty	Requests that the subject lands (c18.95ha) be included within the development boundary of Rosscarbery to address what the submission states is a shortfall in provision for accommodation for older people in West Cork. Requests the inclusion of a policy on accommodation for older people which is designed to meet the particular demographic needs of West Cork.	The subject lands are elevated and visually prominent, peripheral to the village core with restricted road access and water and wastewater infrastructure issues. There are more suitable lands within the development boundary to cater for this type of development. The inclusion of these lands within the development boundary would not be appropriate. <b><u>No Change Proposed</u></b>
Rosscarbery	DLAP16-16-11699228	Joseph Hernon & Donal Tobin	Requests the inclusion of specific text which encourages development at Cahermore / Quakers Cross to the north-east of Rosscarbery around existing council estate.	It is noted that there is an existing council housing scheme located at Cahermore Cross. The inclusion of specific text to support development in rural areas outside of the settlement network would not be appropriate. There is sufficient land within the development boundary of Rosscarbery to cater for future growth. <b><u>No Change Proposed</u></b>
Rosscarbery	DLAP16-16-11863777	Gerry Wycherley	Requests the inclusion of additional text to recognise the importance and support the improvement and	It is considered that there is sufficient policy support within the current Draft Local Area

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
			development of tourist accommodation (including Celtic Ross Hotel and Celtic Cottages) in Rosscarbery.	Plan and the current Cork County Development Plan, 2014. <b>No Change Proposed</b>
Rosscarbery	DLAP16-16-11867112	Mr Finbarr Santry	Requests that the subject open space lands (O-01) be rezoned to facilitate development.	It is intended to adjust the O-01 open space zoning to remove the subject site which adjoins an existing dwelling. <b>See Amendment WC 04.09.03 (Appendix B).</b>
Rosscarbery	DLAP16-16-12514179	Geoff Wycherley	Requests that the subject lands be included within the development boundary of Rosscarbery.	The subject site is elevated above the road, steeply sloping and located in a high value landscape and any development on this site would be visually prominent. Therefore, the inclusion of these lands within the development boundary would not be appropriate. <b>No Change Proposed</b>
Rosscarbery	DLAP16-16-12527677	Rosscarbery Community Council C/O Michael O'Sullivan	Recommends that the natives of the parish and non-natives of the townlands within the parish be the criteria for persons wishing to construct a family home in the parish. Issues raised include non availability of suitable sites for housing, importance of parish natives receiving planning permission, review wastewater treatment system to ensure Blue Flag in warren is restored, public lighting improvements, need for bridge widening, need for traffic calming measures and the extension of the 60km speed limit.	Where appropriate, additional text and/or specific objectives will be included to address issues raised. The issues raised in relation to housing in rural areas outside the development boundary are a matter for the CDP review. The issue raised in relation to the provision of wastewater infrastructure is a matter for Irish Water. <b>See Amendment WC 04.09.02 (Appendix B).</b>
Sherkin Island	DLAP16-16-11851992	Sherkin Island Development Society	Submission makes specific recommendations relating to the following issues: 1. Population and Housing, 2, Infrastructure, 3. Employment and Economic Activity, 4. Environment and Heritage and 5. Clarifications to the Text.	Where appropriate, additional text and/or specific objectives will be included to address issues raised. <b>See Amendments WC 05.01.01 WC 05.07.01, WC 05.07.02, WC 05.07.03 and WC 05.07.04 (Appendix B).</b>
Toormore	DLAP16-16-12528016	George Whibeg	Requests that the subject lands be included within the development boundary of Toormore.	There is sufficient land within the development boundary of Toormore to cater for projected growth and there is no requirement for additional land at this stage and it is not proposed to extend the development boundary. The subject lands are visually prominent between the road

Settlement	Sub. No.	Interested Party	Summary of Submission	Chief Exec's Opinion
				and the sea located in a designated High Value Landscape and their inclusion within the development boundary would not be appropriate. <b><u>No Change Proposed</u></b>
Toormore	DLAP16-16-12597181	Goleen and District Community Council - Toormore	Requests that the normal scale of development in Toormore be extended from 6 to 10 dwellings and identifies two potential areas for development outside the development boundary.	It is considered that the overall scale of development envisaged for Toormore of 'normally' not exceeding 6 dwellings is appropriate, given the settlements designation as a village nuclei, the lack of public wastewater treatment facilities and the level of recent development that has taken place in Toormore. There is sufficient land within the development boundary of Toormore to cater for this projected growth and there is no requirement for additional land at this stage. <b><u>No Change Proposed</u></b>
Whiddy Island	DLAP16-16-9932596	Whiddy Island Development association	Requests financial help for the building of a community centre on Whiddy Island to support tourism activities and the island community.	Where appropriate, additional text and/or specific objectives will be included to address issues raised. <b>See Amendment WC 05.08.01 (Appendix B).</b>

## Appendix B

## Chief Executive's Recommended Amendments to the West Cork Municipal District Local Area Plan

Amendment Ref.	Draft Proposed Change			Page No.
	<b>Section 1: Introduction</b>			
WC.01.01.01				6
Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 which includes list of Town Council Development Plans.				
<b>Table 1.1: Municipal Districts in County Cork</b>				
	<b>Municipal District</b>	<b>Population 2011</b>	<b>Main Towns</b>	<b>No of villages</b>
1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5
2	Bandon-Kinsale	42,454	Bandon, Kinsale ( <b>Kinsale Town Development Plan, 2009</b> )	34
3	Blarney-Macroom	43,398	Blarney, Macroom ( <b>Macroom Town Development Plan, 2009</b> )	54
4	Cobh	53,544	Carrigtwohill, Cobh ( <b>Cobh Town Development Plan 2013</b> ), Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24
5	East Cork	42,399	Midleton ( <b>Midleton Town Development Plan 2013</b> ), Youghal ( <b>Youghal Town Development Plan, 2009</b> )	30
6	Fermoy	42,226	Charleville, Fermoy ( <b>Fermoy Town Development Plan, 2009</b> ), Mitchelstown	29
7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow ( <b>Mallow Town Development Plan, 2009</b> ) Millstreet, Newmarket	46
8	<b>West Cork</b>	<b>56,530</b>	Bantry, Castletownbere, Clonakilty ( <b>Clonakilty Town Development Plan, 2009</b> ), Dunmanway, Schull, Skibbereen ( <b>Skibbereen Town Development Plan, 2009</b> )	67 & 7 Inhabited Islands
<b>Note: This change refers to the text of the draft plan only.</b>				
WC.01.07.01	<p><b>Approach to Town Council Development Plans</b> Delete Paragraph 1.7.6 and replace with new text as follows;</p> <p>1.7.6 — Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</p> <p>Therefore, it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will 'grey out' the area to which the Town Development Plan applies. The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development</p>			14

Amendment Ref.	Draft Proposed Change	Page No.
	<p>Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p> <p>Note: This change refers to the text of the draft plan only.</p>	
WC.01.07.02	<p><b>Regeneration Areas</b></p> <p>Insert additional text after Paragraph 1.7.18 as follows;</p> <p>It is the intention of Cork County Council to implement the provisions of the Urban regeneration and Housing Act 2015, through the establishment of a Vacant sites register, identifying sites on which a vacant site levy can be applied.</p> <p>The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p> <p>Note: This change refers to the text of the draft plan only.</p>	18
WC.01.07.03	<p><b>Flood Risk Assessment and Management</b></p> <p>Delete text and insert new text after Objective IN-01 as follows;</p> <p><b>Managing Downstream Flood Impacts.</b></p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no to adverse on the standard of defence provided.</p> <p>Note: This change refers to the text of the draft plan only.</p>	20
WC.01.07.04	<p><b>Housing Density</b></p> <p>Insert new Heading "Housing Density" and text after "Green Infrastructure" as follows;</p> <p>The approach to housing density used in this Plan is explained in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</p> <p>Note: This change refers to the text of the draft plan only.</p>	20
WC.01.08.01	<p><b>Active Land Management</b></p> <p>Include New Section 1.8, See Appendix B3</p>	21
<b>Section 2: Overall Strategy</b>		
WC.02.03.01	<p><b>The West Cork Municipal District</b></p> <p>Delete reference to Darrara Rural Model Village in Table 2.1</p> <p>Other Locations <del>(10)</del> 9 Darrara Rural Model Village</p> <p>Note: This change refers to the text of the draft plan only.</p>	28

Amendment Ref.	Draft Proposed Change	Page No.																																				
WC.02.04.01	<p><b>Growth Strategy</b></p> <p>Revise Section 2.4 and Table 2.2 to Amend Net Residential Areas and Housing Yield figures for Clonakilty, Bantry, Skibbereen, Dunmanway, Castletownbere and Schull Towns and insert explanatory text after table. <b>see Appendix B4</b></p>	30																																				
WC.02.04.02	<p>Amend Table 2.3 West Cork Municipal District – Proposed Scale of Development as follows:</p> <p>(1) Delete reference to Ballineen / Enniskeane in Table 2.3 as follows: <del>Ballineen / Enniskeane – 344 – 125 – 195</del></p> <p>(2) Amend Kilmichael as follows: Kilmichael <del>94</del> <b>6</b></p> <p>(3) Include scale of Development figures for Abbeystrowry as follows: Abbeystrowry <b>6</b></p> <p>(4) Insert additional text to the footnote *** to Table 2.3 as follows:</p> <p><b>** Any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold until such time as issues relating to the outfall location for this WWTP are resolved. It will be necessary to make improvements to waste water infrastructure at Dunmanway to resolve issues relating to capacity of the sewer network, overflows from the pump station at Long Bridge and the location of the discharge of treated effluent into the Bandon River SAC, to allow the additional population growth targeted for the town of Dunmanway, as set out in this table, to take place. This is to ensure compatibility with Water Framework Directive and Habitats Directive requirements. See also Paragraph 3.5.27 and Objective DY-GO-02.</b></p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>	32 33 34																																				
WC.02.05.03	<p><b>Employment Land Supply</b></p> <p>Insert revised Table 2.4 Employment Land Supply as follows</p> <table border="1" data-bbox="408 1234 1260 1541"> <thead> <tr> <th colspan="4">Table 2.4 Employment Land Supply</th> </tr> <tr> <th>Town</th> <th>Business (Ha)</th> <th>Industrial (Ha)</th> <th>Enterprise (Ha)</th> </tr> </thead> <tbody> <tr> <td>Clonakilty</td> <td><del>13</del> <b>10.9</b></td> <td>14.2</td> <td>11.5*</td> </tr> <tr> <td>Bantry</td> <td>52</td> <td>13.7</td> <td>-</td> </tr> <tr> <td>Skibbereen</td> <td><del>45.6</del> <b>38.7</b></td> <td>9.3</td> <td>-</td> </tr> <tr> <td>Dunmanway</td> <td>8.9</td> <td>7.6</td> <td>-</td> </tr> <tr> <td>Castletownbere</td> <td>18.7</td> <td>21.3</td> <td>-</td> </tr> <tr> <td>Schull</td> <td>6.9</td> <td>1</td> <td>-</td> </tr> <tr> <td><b>Total</b></td> <td><b>145.1</b></td> <td><b>67.1</b></td> <td><b>11.5</b></td> </tr> </tbody> </table> <p><b>Note: This change refers to the text of the draft plan only.</b></p>	Table 2.4 Employment Land Supply				Town	Business (Ha)	Industrial (Ha)	Enterprise (Ha)	Clonakilty	<del>13</del> <b>10.9</b>	14.2	11.5*	Bantry	52	13.7	-	Skibbereen	<del>45.6</del> <b>38.7</b>	9.3	-	Dunmanway	8.9	7.6	-	Castletownbere	18.7	21.3	-	Schull	6.9	1	-	<b>Total</b>	<b>145.1</b>	<b>67.1</b>	<b>11.5</b>	36
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WC.02.06.01	<p><b>Heritage</b></p> <p>Revise Environment and Heritage heading as follows;</p> <p><del>Environment and Heritage</del></p> <p>and insert new text dealing with Archaeology after paragraph 2.6.12 as follows;</p> <p><b>The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. It is particular rich in Bronze Age ritual and burial sites and has an important mining heritage including the 19<sup>th</sup> century copper mining industry in Allihies. In addition the area with its long coast line is particular rich in maritime heritage. Most of the urban settlements are historical in origin and constitute archaeological monuments in their own right. Skibbereen, Clonakilty and Rosscarberry</b></p>	36																																				



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	<p>feature in the Urban Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). Much of the archaeology remains buried in the ground or incorporated into later buildings. For reference to all known archaeological monuments in the district see <a href="http://www.archaeology.ie">www.archaeology.ie</a>.</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>	
WC.02.06.02	<p><b>Heritage</b></p> <p>Insert text relating to Cultural Heritage (Gaeltacht) after Paragraph 2.6.12 as follows;</p> <p>The Oileán Chléire area of the West Cork Municipal District has a unique culture, language and environment and requires careful treatment so that any development which may occur recognises, supports, strengthens and complements its linguistic and cultural heritage. The Local Area Plan supports the protection and promotion of Gaeltacht settlements and areas, and recognises the important role played by Oileán Chléire.</p> <p>It is important to continue to promote employment and development opportunities in the Gaeltacht that provide jobs and support local social and community activities.</p> <p>The Cork County Development Plan, 2014 in Section 12.5 Cultural Heritage sets out the Councils policy on Gaeltacht and Linguistic Heritage and includes a specific objective HE5-3 for Gaeltacht Areas which outlines the policy approach for the future development of these areas.</p> <p><b>Note: This change refers to the text of the draft plan only.</b></p>	44
WC.02.07.01	<p><b>Local Area Plan Objective LAS-01</b></p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p><del>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</del></p> <p>a) In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Insert additional Objectives in LAS-01 as follows;</p> <p>a) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1 of the Cork County Development Plan, 2014.</p> <p>b) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</p> <p>c) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1 of the Cork County Development Plan, 2014.</p> <p>d) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an</p>	47

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	<p>integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>e) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage Objectives HE 3 -1, HE 3-2, HE 3-3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as detailed in Chapter 12, Volume One of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.</p> <p>Note: This change refers to the text of the draft plan only.</p>	
WC.02.07.01	<p>Local Area Plan Objective LAS-01</p> <p>Insert additional text heading and paragraph after Section 2.2;</p> <p>National Planning Framework</p> <p>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</p> <p>Note: This change refers to the text of the draft plan only.</p>	27
	<b>Section 3: Main Towns</b>	
WC 03.01.01	<p><b>Overall Scale of Development</b></p> <p>Delete Table 3.1 and revised Table 3.1, and Delete text in 3.1.7 Approach to Plan Preparation and replace with revised text. See <b>Appendix B5</b>.</p> <p>Note: This change refers to the text of the draft plan only.</p>	48
	<b>Clonakilty</b>	
WC 03.02.01	<p>Delete Existing Text and Insert New Text in Section 4.2:</p> <p><u>See Appendix B1 for Full Text of Amendment</u></p> <p><u>This change effects the text only</u></p>	43 to 57
WC 03.02.02	<p>Delete and Replace Clonakilty Land Use Zoning Objective Map</p> <p><u>See Appendix D for Map</u></p> <p><u>This change effects the zoning map only</u></p>	58
	<b>Bantry</b>	
WC 03.03.01	<p>Delete text and Insert additional text to 3.3.23 as follows:</p> <p>Bantry functions as an important market town providing retail services to an extensive coastal and inland catchment. The existing Supervalu located on New Street within the town centre is currently the primary convenience supermarket in the town. The other convenience stores in the town centre are Centra and Mace. There is currently no other significant convenience retailing located in the town, although permission was granted for a supermarket of 1,505 sq m Net Retail Sales Area <del>net floor space 2,082 m<sup>2</sup> retail-development (comparison and convenience)</del> on lands to the north of the town on the N71</p>	62

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	<p>Bantry-Glengarriff Road. In addition, permission was also granted in the town centre for a discount food store just off Bridge Street (next to the town library). To date, construction has not commenced on either site. <del>Cork County Council has also recently granted Planning permission (currently under Appeal)</del> <b>has also recently been granted</b> for the construction of a supermarket (net retail sales area of 1,672 m<sup>2</sup>) on the T-02 town centre expansion site.</p> <p><b><u>This change effects the text only</u></b></p>	
WC 03.03.02	<p><b>Delete text and Insert additional text to 3.3.26 as follows:</b></p> <p>Realising the potential of the town centre, the previous local area plan <del>has</del> identified an expanded town centre area within or adjoining which there are reasonable opportunities for new convenience and comparison retail development. The grants of permission for <b>retail development</b> <del>a discount food store</del> in the town centre is a useful first step towards this and demonstrates that difficulties can be overcome and that the town centre remains an appropriate location for modern forms of new convenience and comparison retailing.</p> <p><b><u>This change effects the text only</u></b></p>	63
WC 03.03.03	<p><b>Delete text in BT GO-08 General Objective for Bantry and insert a new General Objective BT GO-09 as follows:</b></p> <p><del>BT GO-08 Encourage the provision of further community facilities within the town. The council will support appropriate alternative uses for the former school sites having regard to the importance of the buildings and their visual setting.</del></p> <p><b>BT GO-09 The council will support and encourage the reuse and redevelopment of the former school sites having regard to the importance of the buildings and their visual setting.</b></p> <p><b><u>This change effects the text only</u></b></p>	70
WC 03.03.04	<p><b>Insert additional text to Specific Policy Objective BT B-02 Business as follows:</b></p> <p>Business Development, <b>community and recreational facilities</b> and small scale residential development (Medium B Density Residential Development) adjoining existing residential area to the east. High quality retail warehousing will be considered within business park environment.*</p> <p><b><u>This change effects the text only</u></b></p>	73
WC 03.03.05	<p><b>Insert additional text to Specific Policy Objective BT X-02 Special Policy Area as follows:</b></p> <p>Special Policy Area. Support the redevelopment of the Inner Harbour for recreational, amenity, tourist <b>related uses, retail, office, marina</b> <del>marine</del> related and restaurant use.</p> <p>A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.</p> <p>The visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay.</p> <p>Any development should avoid prejudicing existing and future marine related activities. *</p> <p><b><u>This change effects the text only</u></b></p>	75
WC 03.03.06	<p><b>Amend and reduce the extent of the Specific Development Objective BT O-07 Open Space Zoning:</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	76
WC 03.03.07	<p><b>Amend and extend the Specific Development Objective BT X-02 Special Policy Area to the west.</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	76
WC 03.03.08	<p><b>Insert specific zoning objectives U-01, BT X-02 Map Labels in the Land Use Zoning Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	76

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WC 03.03.09	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	76
	<p>Skibbereen</p>	
WC 03.04.01	<p>Delete Existing Text and Insert New Text in Section 4.3:</p> <p><u>See Appendix B2 for Full Text of Amendment</u></p> <p><u>This change effects the text only</u></p>	77 to 97
WC 03.04.02	<p>Delete and Replace Skibbereen Land Use Zoning Objective Map</p> <p><u>See Appendix D for Map</u></p> <p><u>This change effects the zoning map only</u></p>	98
	<p>Dunmanway</p>	
WC 03.05.01	<p>(a) Delete text and include additional text in 3.5.27 as follows:</p> <p>3.5.27 Wastewater in Dunmanway is conveyed via a largely combined sewer system to the Dunmanway Waste Water Treatment Plant (capacity 3500p.e.). There are sewer network issues including infiltration issues <b>as well as issues relating to overflows from the pumping station and the location of the outfall pipe within the Bandon River Special Area of Conservation. Upgrading of waste water infrastructure is required in order to accommodate growth in Dunmanway. Cork County Council with support from Irish Water and other stakeholders is committed to identifying and implementing the most appropriate solutions for this site no later than the end of 2019. Options to be explored include the relocation of the outfall of the effluent discharge pipe to a location downstream of the Freshwater Pearl Mussel population and/or the development of a polishing wetland. Proposed infrastructural improvements will be subject to Appropriate Assessment taking account of the proposed 25% population increase for the town prior to implementation. New developments requiring a connection to the Dunmanway WWTP will not be permitted until infrastructural upgrades are in place. Upgrading of sewers is required and sewer extensions are also required in order to accommodate proposed growth in Dunmanway. The Dunmanway Waste Water Treatment Plant has adequate spare capacity to accommodate proposed development in Dunmanway. However, there are conservation issues relating to the Bandon River SAC and the Freshwater Pearl Mussel associated with the location of the outfall from the Dunmanway Waste Water Treatment Plant.</b></p> <p><u>This change effects the text only</u></p>	104
WC 03.05.02	<p>(b) Delete text and include additional text to General Objective DY-GO-02 as follows:</p> <p><del>In order to secure the sustainable population growth and supporting development proposed in DY-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Bandon River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Dunmanway. New development which requires a connection to the WWTP cannot be permitted in the town until this issue is resolved.</del></p> <p><b>It will be necessary to make improvements to waste water infrastructure at Dunmanway to resolve issues relating to capacity of the sewer network, overflows from</b></p>	106

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	<p>the pump station at Long Bridge and the location of the discharge of treated effluent into the Bandon River SAC, to allow the additional population growth targeted for the town of Dunmanway as set out in DY-GO-01 to take place. This is to ensure compatibility with Water Framework Directive and Habitats Directive requirements. Cork County Council with support from Irish Water and other stakeholders is committed to identifying and implementing the most appropriate solutions for this site no later than the end of 2019. Options to be explored include the relocation of the outfall of the effluent discharge pipe to a location downstream of the Freshwater Pearl Mussel population and/or the development of a polishing wetland. Proposed infrastructural improvements will be subject to Appropriate Assessment taking account of the proposed 25% population increase for the town prior to implementation. New developments requiring a connection to the Dunmanway WWTP will not be permitted until the necessary infrastructural upgrades are in place.</p> <p><u>This change effects the text only</u></p>	
WC 03.05.03	<p>Insert additional General Objective for Dunmanway as follows:</p> <p>DY-GO-06 Promote the heritage, tourism and recreational assets of Dunmanway.</p> <p><u>This change effects the text only</u></p>	106
WC 03.05.04	<p>Insert Flood Risk Objective* in DY R-02 as follows:</p> <p>Medium B Density Residential Development. Development to include the provision of the Northern Relief Road (U-01) and provision for a safe off-road pedestrian/cycleway access to the town centre*.</p> <p><u>This change effects the text only</u></p>	107
WC 03.05.05	<p>Insert Flood Risk Objective* in DY B-02 as follows:</p> <p>Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian/cycleway access to the town centre*.</p> <p><u>This change effects the text only</u></p>	108
WC 03.05.06	<p>Insert the following Specific Development Objective Map Labels DY R-02, DY R-08, DY R-13 and DY B-03 in the Dunmanway Land Use Zoning Map.</p> <p><u>This change effects the zoning map only</u></p>	111
	Castletownbere	
WC 03.06.01	<p>Delete text and insert additional text to 3.6.11 as follows:</p> <p>Castletownbere is one of the most important fishing ports in the country ranked as the top fishing port by landings value in the Country, with an annual value of fish landed exceeding €112million in 2015. The Port is also in the top 15 cargo handling ports in the Country, with over 44,000 tons of cargo landed in 2015. The town has an important employment function because of its strategic role in the commercial fishing industry. Fish processing and onshore-based ancillary activities support both local and international fishing industries, and are extremely important to the town.</p> <p><u>This change effects the text only</u></p>	113
WC 03.06.02	<p>Delete text to 3.6.34 as follows:</p> <p>Cork County Council has commissioned a traffic study which will determine the transport infrastructure improvements and policy measures required to accommodate the anticipated expansion of the town that will result in a growth in vehicular, pedestrian and cyclist traffic volumes. This plan will support the implementation of this traffic study in order to develop a strategy to guide the coherent development of the town centre area in terms of land use and urban design, addressing issues such as the range of uses to be accommodated, priority</p>	117

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	<p>areas for development, improved pedestrian facilities, traffic circulation and connectivity issues and improvements to the public realm. This plan will support opportunities to promote cycling and walking as the primary transport modes within the framework of an overall strategy for the town centre area. There are also opportunities to improve footpath provision and the road surface within the town.</p> <p><b><u>This change effects the text only</u></b></p>	
WC 03.06.03	<p><b>Delete text and insert additional text to CR-GO-05 as follows:</b></p> <p><del>Support the implementation of</del> <b>Implement the recommendations</b> of the Traffic and Transportation Strategy for Castletownbere.</p> <p><b><u>This change effects the text only</u></b></p>	119
WC 03.06.04	<p><b>Insert additional text to CR I-01 Specific Development Objectives as follows:</b></p> <p>CR - I-01 Industry. Small to medium sized industrial units for specialist marine <b>and other off-shore</b> related activities.</p> <p><b><u>This change effects the text only</u></b></p>	120
WC 03.06.05	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	123
	<b>Schull</b>	
WC 03.07.01	<p><b>Delete text from SC-GO-03 General Objectives for Schull as follows:</b></p> <p><del>SC-GO-01 Notwithstanding the scale of growth outlined in objective GO-01, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Special Area of Conservation.</del></p> <p><b><u>This change effects the text only</u></b></p>	130
WC 03.07.02	<p><b>Delete Specific Development Objective SC-R-06 as follows:</b></p> <p><del>Medium B Density Residential Development. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.</del></p> <p><b><u>This change effects the text and zoning map</u></b></p>	131 134
WC 03.07.03	<p><b>Insert Flood Risk * in the O-01 Specific Development Objective – Open Space</b></p> <p><b><u>This change effects the text only</u></b></p>	133
WC 03.07.04	<p><b>Delete Flood Risk * from the O-04 Specific Development Objective – Open Space</b></p> <p><b><u>This change effects the text only</u></b></p>	133
WC 03.07.05	<p><b>Delete the Map Labels B-04 and replace with B-03 and delete the Map Labels B-03 and replace with B-02</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	134
WC 03.07.06	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	134
<b>Section 4 Key Villages</b>		
	<b>Ballydehob</b>	

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WC 04.02.01	<p>Insert the following Development Boundary Objectives for Ballydehob:</p> <p>DB-08 Promote improved pedestrian access and linkages, movement and safety throughout the Village.</p> <p>DB-09 Support measures to address traffic management and circulation issues in the village centre.</p> <p><u>This change effects the text only</u></p>	144
WC 04.02.02	<p>Adjust the Development Boundary of Ballydehob</p> <p><u>This change effects the zoning map only</u></p>	145
WC 04.02.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	145
	Baltimore	
WC 04.03.01	<p>Insert new Development Boundary Objectives as follows:</p> <p>DB-05 Support the sustainable provision and expansion of harbour facilities.</p> <p><u>This change effects the text only</u></p>	150
WC 04.03.02	<p>Amend the boundary of the existing X-03 Specific Development Objective for Baltimore and insert a new Specific Development Objective O-04 as follows:</p> <p>O-04 Open Space for recreational and community use. *</p> <p><u>This change effects the text and zoning map</u></p>	150 151 152
WC 04.03.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	152
	Courtmacsherry	
WC 04.04.01	<p>Insert the following additional text to Specific Development Objectives O-01, O-02 and O-03:</p> <p>O-01 Open Space preserved for visual amenity and tree preservation.</p> <p>O-02 Open Space preserved for visual amenity and tree preservation.</p> <p>O-03 Open Space preserved for visual amenity and tree preservation.</p> <p><u>This change effects the text only</u></p>	157
WC 04.04.02	<p>Insert new Development Boundary Objective DB-05 as follows:</p> <p>Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.</p> <p><u>This change effects the text only</u></p>	157
WC 04.04.03	<p>Adjust the Development Boundary of Courtmacsherry to remove lands</p> <p><u>This change effects the zoning map only</u></p>	158
WC 04.04.04	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	158
	Drimoleague	
WC 04.05.01	<p>Insert Flood Risk Objective* in X-01 as follows:</p> <p>Re-use of the former train station building for tourism purposes. Any development proposal should include a comprehensive conservation plan to include an assessment of all historical and architectural elements of the building. *</p>	163

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	<b><u>This change effects the text only</u></b>	
	Durrus	
WC 04.06.01	Insert Coastal Flooding Map <b><u>This change effects the zoning map only</u></b>	169
	Glengarriff	
WC 04.07.01	Insert additional text to Development Boundary Objective DB-08 as follows: DB-08: Develop a pedestrian/cycle route along the N71 to Bantry. <b>(Subject to the provisions of DB-11)</b> <b><u>This change effects the text only</u></b>	174
WC 04.07.02	Insert additional text to Development Boundary Objective DB-09 as follows: DB-09: Improve and extend footpaths generally within the village, particularly to the GAA grounds. Develop a pedestrian/cycle route to link with the Glengarriff Woods Nature Reserve and other amenities in this area (located 1km to the east of the village settlement). <b>(Subject to the provisions of DB-11)</b> <b><u>This change effects the text only</u></b>	174
WC 04.07.03	Delete text and insert additional text to Development Boundary Objective DB-12 as follows: DB-12: Support the <del>sustainable</del> provision of <b>sustainable</b> marine related tourism and <b>sustainable</b> leisure uses. <b><u>This change effects the text only</u></b>	174
WC 04.07.04	Delete text and insert additional text to Development Boundary Objective DB-13 as follows: DB-13: Support <b>sustainable</b> provision of car parking, <del>and</del> amenity/community facilities and <b>sustainable marine related tourism and leisure uses</b> close to the pier area. (Subject to the provisions of DB 11). <b><u>This change effects the text only</u></b>	174
WC 04.07.05	Insert additional text to Specific Development Objective U-02 as follows: Wastewater Treatment Plant. <b>The upgrade of the Waste Water Treatment Plant will be supported, to ensure that discharges will meet the water quality objectives of Glengarriff Harbour.</b> <b><u>This change effects the text only</u></b>	175
WC 04.07.06	Amend the Development Boundary to exclude Special Area of Conservation <b><u>This change effects the zoning map only</u></b>	176
WC 04.07.07	Insert Coastal Flooding Map <b><u>This change effects the zoning map only</u></b>	176
	Leap	
WC 04.08.01	Insert Coastal Flooding Map <b><u>This change effects the zoning map only</u></b>	180
	Rosscarbery	
WC 04.09.01	Insert additional text to 4.9.20 as follows: <b>The development of a heritage information centre or museum in Rosscarbery in consultation with the local community would enable the village to build on its key</b>	183



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	<p>heritage and cultural assets.</p> <p><u>This change effects the text only</u></p>	
WC 04.09.02	<p>Insert the following additional Development Boundary Objectives:</p> <p>DB-03 Prioritise the provision of traffic calming measures and the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.</p> <p>DB-04 Improve and extend footpaths and public lighting to serve the village.</p> <p><u>This change effects the text only</u></p>	184
WC 04.09.03	<p>Amend the O-01 Specific Development Boundary to exclude land</p> <p><u>This change effects the zoning map only</u></p>	185
WC 04.09.04	<p>Amend the Development Boundary to include land</p> <p><u>This change effects the zoning map only</u></p>	185
WC 04.09.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	185
	Union Hall	
WC 04.11.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	196
<b>Section 5: West Cork Island Communities</b>		
WC 05.01.01	<p>Insert additional text to GO-01 General Objectives for West Cork Island Communities as follows:</p> <p>The Council will work with other stakeholders to encourage the delivery of social housing, where appropriate.</p> <p>Support rural transport initiatives and services on the Islands.</p> <p>Support the sustainable provision and expansion of harbour facilities on the Islands and on the adjoining mainland.</p> <p>Support the sustainable provision of community, sport &amp; recreation facilities on the Islands.</p> <p>Support and promote sustainable economic development on the islands.</p> <p>Support and help develop sustainable methods of access to education.</p> <p><u>This change effects the text only</u></p>	201
	Bere Island	
WC 05.02.01	<p>Insert additional text to 5.2.22 as follows:</p> <p>The community centre and the heritage centre provide a range of services, social functions and classes. There is a cafe/restaurant and recycling facility near the Derrycreeveen pier at the western end of the island. <b>The hotel with a bar/restaurant is located in Ballinakilla and there is a Café and public house located in Rerrin village.</b> The 2015/2016 school records demonstrate that Mhichil Naofa primary school had 18 pupils. There is one small community health centre located on the island. <b>The Island would benefit from the development of a playground, a multi-use games area and a childcare facility.</b></p> <p><u>This change effects the text only</u></p>	204

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WC 05.02.02	<p>Insert additional text to 5.2.25 as follows:</p> <p>In this regard, an audit of council owned land on the Island would be beneficial.</p> <p><u>This change effects the text only</u></p>	204
WC 05.02.03	<p>Insert additional text to 5.2.26 as follows:</p> <p>The Island Community Development offices and staff play an important part in the Islands development and need to be retained.</p> <p><u>This change effects the text only</u></p>	205
WC 05.02.04	<p>Insert additional text to 5.2.27 as follows:</p> <p>A study on the condition of existing piers and harbours should be carried out. The mainland berthing areas at Castletownbere and Beal Lough (Pontoon) need to be retained and improved. A new deep water pier needs to be developed to support the growth of the commercial marine industry on the Island.</p> <p><u>This change effects the text only</u></p>	205
WC 05.02.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	207
	Dursey Island	
WC 05.03.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	212
	Heir Island	
WC 05.04.01	<p>Delete text and insert additional text to 5.4.10 as follows:</p> <p>The island lacks community facilities and has limited services, the development of which is of major importance to ensure population stability. The proposed community centre will benefit the island and should allow a base for public and other services when visiting the island and should generally be used for a wide range of events and services. In the short-term however, enhanced provision of health services and development of emergency plans are required specifically. The island contains no church, school, <del>shop</del> or cemetery. <b>There is a shop, bakery and restaurant located on the Island.</b> The provision of further community facilities including a community centre could have a multi-faceted use to include facilities for those visiting the island and development of the arts. It was also identified during the consultation process for the Integrated Islands Strategy that there is presently no consecrated burial ground on the Island.</p> <p><u>This change effects the text only</u></p>	214
WC 05.04.02	<p>Insert additional text to 5.4.12 as follows:</p> <p>The sailing school on the island operates mainly on demand during the summer and is an asset in terms of attracting tourists and local groups. The island, along with the wider area, should be promoted as a sailing destination, building on the existing facilities. There are also opportunities for the island to branch into other water sports, such as kayaking. <b>The island would benefit from the extension of the 'Blue Way' Skibbereen to Baltimore water activity trail.</b> Additional activities on the island could encourage longer stays on the island. In terms of visitor accommodation, the sailing school has accommodation on site and there are holiday homes/self-catering facilities and B&amp;B's around the island while the island has a growing arts and crafts sector.</p> <p><u>This change effects the text only</u></p>	214
WC 05.04.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	217

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	<b>Long Island</b>	
WC 05.05.01	<p><b>Insert additional text to 5.5.17 as follows:</b></p> <p>There are two piers on Long Island; Midlands is used by small boats at all tides and by the ferry. The second island pier is located at Westerland and provides access to small boats but only at high tide in calm seas. Pier management plans would benefit the piers that serve Long Island. Such plans should deal with the provision of information and public facilities such as shelters. <b>The installation of a pontoon at Midland pier would support the provision of water based leisure activities. The island would also benefit from the implementation of a waste management plan and the sustainable development of existing walking trails.</b></p> <p><b><u>This change effects the text only</u></b></p>	219
WC 05.05.02	<p><b>Insert additional text to 5.5.18 as follows:</b></p> <p>There are no sports, educational, health, social or community facilities on the island. The island also lacks a proper postal service <b>which should be extended to a full postal service with a collection point.</b> The retention and expansion of the availability of services in Schull should be supported as the town can offer services to the island within a reasonably close distance. The island currently lacks a public building and a multi-purpose public building for meetings and events and provision of services and provision of amenities to visitors should be provided. An old school on the island may have potential for purchase and restoration for public use or one of the existing derelict dwellings may prove suitable.</p> <p><b><u>This change effects the text only</u></b></p>	219
WC 05.05.03	<p><b>Insert additional General Development Objective GDO-07 as follows:</b></p> <p><b>Support the sustainable provision of a multi-purpose Community Centre for the Island.</b></p> <p><b><u>This change effects the text only</u></b></p>	221
WC 05.05.04	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	222
	<b>Oileán Chléire</b>	
WC 05.06.01	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	229
	<b>Sherkin Island</b>	
WC 05.07.01	<p><b>Delete text and insert the following text in 5.7.5 :</b></p> <p>The services and facilities on the island include a church, hotel, public house, summer takeaway/coffee shop, <b>small heritage centre</b> and the community centre which includes the library and public toilets. The existence of a hotel and hostel on the island is an asset for Sherkin in terms of providing a choice of accommodation and providing other facilities. There are <del>a number of no</del> <b>guesthouses/B&amp;Bs on the island and some self-catering accommodation there are a small number of houses available to rent for self-catering holidays.</b></p> <p><b><u>This change effects the text only</u></b></p>	230
WC 05.07.02	<p><b>Delete the following additional text in 5.7.17:</b></p> <p>There are two piers on the island. Space is limited at the working pier in particular. Pier management plans should improve the use of these piers. The main ferry departure point for Sherkin is from Baltimore; approximately a ten minute trip. <del>Significant infrastructural improvements are required at Baltimore pier (i.e. designated ferry-shelter)</del> to improve services to the Island.</p> <p><b><u>This change effects the text only</u></b></p>	231

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WC 05.07.03	<p><b>Delete text and insert the following additional text to 5.7.17:</b></p> <p>There is no waste water treatment plant or assimilative capacity within the island. Waste water is treated on an individual basis by septic tanks or waste treatment plants. There are public toilets located <del>at the Islanders Rest within the community centre</del></p> <p><b><u>This change effects the text only</u></b></p>	231
WC 05.07.04	<p><b>Delete text and insert the following additional text to 5.7.21:</b></p> <p>The primary school on the Island recently closed which highlights the importance of attracting young families to live on Sherkin Island children of secondary school age attend schools in the nearby mainland towns, including Skibbereen. There is a church on the Island and library facilities are also available on Sherkin <del>and on the pier in Baltimore</del>. There are current proposals to replace the existing community hall with a new building. Community transport on Sherkin helps improve the accessibility of the community facilities on these islands, by providing transport to Sunday masses for example. A public health nurse visits the islands <b>once a month</b> <del>based on need</del>.</p> <p><b><u>This change effects the text only</u></b></p>	232
WC 05.07.05	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	235
WC 05.07.06	<p><b>Insert the following additional text to 5.7.30 :</b></p> <p>The island would benefit from the extension of the 'Blue Way' Skibbereen to Baltimore water activity trail.</p> <p><b><u>This change effects the text only</u></b></p>	233
	<b>Whiddy Island</b>	
WC 05.08.01	<p><b>Insert additional General Development Objective GDO-03 as follows:</b></p> <p><b>Support the sustainable provision of a multi-purpose Community Centre for the Island.</b></p> <p><b><u>This change effects the text only</u></b></p>	239
WC 05.08.02	<p><b>Insert Seveso designation on Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	240
WC 05.08.03	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	240
<b>Section 6: Villages, Village Nuclei and Other Locations</b>		
	<b>Villages</b>	
WC 06.01.01	<p><b><u>Adjust Table 6.1 Scale of Development in West Cork Municipal District Villages by amending the Normal recommended Scale of any Individual Scheme in Rathbarry as follows:</u></b></p> <p>Rathbarry (Castlefreke) 24 7 10 ± 4</p> <p><b><u>This change effects the text only</u></b></p>	244
	Ahakista	
WC 06.01.02	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	249
	Allihies	

Amendment Ref.	Draft Proposed Change	Page No.
WC 06.01.03	Amend the Development Boundary to exclude Special Area of Conservation <u>This change effects the zoning map only</u>	252
	Ardfield	
WC 06.01.04	Amend the Development Boundary <u>This change effects the zoning map only</u>	254
	Ardgroom	
WC 06.01.05	Amend the Development Boundary to exclude Special Areas of Conservation <u>This change effects the zoning map only</u>	257
WC 06.01.06	Insert new development boundary objective DB-08 as follows:  Any new development in Ardgroom which discharges into the Glanmore Bog SAC will have to be put on hold until such time as issues relating to the outfall location for this WWTP are resolved.  <u>This change effects the text only</u>	255
	Ballylickey	
WC 06.01.07	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	263
	Castletownshend	
WC 06.01.08	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	273
	Crookhaven	
WC 06.01.09	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	277
	Drinagh	
WC 06.01.10	Amend the Development Boundary <u>This change effects the zoning map only</u>	279
	Eyeries	
WC 06.01.18	Delete lands from the O-02 Open space specific Development Objective <u>This change effects the zoning map only</u>	281
	Glandore	
WC 06.01.11	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	283
	Goleen	
WC 06.01.12	Amend the Development Boundary and include a new Specific Development Objective - Special Policy Area X-02 as follows:  Special Policy Area. Support the co-ordinated development of this site for a mix of residential and recreation / amenity uses to also include provision for public car-parking facilities, footpaths and road widening and upgrade works. Development on this site should make a positive contribution to the visual amenities of the village. *  <u>This change effects the text and zoning map</u>	286

Amendment Ref.	Draft Proposed Change	Page No.
WC 06.01.13	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	286
WC 06.01.14	<p><b>Insert specific zoning objective X-01 and U-01 labels in the zoning map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	286
	Kilmichael	
WC 06.01.15	<p><b>Include a new development boundary objective DB-03 as follows:</b></p> <p><b>DB-03: Prioritise the provision of traffic calming measures on the main approaches (R 587) to the village.</b></p> <p><b><u>This change effects the text only</u></b></p>	291
	Rathbarry	
WC 06.01.16	<p><b>Delete Text of DB-03 as follows:</b></p> <p><del>All residential development should consist of single dwellings on individual sites and should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Kilkieran Lake.</del></p> <p><b><u>This change effects the text only</u></b></p>	295
	Terelton	
WC 06.01.17	<p><b>Delete X-01 specific zoning objective from Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	306
	Village Nuclei	
WC 06.02.01	<p><b>Delete Text and include additional text in section 6.2.1 as follows:</b></p> <p>There are 18 19 Village Nuclei in the West Cork Municipal District as follows; Abbeystowry, Adrigole, Caheragh, Church Cross, Connonagh, Coomhola, Drombeg, Dromore, Johnstown, Kilcoe, Lislevane, Lowertown, Lyre, Pearson's Bridge, Rathmore, Rossmackowen/ Waterfall, Togher, Toormore, Urhan.</p> <p><b><u>This change effects the text only</u></b></p>	307
	Toormore	
WC 06.02.02	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	346
	Other Locations	
	Ballinglanna	
WC 06.03.01	<p><b>Insert Coastal Flooding Map</b></p> <p><b><u>This change effects the zoning map only</u></b></p>	353
	Barleycove	
WC 06.03.02	<p><b>Insert Flood Risk Objective* in X-01 as follows:</b></p> <p>Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed [Refer also to DB- 01] *</p> <p><b><u>This change effects the text only</u></b></p>	354

Amendment Ref.	Draft Proposed Change	Page No.
WC 06.03.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	355
	Inchydoney	
WC 06.03.04	<p>Replace U-02 Map Label with U-01</p> <p><u>This change effects the zoning map only</u></p>	361
WC 06.03.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	361
	Lisbealad	
WC 06.03.06	<p>Adjust the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	363
	Ownahinchy	
WC 06.03.07	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	367
	Tragumna	
WC 06.03.08	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	372





## Appendix B1

### Amendment No. WC 03.02.01

Delete Existing Text in Section 3.2 Clonakilty and Insert New Text as follows:

## 3.2 Clonakilty Environs

3.2.1 Clonakilty is the largest settlement within the West Cork Municipal District and a major focus of employment and retail services in West Cork. The town is set within the attractive coastal location and has grown to become a prominent county town with an extensive rural hinterland, while also functioning as a nationally regarded tourism centre and destination.

3.2.2 The vision is for the continued promotion of the settlement as a key technology based employment location, the consolidation of its important food industry and tourist function and maintaining high quality residential amenities and facilities. Clonakilty performs an important employment, service and social function in its role as a county town and growth/development centre for an extensive rural hinterland.

### Local Context

3.2.3 Clonakilty is located on the N71 approximately 50km south-west of Cork City. Clonakilty was founded in 1588 by Sir Richard Boyle, Great Earl of Cork, although the present town was largely laid out in the period 1788-1840. Established as a market town it was originally engaged chiefly in the manufacture of linen and cotton. Breweries and a shipyard were developed in the 18th century, and these prospered up to the mid 19th century. Michael Collins was born close to Woodfield, Clonakilty, in 1890. The town acts as an important tourist centre due to its proximity to the West Cork coastline with its plentiful supply of beaches. It also has an attractive town centre including a number of hotels and other forms of tourist accommodation.

## Planning Considerations and Proposals

### Population and Housing

3.2.4 The 2011 Census of population recorded a total population increase of 567 to 4,721 (14% increase). The County Development Plan sets an overall population target of 7,218 for Clonakilty for the year 2022 which represents a projected population increase of 2,497 persons (or a 53% population increase). The projected household growth for the same period is 1,309 which equates to a need for an additional 1,500 dwelling units.

Name	Census 2006	Census 2011	2022 Target	Increase to 2022
Population	4,154	4,721	7,218	2,497
Households	1,463	1,686	2,995	1,309

3.2.5 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2005 and 2015 about 546 new dwellings were constructed in the town with Clonakilty now containing approximately 2,103 dwellings. Significant growth took place during the period 2005-2010.

<b>Table 3.3 Clonakilty Housing Stock 2005-2015</b>		
<b>Dwellings 2005</b>	<b>Dwellings 2010</b>	<b>Dwellings 2015</b>
1557	2117	2103

## **Residential Land Supply**

~~3.2.6~~ A net housing land requirement of 83ha is needed in Clonakilty to provide the amount of housing required. This plan makes provision for a total residential land supply of approximately 51ha **while there is currently approximately 42ha of land zoned for residential use in the Clonakilty Town Development Plan 2009 with an estimated yield in the town and environs of approximately 1,600 housing units** ~~128.8ha. While this total land supply is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be lower than expected due to the topography of some sites and the fact that development has already taken place on zoned land to the south-west of the town. It is also desirable that the town have some capacity to cater for additional growth, where this cannot be catered for within the villages of the Municipal District in addition to the requirement to provide a strategic land reserve (headroom) in the settlement.~~

3.2.7 Given the constraints with water supply in Clonakilty, it is not envisaged that significant development can be accommodated in the short term. However, once the Dunmanway Regional Water Supply Scheme is completed, significant residential developments can be delivered. This scheme is on the current Irish Water programme.

## **Employment and Economic Activity**

3.2.8 Clonakilty is a significant employment centre within West Cork and serves as an important employment, tourism, commercial, retail, health, educational and administrative centre for the surrounding rural hinterland and wider West Cork region. The Cork County Development Plan 2014 has recognised the importance of the role to be played by Clonakilty as a 'West Cork Strategic Employment Centre, and to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities and provide the necessary infrastructure to ensure that this can be achieved while protecting the environmental quality of Clonakilty Bay' This local area plan will support this objective with the primary aim to enhance, encourage and facilitate additional employment opportunities in Clonakilty over the plan period.

3.2.9 Clonakilty has a vibrant food industry with employers including Shannonvale Foods, Irish Yogurt, Clona Dairies and Clonakilty Black Pudding based in the town. The Department of Agriculture, Food and the Marine are based in the National Seafood Centre at Clogheen, Clonakilty. This plan recognises the importance of the food industry to the town, which is a major contributor to employment in Clonakilty and wider West Cork region.

3.2.10 The results from the 2011 Census show a daytime working population (resident and non-resident of Clonakilty) of 2,172 persons, with commerce and trade being the largest industry. In 2011 there were 2,217 persons living in Clonakilty in the labour force and of these 68.8 per cent / 1527 persons were at work, although 54% (824) were working outside the area.

3.2.11 In addition to the established employment uses within the town, the West Cork Business and Technology Park located in Shannonvale approximately 3 km to the north west of the town is a major source of employment and economic activity for the wider Clonakilty area. This modern business park development which employs approximately 1,000 people, benefits from a superb telecommunications infrastructure designed to meet the specific needs of a diverse range of businesses including software development, e-

commerce, financial, internet and application service providers, shared services, research and development and training and customer support.

3.2.12 The town has a prominent role within the region as a county town and key economic, tourism and service provider. Already a centre for public administration and services, Clonakilty is an attractive location for investment because it is situated on the national road network, has an international airport within 40minutes drive and has excellent broadband facilities. Clonakilty provides access to good health recreation, leisure and cultural facilities which are important considerations to potential new employers in the town. Given the seasonality of the Tourism Industry, this plan aims to create an environment of well-planned employment land uses, which in turn creates a favourable climate for investment in business and industry activities. The town with its recent and proposed infrastructural improvements will be in a good position to cater for all future employment growth during the lifetime of this plan.

3.2.13 The 2011 Skibbereen Electoral Area Local Area Plan (as amended) zoned 2 sites in Clonakilty Environs totalling almost 19 hectares for business and industrial use **and these zonings have been retained in this plan.** The Clonakilty Town Development Plan 2009 also identified significant portions of Enterprise/Industry and Commercial/Tourist related land for employment purposes. ~~This plan has reviewed the availability and suitability of the current employment land supply in Clonakilty and some adjustments have been made to reflect areas which were developed and areas identified as being at risk of flooding. The lands identified will make for a greater range and choice of sites for employment uses and could also facilitate the relocation of existing town centre industrial uses which would in turn provide opportunity sites within the town centre for mixed use development.~~ The provision of the western relief road in conjunction with the future development of the employment lands to the south-west is of critical importance. There is also land available within the West Cork Business and Technology Park at Shannonvale for Enterprise use to accommodate the future expansion of the park.

## **Tourism**

3.2.14 Tourism is a major industry in Clonakilty and the centre for tourist activities for a wide region. The town is regarded as a premier tourist destination with the Industry continuing to experience growth. Clonakilty has a heritage town status and has high amenity value in the town structure, with its fine buildings, facades, shop fronts and vistas added to its seaside location and proximity to various West Cork beaches including the blue flag Inchydoney beach, allowing visitors to pursue various recreational and sporting activities. The area is rich in heritage and history with tourism attractions in the town including the Model Railway Village, Lios na gCon Ringfort, Michael Collins Centre in addition to the Historical Walking Trail of the town. Cork County Council has also recently opened a restored Georgian house at No 7 Emmet Square, Clonakilty, which is dedicated to the life of Michael Collins and Ireland's struggle for independence.

3.2.15 The town which has a strong folk music and culinary tradition contains a wide variety of bars, restaurants, nightclubs, a cinema, and other entertainment facilities. The town is also host to a number of festivals, including festivals relating to, food, music and agriculture. There is also a wide range of attractive tourist related retail outlets in the town centre, including local galleries and craft shops, most of them independent and indigenous to the town. Clonakilty has benefited from Failte Irelands cycling strategy and there is potential to further develop cycle tourism in the town given the availability of bicycle rental schemes and guest accommodation in the town. The Council also supports the development of a Greenway link for pedestrians and cyclists from Shannonvale to Clonakilty. The Plan recognises that there is potential to further enhance the tourism product of the town.

## **Retail / Town Centre**

- 3.2.16 Clonakilty has a strong regional retail function in the West Cork Strategic Planning Area with a strong convenience retail base and a good range of comparison services, especially in the independent sector. The town has a good supply of convenience and comparison floorspace and there is continued interest in expanding its retail supply. In addition to providing for the needs of the local population and hinterland Clonakilty also performs a significant tourism function. The status of Clonakilty within the retail network has been enhanced in the Cork County Development Plan 2014, to support and develop the role of Clonakilty as an important retail centre in the West of the County, while ensuring that the vitality and vibrancy of its town centre is retained and enhanced. The County Development plan states that Clonakilty has an important regional retail function, particularly comparison beyond its immediate catchment.
- 3.2.17 During the preparation of the County Development Plan, a Non-Metropolitan Retail Background Retail Paper and Town Centre Study was undertaken for 12 of the Non-Metropolitan Towns in the County, including Clonakilty. The Town Centre Study of Non-Metropolitan Towns (2012) noted that there was 8,700 m<sup>2</sup> of convenience gross floor space and 9,200 m<sup>2</sup> of comparison gross floorspace in Clonakilty Town. The Study also noted that the convenience floor space per head of population in the surrounding catchment was 0.5 m<sup>2</sup>. The study noted that there were limited opportunity sites for new build in the town due to the fine grain of the existing townscape, which could increase pressure to relocate uses outside of the town centre. It also identified the need for a targeted response to address vacancy in the town centre, the need to improve pedestrian accessibility and develop an overall car-parking strategy for the town. **The main focus for further retail development should be in Clonakilty Town Centre in accordance with the strategy of the Clonakilty Town Development Plan 2009.**
- ~~3.2.18 The main convenience anchor stores (Dunnes, Supervalu and Lidl) are located at the edge of the core area. In order to avoid fragmenting the core area and weakening footfall levels, it is essential that future retail development consolidates the core, strengthens the links between the anchor stores and improves pedestrian connectivity. In order to enhance the vitality of the town centre, more high quality / destination retailers which generate additional footfall, need to be attracted into the heart of the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm. There are opportunities available within the core of the town and within other town centre zonings where new modern facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises.~~
- ~~3.2.19 The area zoned for town centre uses in the Clonakilty Town Development Plan 2009-2015 was extensive. This Local Area Plan has rationalised the town centre zonings, to identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is high and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. In the case of Clonakilty, this core area extends along Pearse Street along Ashe Street as far as College Road. It also includes Astna Street and parts of Rossa Street. This plan supports the sequential development of the town centre by ensuring that the main focus for further retail development should be in Clonakilty town centre. The extensive catchment of Clonakilty requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.~~
- 3.2.20 Cork County Council has undertaken significant improvement works in Clonakilty. The new public square at the junction of Ashe Street and Astna Street has resulted in the creation of a vibrant public space that places the pedestrian at its core. Further improvements could be made, particularly within the retail core to enhance the public space for pedestrians. Public realm improvements will need to be targeted towards Astna

~~Street, Seymour Street, Clarke Street, College Road and Long Quay should the town centre expand to the south-east of the town.~~

~~3.2.21 The Town Centre strategy in this Local Area Plan aims to:-~~

- ~~• Consolidate and strengthen the core area and prioritises retail and employment development in appropriate locations;-~~
- ~~• The vision for the town centre is to make it a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off-street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;-~~
- ~~• Prioritise opportunity sites which can help facilitate retail expansion and land/buildings suitable for office based employment uses and provide high quality space to attract new retail and employment uses;~~
- ~~• Seek to protect existing retail operators from competing non retail uses, thereby maintaining vitality in the town centre;~~
- ~~• Seek to protect existing housing adjacent to the retail core and will encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;~~
- ~~• Promote the heritage and tourism assets of the town. The western end of the town has a distinct character that needs to be protected. The Church of Immaculate Conception is recognised as a building of national importance on the National Inventory of Architectural Heritage. The area around Emmet Square is designated as an Architectural Conservation Area. The area is also of historical significance given the associations with Michael Collins;-~~
- ~~• Deliver a higher quality streetscape and town centre retail environment.-~~

## **Urban Design**

~~3.2.22 The principles of urban design are applied to the critical future development of the town centre and residential use. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Clonakilty, but instead sets out guiding principles that the Council wish to see embodied in new development. A fundamental requirement will be the need to integrate all form of development into the landscape setting, thereby reducing its impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features (such as trees, hedgerows, ponds, outcrops, etc) and by using strong structure planting that complements and reinforces the existing vegetation pattern. The scale, massing and height of proposed development needs to be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, the view and landmarks. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structure and landscape. Buildings that follow a continuous building line around a street block and contain the private space within rear garden or courtyards are usually more successful than individual builds that stand in the middle of a plot.~~

~~3.2.23 The planned expansion of the town (in particular to the south and north-east) will require a new structure of streets and spaces to open up further land for development. Given the generally good condition of buildings in the town centre, there are few derelict sites or locations requiring special development consideration whose redevelopment would be of significant importance to the town. In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and~~

~~the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.~~

3.2.24 The award winning Clonakilty 400, Urban Design Masterplan commissioned as part of the town's 400th anniversary celebrations has seen Cork County Council implement a major reworking of Astna Square into a pedestrian friendly space and the refurbishment of Emmet Square including the installation of a striking new water feature.

~~3.2.25 The aim of the urban design strategy for Clonakilty is to:~~

- ~~▪ Establish a strong positive identity for the town;~~
- ~~▪ Ensure that any new buildings or development respects the local setting and context;~~
- ~~▪ Create an attractive urban environment that will enhance the livability of the area and attract inward investment;~~
- ~~▪ Increase and enhance the overall permeability (establishing connections between places) and legibility (understanding an area – this is enhanced by landmarks, focal buildings and key features in the landscape) of the built environment;~~
- ~~▪ Promote places that are safe and secure; and~~
- ~~▪ Promote sustainable development.~~

## Community Facilities / Open Space

3.2.26 The scale of growth predicted for Clonakilty in this plan will place significant new demands on social and community infrastructure (schools, recreational facilities, healthcare etc.) It is important that new community infrastructure is delivered in a timely fashion as the town grows so that it continues to perform as an attractive convenient town offering a good quality of life. In this context, significant investment will be required in community infrastructure to meet the needs of the growing population. This plan aims to further enhance the level of recreational and amenity facilities in the town.

3.2.27 The town is well served by a broad range of community and recreational facilities including healthcare facilities (including Community Hospital), town library, garda station, numerous places of worship, GAA, soccer, rugby, modern playground, parks/amenity areas and swimming pool/leisure and fitness facilities (which are part of the Quality hotel).

3.2.28 Clonakilty Community Sports Complex which is a dual-use facility located at the heart of the town, provides a range of sports and fitness facilities including an all weather flood-lit soccer pitch, several tennis courts and indoor facilities. The town has a limited supply of active and passive open spaces. The new GAA complex (which comprises of a covered stand, 4 grass playing pitches, an all weather playing pitch and a fitness centre and injury clinic) is located to the west of Clonakilty in an out of town location with limited pedestrian and cycle connectivity. There is an attractive green area around Emmet Square with a children's playground on Park Road.

3.2.29 The lack of open spaces is somewhat offset by its coastal location and the close proximity of Inchydoney beach. Previous development plans for the town identified opportunities for the provision of pedestrian walks to the west of the town and also the development of other lands adjoining the bay for amenity and recreation purposes. The Council recognises the importance of an adequate provision of attractive and conveniently located open space throughout the plan area.

~~3.2.30 This plan has identified three substantial areas of open space to the north-west, north-east and south-east of the town, located in particularly elevated and visually sensitive areas. Open spaces can provide a variety of functions, including active recreation, passive recreation, visual amenity (important landscape views), protection of biodiversity resources, drainage management (particularly stormwater control) and socio-economic needs (such as meeting places, and allotments). The existing open space within Clonakilty is made up of these elements, which are important in the consideration of the overall open space strategy for the area. There are opportunities to establish linkages and connections~~

~~between open spaces in the town so as to provide a comprehensive amenity network with also opportunities to further extend some walking routes and also improve signage to recreational areas.~~

- 3.2.31 There is a strong representation of primary, secondary and further educational facilities within the town at present. There are four primary schools in Clonakilty; Kilgarrieffe National School, Gaelscoil Mhíchíl Uí Choileáin, St. Joseph's Primary School for Girls and Scoil na mBuachaillí. Clonakilty Community College and the Sacred Heart Secondary School which are located to the eastern side of the town provide second-level education to more than 1,100 students. The Department of Education and Skills have included both of these post-primary schools in the 6 year capital investment projects programme from 2016-2021. **The Department of Education and Skills have identified a need for an additional primary school and an additional and post-primary school which should ideally be located within the Clonakilty Town Development plan area.** The Council will continue to work closely with the Department of Education and Skills to identify where in the town educational requirements will be required in the future in order to meet projected population growth. The Planning Authority supports the concept of multi-campus school arrangements and also new schools should be located in close proximity to existing or planned residential developments and community facilities so that these can be shared between the school and the wider community.
- 3.2.32 Darrara Agricultural College which is located approximately 3km to the east of Clonakilty Town provides a wide range of Teagasc agricultural training programmes. The College farm which comprises of 140 hectares of rolling lowland currently provides training for 240 students over a number of courses. There are also opportunities in the town for adult education and further training for all ages.
- 3.2.33 There are several childcare providers in the town which provide a variety of care including; sessional, part-time, full-time, pre-school and after school care for children.

## Infrastructure

### Water Services Infrastructure

- 3.2.34 The source of the drinking water for the town is the Argideen River. The Clonakilty Water Supply is at its limit and the watermain network is poor. The provision of new source and treatment via proposed Dunmanway Regional Water Supply and upgrading of watermains is required prior to any further significant development in Clonakilty.
- 3.2.35 Clonakilty Wastewater Treatment Plant has been completed with a design capacity of 20,500 p.e. New sewers and storm sewers are being provided.

### Flooding

- 3.2.36 Parts of Clonakilty have been identified as being at risk of flooding. The areas at risk follow the path of the River Feagle through the town to Clonakilty Bay. The suitability of the current zoned land supply in the town has been reviewed in this plan ~~and amendments to the zoning designations have been made~~ having regard to the potential flood risk ~~on these lands.~~
- 3.2.37 Clonakilty has a long record of flooding from storm surges, heavy rainfall and extreme river flows. Clonakilty was identified as an Area for Further Assessment (AFA) and the River Feagle as a High Priority Watercourse (HPW) as part of South Western River Basin District Catchment Flood Risk Assessment and Management Study (SW RBD CFRAM Study). In 2014, the OPW appointed consultants to develop and implement a flood relief scheme for Clonakilty. Work on the 'Clonakilty Flood Relief Scheme', to include the construction of flood defence walls, embankments and pumping stations and the installation of water level

sensors, flow monitors and purpose built flood water storage areas, is due to commence in 2017.

### Transport and Mobility

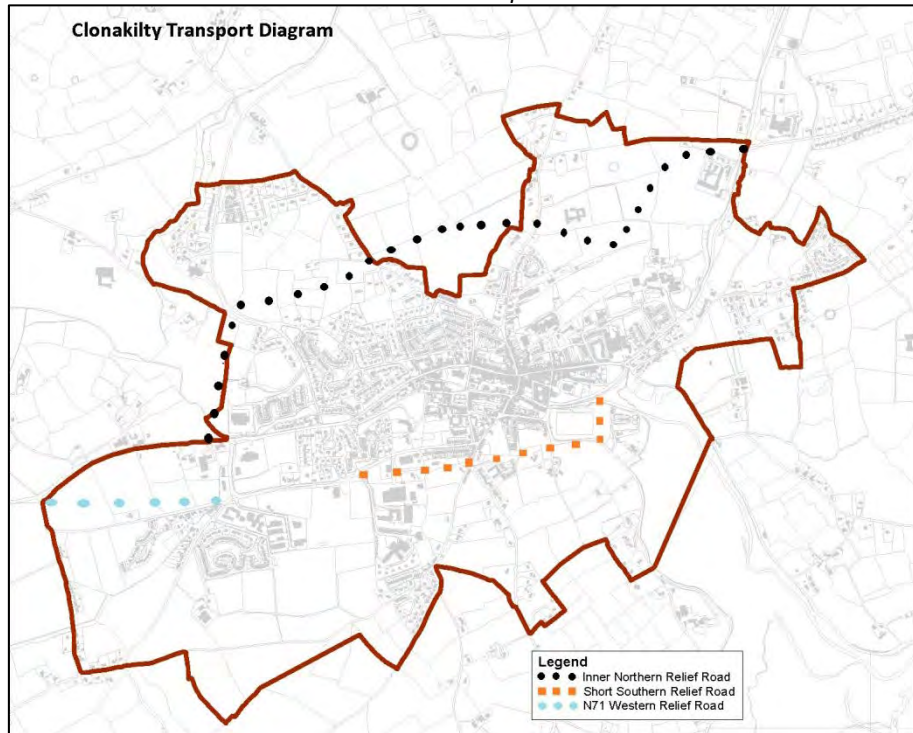
3.2.38 The N71 provides a strategic link between the town, Skibbereen, Bandon, Cork City and Cork Airport with further linkages to the rural hinterland of West Cork. The Cork County Development Plan 2014 identified improvements to the N71 as a key regional priority project and recognises the importance of the Strategic Transport Improvement Corridor to the development of the town.

3.2.39 The Clonakilty Traffic and Transportation Study was finalised in 2011 with the aim to review the transportation network in and around Clonakilty, and the associated travel demands, with particular attention to the town centre area, and with the objective of determining the transportation management improvements needed to cope with the continued future expansion of the town that will result in growth in vehicular, pedestrian and cyclist volumes.

3.2.40 This plan will support the implementation of key recommendations in the Clonakilty Traffic and Transportation Study, where appropriate, including:-

- ~~Protection of indicative route corridors for the proposed Northern Inner Relief Road, 'Short Southern Route' and N71 Western Relief Road scheme (Figure 3.01).~~
- ~~Implement a series of pedestrian and vehicular traffic improvements measures in the town for residents and visitors alike, to include improvements to road, streetscapes, signage, footpaths, provision of pedestrian crossings, signalisation of junctions, reduction in traffic speed limits where appropriate and the provision of pedestrian linkages to the town centre.~~
- ~~Provision of car parking facilities with pedestrian links to the town centre.~~
- ~~Provision of a long distance cycleway and a pedestrian link from the Town Centre to the Technology Park in Shannonvale, Inchydoney and Lady Cross via Crowley's Roundabout.~~
- ~~Pursue a high quality walking route between the old GAA site to the east of the town centre and Dunnes Stores to the west.~~
- ~~Designate a network of "pedestrian friendly streets" in the town centre.~~
- ~~Implement a strategy to improve traffic circulation in the town.~~
- ~~Ensure new residential development in the town provide pedestrian access to the town centre.~~
- ~~Provision of facilities for cyclists in the town centre.~~





**Figure 3.01**— Indicative Clonakilty Traffic and Transportation Diagram

3.2.41 The town benefits from a daily bus service which connects Clonakilty with Skibbereen in one direction and Bandon and Cork City in the other. This plan will support the provision of enhanced facilities for all public transport users in the town and will promote mobility management planning by business and institutions that have high numbers of employees. One of the key aims of this local area plan will be to deliver a high-quality town centre network of footpaths, pavements and pedestrian crossings, which links the key generators/attractors of short-distance walking trips; schools, main shopping streets, churches, car parks, to each other and to nearby residential areas.

~~3.2.42 This plan also supports the possibility of further pedestrianisation schemes within the town centre. Significant work has already been undertaken particularly at the junction of Ashe and Astna Street. Building on this, the partial pedestrianisation of Pearse Street, Rossa Street, Bridge Street and parts of Astna Street could be explored which would provide pedestrianised streets connecting to the most centrally located short-term car parks.~~

3.2.43 Cycling, as a sustainable mode of travel to and from the town centre, should be encouraged by provision of cycle lanes on appropriate streets and bicycle stands at convenient locations. Suggested locations are:

- In the vicinity of Astna Square,
- In the Church car park, near the Bridge St entrance,
- In the Kent St car park.

3.2.44 In terms of longer distance routes, a number have been identified in the Clonakilty Traffic and Transportation Study 2011 including;

- The town centre to the Technology park,
- The town centre to Inchydoney and
- From **the** town centre to new residential development to the south west of the town.

3.2.45 In relation to road improvements, the Cork County Development Plan 2014 has identified improvements to the N71 as a key regional priority.

3.2.46 A key improvement in Clonakilty would be the removal of through traffic, particularly HGV's, from the town. The Traffic and Transportation Study assessed a number of options that would take through traffic out of part or the entire town road network. The preferred option of a northern relief road ~~was~~ **is identified in the Clonakilty Town Development Plan 2009** ~~identified in both the previous Town Council Development Plan and the Skibbereen Electoral Area Local Area Plan.~~ The provision of this route, while improving journey times and reducing traffic volumes in the town, would allow for the possibility of further pedestrianisation in the town centre.

## Townscape/Built Heritage

3.2.47 **The Clonakilty Town Development Plan 2009 has recognised that that there are many fine buildings of architectural and historical importance within the town.**

Clonakilty town possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past. Most of the town centre of Clonakilty has been identified as an Architectural Conservation Area representing the main commercial centre of the town. Throughout the town as a whole, there are over 200 buildings or other structures entered in the Record of Protected Structures. The town is rich in architectural character with numerous historical and protected buildings around the town of significance, including those located on Ashe Street, Astna Square, the Georgian buildings which form part of the Emmet square, the various building and shopfronts located on Pearse Street, buildings on Oliver Plunkett Street including the Church of the Immaculate Conception.

~~3.2.48 The historic flair of the town rests largely upon the survival of its original townscape features, architectural heritage and its stock of traditional buildings. There are many fine shopfronts from a variety of periods and styles in the town centre that create a sense of vibrancy and interest. Whilst many have retained or sympathetically restored shopfronts future developments must recognise the value that such items have on the overall character of the area. It is not only the lower floors of these buildings that define this character, but the upper levels also contribute to the sense of place created. The sense of enclosure and space that is most attractive and interesting has been determined by the historic layout of the street and the form and scale of the buildings. The challenge in the future for Clonakilty is to retain and enhance the visual appeal of its townscape, while permitting the modern uses necessary to ensure its vibrancy. There is a need for a comprehensive approach to managing Clonakilty's Townscape to ensure that the special character of the historic core of the town is maintained. The key aims should be to:~~

- ~~▪—Maintain existing uses and attract new ones to the town centre.~~
- ~~▪—Respect the historical and traditional context that contributes to Clonakilty's character.~~
- ~~▪—Promote the right balance between conservation and redevelopment.~~
- ~~▪—Enhance the townscape through provision of pedestrian priority areas and other environmental improvements (such as the placement of electricity cables underground, improvements in street lighting, paving and public art).~~
- ~~▪—Protecting key buildings of the town's architectural heritage (through the Record of Protected Structures).~~
- ~~▪—Protecting and enhancing key streetscapes and elements of townscape (primarily through Architectural Conservation Areas).~~

## **Archaeological Heritage**

3.2.49 The centre of Clonakilty is located within a Zone of Archaeological Potential (ZAP). Clonakilty is also designated as a historic town in the RMP of County Cork. The Council recognises the value and significance of its built and archaeological heritage and therefore seeks to ensure the effective protection, conservation and enhancement of historical and archaeological sites, monuments and their settings.

## **Environment and Heritage**

### **Natural Heritage and Landscape**

3.2.50 The town is located in an area designated as a High Value Landscape in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also three designated scenic routes, the S74 coastal road to Ardfield, via Inchydoney Island, the S73 which extends to Timoleague from Clonakilty and the S72 coastal road which extends from the town to Dunworly. In addition, Clonakilty Bay is designated as a Special Area of Conservation (SAC) – site code 0091, proposed Natural Heritage Area (pNHA) – site code 0091 and Special Protection Area (SPA) – site code 004081. Gallanes Lough to the north-east of the town is designated as a proposed Natural Heritage Area (pNHA) – site code 001052. The Council recognises the value of the natural heritage resources of the town. It is a priority to ensure that these resources will be protected and where possible enhanced.

## General Objectives

3.2.51 The following general objectives shall apply to all development within the development boundary of Clonakilty **Environs**.

<b>Local Area Plan Objective</b>	
<b>General Objectives for Clonakilty Environs</b>	
Objective No.	
CK-GO-01	Plan for development to enable Clonakilty to achieve its target population of 7,218.
CK-GO-02	In order to secure the sustainable population growth and supporting development proposed in CK-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Clonakilty Bay Special Area of Conservation and the Clonakilty Bay Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.
CK-GO-03	Support the implementation of the flood relief works within the town in accordance with the Clonakilty Flood Relief Scheme. This scheme has been subject to EIA and AA processes.
CK-GO-04	The boundary of Clonakilty <del>Town</del> overlaps with and is adjacent to the Clonakilty Bay Special Area of Conservation and the Clonakilty Bay Special Protection Area. Development <del>in the town</del> will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
CK-GO-05	Protect and enhance the attractive coastal setting and landscape character of the town.
CK-GO-06	<del>Preserve and enhance the character of the town centre by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town and further develop the tourist potential of the built and archaeological heritage including the promotion of heritage trails.</del>
CK-GO-07	<del>Support and promote Clonakilty town centre as the primary and most appropriate location for the expansion of retail development.</del>
CK-GO-08	<del>Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land use policies, and to protect open space and other land with recreational or amenity value.</del>
CK-GO-09	Promote improved pedestrian access and linkages, movement and safety throughout the town.
CK-GO-10	Implement the Clonakilty Traffic and Transportation Study.

## Specific Objectives

3.2.52 The following specific objectives shall apply within the development boundary of Clonakilty **Environs**.

Local Area Plan Objective		
Specific Development Objectives for Clonakilty Environs		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Residential</b>		
CK R-01	Medium B Density Residential Development, single storey dwellings.	3.8
CK R-02	Medium B Density Residential Development.	20.1
CK R-03	Medium B Density Residential Development. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town. The overall approach to the development of this site (including road access proposals) should be co-ordinated with the development of adjoining lands to the east.	<del>39.2</del> 27.1
CK R-04	<del>Medium B Density Residential Development. Provision for pedestrian and cycleway links with land to the west and south.</del>	3.1
CK R-05	<del>Medium B Density Residential Development. The overall approach to the development of this site (including road access proposals, pedestrian and cycleway links) should be co-ordinated with the development of adjoining lands to the north and west.</del>	3.25
CK R-06	<del>Medium B Density Residential Development.</del>	8.0
CK R-07	<del>Medium B Density Residential Development. Comprehensive landscaping proposals will be required in particular along the eastern boundary.</del>	3.8
CK R-08	<del>Medium B Density Residential Development.</del>	3.6
CK R-09	<del>Medium B Density Residential Development, incorporating a high quality design approach in this sensitive site to</del>	1.5

	<del>complement the character and architecture of the area and orientated to take advantage of its coastal location.</del> *	
CK R-10	<del>Medium B Density Residential Development.</del>	2.4
CK R-11	<del>Medium B Density Residential Development. Comprehensive landscaping proposals will be required including retention of boundary trees.</del>	3.0
CK R-12	<del>Medium B Density Residential Development. The overall approach to the development of this site (including road access proposals and the provision of pedestrian and cycleway links) should be co-ordinated with the development of adjoining lands to the east.</del>	1.5
CK R-13	<del>Medium B Density Residential Development, incorporating a high quality design approach having regard to the sensitivity of this visually prominent site. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals will be required. The overall approach to the development of this site will be co-ordinated with the development of the Northern Inner Relief Road.</del>	23
CK R-14	<del>Medium B Density Residential Development.</del>	1.4
CK R-15	<del>Medium B Density Residential Development.</del>	1.4
CK R-16	<del>Medium B Density Residential Development. Comprehensive landscaping proposals will be required.</del>	2.3
CK R-17	<del>Medium B Density Residential Development.</del>	3.3
CK R-18	<del>Medium B Density Residential Development.</del> *	2.9
<b>Industry</b>		
CK I-01	Industrial Development subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the western relief road (U-01). ^ *	8.0
<b>Business</b>		
CK B-01	Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site	10.9

	boundaries, appropriate access and phasing arrangements and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme which should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads ( <del>Draft</del> ) Guidelines for Planning Authorities to include provision for the western relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. <b>^</b>	
CK B-02	<del>Business Development incorporating high quality building design.</del>	2.5
<b>Town Centre</b>		
CK T-01	<del>Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric and promote public realm improvements.</del> <b>*</b>	16.83
CK T-02	<del>Provide for Town Centre expansion, to include a mix of town centre uses such as retail, civic, service and publicly accessible uses at ground floor level. Provision on the northern site boundary for an amenity walk and pedestrian linkages to the town centre. Provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Clonakilty Bay.</del> <b>*</b>	3.88
CK T-03	<del>Provide for Town Centre expansion, to include a mix of town centre uses such as retail, civic, service and publicly accessible uses at ground floor level. Provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Clonakilty Bay.</del>	2.1
<b>Open Space, Sports, Recreation and Amenity</b>		
CK O-01	<del>Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.</del> <b>*</b>	15.65
CK O-02	<del>Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.</del>	9.73
CK O-03	<del>Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.</del>	13.65

	<b>Community / Utility</b>	
CK C-01	Community Healthcare Use	3.72



## Appendix B2

### Amendment No. WC 03.04.01

**Delete Existing Text in Section 3.4 Skibbereen and Insert New Text as follows:**

## 3.4 Skibbereen Environs

### Vision and Context

3.4.1 Skibbereen is one of the key county towns in the West Cork Municipal District. As a growth/development centre, it performs an important employment, service and social function for an extensive rural hinterland. The Plan recognises the need to provide a better balance of development in Skibbereen and its hinterland so that the town can maximize its potential to attract new investment in employment, services and public transport.

### Local Context

3.4.2 Skibbereen is located on the N71 approximately 30km west of Clonakilty and approximately 30km south-west of Dunmanway. The town is an important service, employment; retail and tourism centre and also acts as an important access point to a number of the West Cork Islands. Skibbereen which has 'Heritage Town' status enjoys a fine townscape and an attractive landscape setting. The River Ilen and its floodplain are located to the north.

3.4.3 In 1601, Skibbereen was only a little hamlet and far less important than the town of Baltimore. However, in the seventeenth and in particular the eighteenth century the town grew in importance. This nineteenth century layout is still evident today and provides a distinctive urban structure to the town. The settlement extends along the arterial route network and is physically defined by the Ilen River to the north, the elevated land surrounding Mardyke House to the west and the elevated area known as The Rock and identified as a Fair Green to the east. The traditional street pattern remains centered on North Street and Main Street, extending along Bridge Street as far as Kennedy Bridge. The importance of the Ilen River and quays is immediately obvious as the built form extended along the southern bank of the river before moving southwards. The court house and national school were located at the northern end of North Street and this pattern continues today where most of the civic buildings remain and operate. The Square still remains a focal point and information hub in the town today and accommodates the Town Hall. Perhaps the most significant change in the traditional street pattern has been the movement of the town in a southern direction along Townshend Street and Market Street, away from the river which was once the mainstay of life in the town.

## Planning Considerations and Proposals

### Population and Housing

3.4.4 The 2011 Census of population recorded a total population increase of 332 to 2,670 (12% increase). The County Development Plan sets an overall population target of 3,035 for Skibbereen for the year 2022 which represents a projected population increase of 365 persons (or a 14% population increase).

<b>Table 3.6: Skibbereen Population and Households 2011-2022</b>				
<b>Name</b>	<b>Census 2006</b>	<b>Census 2011</b>	<b>2022 Target</b>	<b>Increase to 2022</b>
<b>Population</b>	2338	2670	3035	365
<b>Households</b>	823	954	1259	306

3.4.5 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2005 and 2015 about 596 new dwellings were constructed in the town with Skibbereen now containing approximately 1,623 dwellings. Significant growth took place during the period 2005-2010.

<b>Table 3.7 Skibbereen Housing Stock 2005-2015</b>		
<b>Dwellings 2005</b>	<b>Dwellings 2010</b>	<b>Dwellings 2015</b>
1029	1570	1623

3.4.6 In order to accommodate the population target proposed for Skibbereen, an additional 332 new housing units will be required. While the total land supply proposed of approximately ~~77ha~~ **69ha** in this plan **and the Skibbereen Town Development Plan 2009** is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be significantly lower than expected due to the topography of some sites and the need to provide land for the relief road in parallel with proposed residential development. In addition to the requirement to provide a strategic land reserve (headroom) in the settlement, there is also a need to provide increased provision for additional growth to compensate for development which due to a variety of reasons cannot take place in the villages and smaller lower order settlements.

## **Employment and Economic Activity**

3.4.7 The overall employment strategy for Skibbereen as set out in the 2014 County Development Plan is to focus on local catchment employment and an infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry.

3.4.8 This plan aims to enhance, encourage and facilitate additional employment opportunities over the plan period and supports the development of Skibbereen as a:

- Main Settlement and key economic and service provider to a large rural hinterland.
- Centre of electronic and digital commerce with the appropriate telecommunications and broadband infrastructure.
- Desirable and attractive tourism centre, particularly with regard to untapped tourism potential.
- Centre capable of attracting and accommodating new service industry to the town.

3.4.9 There are three Industrial / Business clusters located to the north (Marsh Road), west (Upper Bridge Street) and south-east (Castletownsend Road) of the town. The service sector is the largest employer in the town. Manufacturing industry in Skibbereen consists of light engineering, food/dairy products and furniture manufacturing. Results from the 2011 Census show a daytime working population (resident and non-resident) of Skibbereen of 1471 persons,

with non manual being the largest sector. In 2011 there were 1278 persons living in Skibbereen in the labour force and of these 77.2 per cent / 987 persons were at work.

- 3.4.10 It is necessary to create an environment of well-planned land uses, which in turn creates a favourable climate for investment. The town with its recent improvements to water and sanitary infrastructure and developing digital economy will be in a key position to take advantage of future opportunities. The development of an economic growth centre to the north east of the town, serviced by the proposed new distributor road linking High Street with the N71 is key element in the proposed employment land use strategy in this Plan. The purpose of this economic growth centre is to establish high profile sites within easy reach of the town centre, significant residential areas and amenities. It also provides an opportunity to integrate land use with transportation, ensuring enhanced transport options for employees
- 3.4.11 The town has a prominent role within the region as a county town and key economic and service provider. Already a centre for public administration and services, Skibbereen is an attractive location for investment because it is situated on a good regional road network, has an airport within one hour's drive (Cork Airport), has excellent broadband facilities as well as adult and further educational training facilities. Skibbereen is situated in a particularly attractive area with excellent scenery, heritage and attractions and offers good quality of life which is an important issue to companies and their employees. Skibbereen also provides access to good health, recreation, leisure and cultural facilities which are important considerations to potential new employers in the town.
- 3.4.12 The previous Local Area Plan zoned 5 sites totalling almost 50 hectares for business and industrial use. The Skibbereen Town Development Plan 2009 also ~~identified~~ **identifies** significant portions of Enterprise / Industry and Commercial Land for employment purposes. This plan has reviewed the availability and suitability of the current employment land supply in Skibbereen and some adjustments have been made to reflect areas which were developed and areas identified as being at risk of flooding. This plan has identified additional business land to the north east of the town to facilitate the development of an economic growth centre, which is a key element in the proposed employment land use strategy for this Plan.

### **Digital Economy**

- 3.4.13 Skibbereen is embracing the digital age as illustrated by the recent establishment of the new Ludgate Digital Hub in the town. The Ludgate Hub is located in the refurbished Old Bakery building and will provide approximately 10,000 sq foot of space, providing 1000MB of uncontested internet connection suitable for any digital enabled business. The Council will continue to support the Ludgate Digital Hub, which will provide resources to local entrepreneurs and innovators, facilitate the development of digital jobs in the town and promote economic development in the wider region.

### **Tourism**

- 3.4.14 The town of Skibbereen is promoted as the 'Hub' of West Cork and centre for tourist activities of a wide region. The town is promoted as an ideal base from which to discover the choice of beautiful fishing villages, to experience Irelands first Marine Nature Reserve on Lough Hyne and to enjoy various recreational and sporting activities and as a gateway to the West Cork Islands. Whilst Skibbereen town itself is promoted having regard to its historical context and the Irish Famine, the Heritage Centre and the West Cork Arts Centre, this plan recognises that there is potential to further enhance the tourism product of the town.
- 3.4.15 The development of a number of attractions in the area of arts and culture have reinforced Skibbereen's role in the area of tourism over recent years. The Heritage Centre on the old gasworks site is a significant attraction in Skibbereen and many visitors come to research the genealogy information available. The Great Famine Commemoration Exhibition in the centre is

a popular tourist attraction. In addition, the Lough Hyne Visitor Centre explores the unique nature of this salt water marine lake, Ireland's first Marine Nature Reserve.

- 3.4.16 The West Cork Arts Centre is a unique concept to the town of Skibbereen and one that needs to be further promoted. The centre was established in 1985 and is a publicly funded arts facility that creates opportunities for the people of West Cork and its visitors to have access to, and engagement with, local and global arts practice of excellence. It is a resource and development agency, providing expertise and physical and human resources to assist artists, other arts organisations, groups and individuals to realise arts projects and has education at its core. The opening of the new facility in 2014 with an expanded capacity for holding visual art exhibitions is a significant addition to the cultural infrastructure of the region.
- 3.4.17 There are a number of historical and protected buildings around the town that are of significance including St. Patrick's Cathedral, and the Court House. Skibbereen is host to a number of festivals including the Arts Festival held in July, A Taste of West Cork Food Festival and various other festivals including for children and music.
- 3.4.18 Skibbereen has also benefited from Failte Irelands cycling strategy which designated a number of cycling hub towns developing day and half day signed looped cycling routes in a number of centres around the country including Skibbereen. There are further opportunities to develop the Civic/Cultural Quarter and to promote it as a significant tourist attraction. There are also opportunities within the town centre to further improve the tourism product in relation to the provision of restaurants and cafés. The Council acknowledges the contribution of public art to the urban landscape and will encourage the provision and installation of public art in various forms and media throughout the town.
- 3.4.19 Cork County Council has recently developed the 'Ilen River Blue Way' which is a water activity trail from Skibbereen to Baltimore. This trail is the first Blueway developed by Cork County Council and is a relatively new concept in Ireland regarded by Failte Ireland as being a significant added attraction for tourists to experience the area from the water and also to extend their stay. A Blueway is a recreational water activity developed for use by non-motorised water activity enthusiasts and is defined by trail heads, with dedicated parking, craft loading and unloading areas, access and egress points and readily available trail information. The 'Ilen River Blue Way' is divided into three sections; the beginners trail of 2.7km from Skibbereen to Deelish Pier, the intermediate trail of 6km from Deelish Pier to Glebe Graveyard and the advanced trail of 8.6km to Glebe Graveyard.
- 3.4.20 A need has been identified for an additional hotel in Skibbereen that would offer a full range of facilities including a leisure centre, conference facilities and high quality tourism accommodation. The preferred location would be close to the town centre where the widest commercial, economic and social benefits would be derived. However, it might not be appropriate to restrict the options of a potential developer to a single location. Therefore, in order to allow flexibility for potential investors, a site specific zoning has not been made for a new hotel in this Plan. However, to add to the range of options, the zoning maps indicate a potential location on the Baltimore Road (zoned Business use) at the edge of the development boundary, which is just about at walking distance from the town centre. The established Liss Ard Estate (including Liss Ard House and Lake Lodge) on the Castlehaven Road with its particularly attractive setting also offers scope for development of this kind.

### **Liss Ard Estate**

- 3.4.21 The Liss Ard Estate is located 1.5km to the south east of Skibbereen within the Town Green Belt. The estate and its country manor house date back to the 19th century to when the O'Donovan's first acquired the estate. The estate is set within 200 acres of woodland and

exquisite gardens with its own 70 acre lake, which add to the uniqueness of the estate. The main buildings consist of Liss Ard House with its adjacent Walled Garden House and Liss Ard Lake Lodge. The houses and gardens are currently used to provide guest accommodation on a group rental basis and as a wedding and conference venue. The gardens and walks are open to the public on a seasonal basis.

- 3.4.22 The estate has an established tourism profile and with its unique setting and proximity to the town of Skibbereen has immense potential to advance the tourism diversification needs of the area, strengthening the local economy by providing an innovative and high quality tourism product and by providing a recreational destination which will attract national and international tourists. The provision of a high quality, innovative, integrated and sustainable tourism development on this estate is a key element in helping to develop and strengthen tourism provision in the Skibbereen area. The synergistic role of the town and the estate needs to be strengthened to ensure its viability is maintained into the future and this must be done in the most sensitive and appropriate manner possible. Maintaining the future of Liss Ard Estate and enhancing its role is a critical component in the success of the town.
- 3.4.23 The future development of the Estate needs to be carried out in a sensitive and sustainable manner which would allow for future tourism growth, but which would simultaneously not compromise the overall scenic and amenity character of the grounds, lakeside setting or the setting and architectural character of the existing buildings. In this regard, the reuse, refurbishment and extension of the existing premises should form an integral part of a high quality innovative integrated and sustainable tourism development at Liss Ard, which may include a number of managed holiday units for short term letting in clustered arrangements at visually appropriate locations on site. The future expansion of facilities on the estate should also be considered which would help strengthen and support the overall development, and should be of a reasonable and appropriate scale and sensitively sited within the estate grounds. Any significant new development will be assessed in accordance with Cork County Council's "Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their settings".
- 3.4.24 This plan recognises the strategic importance of the Liss Ard Estate as a key tourist attraction for West Cork and the Region. Cork County Council are anxious to work with the owners to increase the attractiveness of the estate and its setting, to protect and conserve the existing buildings and work to deliver a high quality, innovative, integrated and sustainable tourism product on this estate.

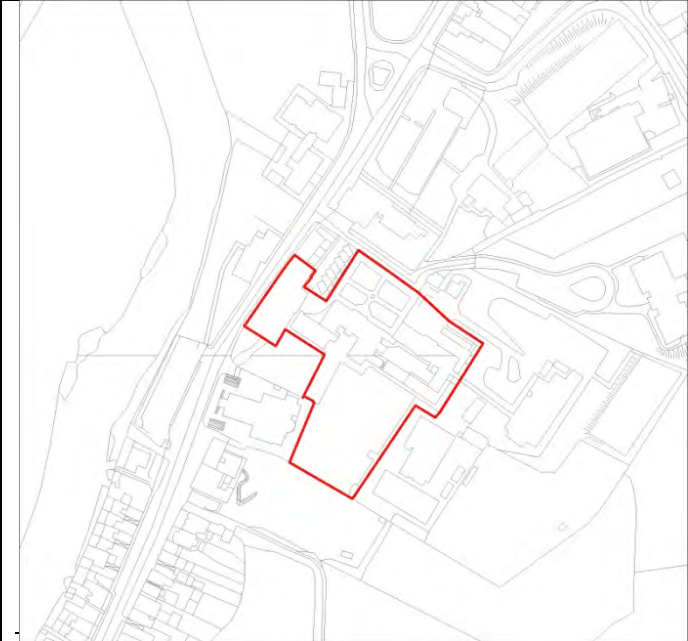
### **Town Centre / Retail**

- 3.4.25 The Cork County Development Plan, 2014 identifies Skibbereen as a Large County Town which generally performs important sub county retailing functions and include some major retail chains, particularly convenience. Development Plan policy advocates a cautious approach to out of centre retail warehousing. The Plan supports the vitality and viability of such larger towns to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and surrounding catchment area.
- 3.4.26 During the preparation of the County Development Plan, a Non-Metropolitan Retail Background Retail Paper and Town Centre Study was undertaken for 12 of the Non-Metropolitan Towns in the County, including Skibbereen. The Town Centre Study of Non-Metropolitan Towns (2012) noted that there was 7,260 m<sup>2</sup> of convenience gross floor space and 6,410 m<sup>2</sup> of comparison gross floorspace in Skibbereen Town. The Study also noted that the convenience floor space per head of population in the surrounding catchment was 0.7 m<sup>2</sup> which compares favourably with other similar sized towns in the County. The study concluded that Skibbereen is well positioned geographically to cater for higher order retailing requirements to serve the peninsulas. The study also identified vacancy as a significant problem in Skibbereen.

- 3.4.27— Significant change is required to regenerate the town centre, which has been identified as an ‘economic driver’ in West Cork serving a wide rural hinterland. The study concluded that the town has a high percentage of independent units, dereliction in some central areas and a higher than normal level of overall vacancy in the retail core. There is an ageing building stock in the town centre and brownfield and other opportunity sites need to be targeted and prioritised to promote renewal and consolidate development. The study also notes that out of centre retailing has the potential to threaten the viability of the town further and connectivity from the town centre retail core and edge of centre retail (south of town) needs to be enhanced. Improvements to the public realm including increasing pedestrian space, widening and upgrading of footpaths, connectivity and pedestrian permeability also need to be promoted. This plan aims to continue to develop and improve the focus of the town towards the River Ilan.
- 3.4.28— The vision for the town centre is to make it a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the delivery of the Gortnaclohy Relief Road and off street parking in and around the edge of the town centre.
- 3.4.29 The area zoned for town centre uses in the Skibbereen Town Plan 2009-2015 was is extensive. This Local Area Plan has rationalised the town centre zonings, to identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is greatest and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. In the case of Skibbereen, this core area extends along Bridge Street, Main Street, the southern part of North Street and the northern part of Townsend Street.
- 3.4.30 This Plan recognises a major town centre expansion area located south of Bridge Street and North West of Mardyke Street. Part of this area is currently used as a public car park, while the area to the rear (south west) adjoining Rossa Road is undergoing redevelopment to accommodate a single storey discount foodstore of 1,436 sq.m gross floor area. The remainder of the site represents a significant development opportunity in the heart of the town which would have the benefit of drawing footfall back towards the main streets and town centre. Presently this site has access onto Bridge Street and Mardyke Street and has capacity to accommodate significant town centre uses including extensive retail development. The wide catchment of Skibbereen requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.
- 3.4.31 The additional retail development needs of the town should be accommodated within former Town Council area, in accordance with the Skibbereen Town Development Plan 2009 and the Cork County Development Plan 2014 and the provisions of the Retail Planning Guidelines.**

## Regeneration Areas

3.4.32 The X 01 (former Convent of Mercy site) has been identified as a significant strategic regeneration opportunity for the future development of the town to the north-east of the town centre.

Table 3.8: Regeneration Area in Skibbereen	
Map of Regeneration Area	Number and Description
	<p><b>SN-RA-01: Former Convent of Mercy</b></p> <p>This prominent site located along one of the main entrances to the town is occupied by substantial former convent and school buildings. The buildings which are of some architectural merit and listed on the Record of Protected Structures are currently in a state of disrepair. In order to highlight the importance of the site it has been given Special Policy Area zoning status in this Plan. The Council will work with owners/developers to consider a wide range of potential uses including, residential, office, community, tourist and accommodation on the site as part of an integrated mixed use development. Any development should have regard to the architectural character of the existing buildings, its attractive setting and the need to protect the residential amenities of adjoining property.</p>

## Urban Design

3.4.33 The principles of urban design should be applied to the critical future development of the town centre and to the most extensive land use in the plan area that is residential use. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Skibbereen, but instead sets out guiding principles that the Council wish to see embodied in new development. A fundamental requirement will be the need to integrate all form of development into the landscape setting, thereby reducing its impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features (such as trees, hedgerows, ponds, outcrops, etc) and by using strong structure planting that complements and reinforces the existing vegetation pattern. The scale, massing and height of proposed development needs to be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, the view and landmarks. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structure and landscape. Buildings that follow a continuous building line around a

street block and contain the private space within rear garden or courtyards are usually more successful than individual builds that stand in the middle of a plot.

3.4.34 The planned expansion of the town will require a new structure of streets and spaces to open up further land for development. Given the generally good condition of buildings in the town centre, there are few derelict sites or locations requiring special development consideration whose redevelopment would be of significant importance to the town. In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures are subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings where practical.

3.4.35 It is generally acknowledged that cars have come to dominate most streets in urban areas. This has only occurred in the last few decades and the imbalance needs to be reversed if urban communities are to review and prosper. Streets should be as much living places as they are routes for cars, an integral part of the community and the focus of many activities that link together people's lives. While certain levels of traffic for access and serviceability should be accommodated, increasing pressures for parking and the movement of large vehicles at the expense of other (usually more vulnerable) road users has reduced the vitality and attractiveness of many areas.

3.4.36 This is demonstrated in Skibbereen by the dominance of through traffic in Main Street and the lack of attractive, useable streets in the residential areas. This Plan supports measures that help to manage traffic levels and reduce vehicle speeds within the town, by ensuring that the road infrastructure meets the needs of residents by providing a safe and high quality pedestrian and cycle environment. New residential developments should seek to recreate high quality areas where the design and layout of roads are integrated in a way that is sensitive to the local environment, rather than to dominate it.

### **Riverside Development**

3.4.37 There are significant backland development opportunities on the southern bank of the Hen River. The aim is to provide a strong and continuous building edge to the waterway whilst facilitating a 3m wide walkway between the river and the proposed buildings. The scale of development will be consistent with existing development and should normally be no more than three storey's in height unless adjoining an old mill building which would give greater latitude for heights of up to four storey's. Pedestrian and vehicular access to the area will be promoted via the archway system evident on North Street and Main Street and mixed use developments will be encouraged.

### **Key Landmark Sites**

3.4.38 There are a number of high profile sites at strategic locations in the town. Some of these will be more apparent following the completion of the North Eastern Distributor Road. Many of the sites are situated at critical road junctions and intersections. The sites are highly visible and as such, it is essential that they are designed to the highest standards, as their development will set the tone for the town, and influence the public perception of it. Many of the identified landmark sites are situated on the approach roads into the town. Development on these lands will therefore provide a clear distinction between the urban and rural environment.

3.4.39 These landmark sites are as follows:

- Lands surrounding the junction of the N71 with the proposed new north eastern distributor road.
- Lands and existing development centered on the Baltimore Road roundabout.



## Infrastructure

### Road Infrastructure, Public Transport and Connectivity

3.4.40 This plan aims to reduce traffic congestion in the town centre and create an integrated and environmentally sound transport system that provides:

- Ease of access to the town;
- A choice of transport access for all;
- Strong integration between transportation planning and land use planning;
- General reduction of the need to travel (especially by car) by land use planning which promotes a sustainable mix of uses;
- Optimum use of existing transportation infrastructure by traffic management and reduced travel times and congestion; and
- A shift from car use to more environmentally friendly modes of transport including walking and cycling.

3.4.41 The main traffic corridor running through Skibbereen (the N71) provides a strategic link between the town, Clonakilty and Cork City and provides linkages to the rural hinterland further west along the coast. Other regional and local routes connect Skibbereen with the local towns of Baltimore, Schull, and Union Hall and carry significant tourist traffic during summer months. Skibbereen functions as a major bus distributor centre for the West Cork region with daily bus services linking Skibbereen and Cork City. Although there is no rail connection in the town, the road network and bus services provide a solid transport infrastructural base. Enhanced transportation infrastructure, in particular improvements to the N71 transport corridor, is seen as a critical component to the future growth and stability of the town as it provides linkages and facilitates commercial synergy with other centres of growth, including Clonakilty.

3.4.42 Failte Ireland has identified Skibbereen as a Category One cycle destination in its strategy for the development of Irish Cycle tourism. According to Failte Ireland, these cycling hub towns, should be accessible by public transport, have an adequate supply of visitor accommodation and be welcoming to cyclists with cycle friendly roads and business. In order to develop Skibbereen as a cycle hub, this Local Area Plan aims to promote greater cycle and pedestrian activity not just throughout the town centre but also on the wider road network. Enhancement of the cycle environment would improve the enjoyment of Skibbereen for residents and visitors alike and is crucial for any successful town centre regeneration initiative. Skibbereen is well provided with footpaths throughout the town centre but their condition varies and their provision diminishes with distance from the town centre. Although footpaths are provided within the town centre, there remains a conflict between pedestrians/cyclists and vehicles arising from parking obstructions, limited footpath widths and erratic pedestrian movements outside of uncontrolled crossing points.

3.4.43 The Skibbereen Traffic and Transportation Study was finalised in 2011 with the aim of developing a transport network capable of supporting the future economic growth of the town whilst creating a vibrant and pedestrian/cycle friendly town centre zone. This Plan will support the implementation of this traffic study in order to cater for existing and future traffic flows within the study area, enhance the town centre environment and provide a template to encourage the use of sustainable transport solutions.

3.4.44 Notwithstanding significant enhancement to the local road network, including the N71 relief road constructed through the Marsh which diverts all passing traffic heading west away from the town centre, there still remains heavy traffic flows and congestion through the town at

peak periods. The Skibbereen Town Development Plan, 2009 – 2015 identified an indicative route for the Gortnaclohy Relief Road, which would redistribute traffic from the town centre directly onto the R595 Baltimore Road and ease traffic congestion within the town. This north-eastern distributor road has been partially completed to the new Community School and it is considered of key importance for Skibbereen that this relief road is completed to the N71. This Plan has identified an employment growth centre to the north-east of the town to include part of the proposed relief road which will encourage higher business value uses and facilitate the completion of the relief road to the N71.

3.4.45 The proposed strategy in the Skibbereen Traffic and Transportation Study combines both, the urban renewal of individual streets with the provision of off-street parking and an enhancement of pedestrian facilities throughout the town of Skibbereen. The Skibbereen Traffic and Transportation Study recommended the following interventions;

- The provision of secure bicycle parking facilities adjacent to the town centre,
- Improved signing and road markings,
- Promotion of cycling in schools through the provision of appropriate cycle infrastructure linking areas of population growth with existing and proposed schools,
- In the longer term, provision should be made for the development of a cycle lane network.

3.4.46 According to the Traffic and Transportation Study, traffic congestion in Skibbereen is a concern in the town particularly at the following locations,

- North Street during school peak times,
- Main Street and Bridge Street due to on street parking,
- Bridge Street due to on street parking and on street bus stops,
- Ilen Street and Bridge Street junction due to poor visibility.

3.4.47 In order to address the issue of congestion in the town, promote a more pedestrian-orientated town centre and develop the town as a cycling hub, this Plan recognises the importance of implementing the following Transport Improvement Measures identified in the Traffic and Transportation Study, see Table 3.9:-

<b>Table 3.9: Transport Improvement Measures</b>	
<b>1</b>	Provision of school bus set down area off North Street.
<b>2</b>	Signalisation of Bridge St/Ilen Street.
<b>3</b>	Public Realm improvements on Main Street including the provision of loading bays for the town centre.
<b>4</b>	Alignment improvements on Bridge Street.
<b>5</b>	Make Lower Market Street two way.
<b>6</b>	Provide link road from Four Crosses roundabout to Rossa Road to reduce traffic flow on Main Street and Townshend Street.
<b>7</b>	Traffic calming on Townshend Street.
<b>8</b>	Completion of Gortnaclohy Relief Road.
<b>9</b>	Upgrading of "the Cutting" to a two way crossroads signalised junction, which would significantly reduce unnecessary traffic through town centre.
<b>10</b>	Provision of a contra flow cycle lane on Market Street and North Street.

## Water Supply

3.4.48 The source of the water for the town of Skibbereen is the Ilen River and the treatment plant is located at Ballyhilty, upstream of Skibbereen Town. The upgrading of the water supply including network extensions may be required to service certain parcels of zoned land.

### Waste Water Infrastructure

3.4.49 There is capacity available in the wastewater treatment plant but some network extensions may be required to service specific sites. The OPW flood scheme will assist hydraulic capacity.

### Waste Management

3.4.50 There is a bring site provided in Skibbereen and a Civic Amenity Site located at Derryconnell, Sullishole which accepts a wide range of goods to be recycled. It is the intention to provide a civic amenity site in the Skibbereen area subject to funding.

### Flooding

3.4.51 In extreme weather conditions the town is at risk of flooding from the Ilen River and the Caol Stream. The areas at risk of flooding are illustrated on the land-use zoning map. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands.

3.4.52 **There is currently a flood alleviation scheme under construction in Skibbereen, the River Ilen (Skibbereen) Drainage Scheme. This scheme utilizes flood defences primarily as the form of risk alleviation together with pumping and the use of a flood storage area adjacent to the Caol Stream on the Castletownshend Road.** Remedial works in the form of river realignment works downstream of Kennedy Bridge have significantly improved the situation by reducing the frequency of flooding. Further alleviation measures are contained in the Skibbereen Urban Study 2002 which also contains specific proposals to offset any increase in flood water level caused by the potential development of the Marsh area for community and recreation purposes.

## Environment and Heritage

### Natural Heritage

3.4.53 The Ilen River has had a strong influence on the historical development of the town. The Ilen River is the main natural amenity feature and has had a strong influence on the historic development of the town. The river which is up to 40m in width, carves a large meander through the town forming a floodplain known as the Marsh along the western bank. The Caol Stream running in a southern direction is a tributary of the Ilen. The river and stream do not have any environmental designations although they are recognised as a significant riverine habitat and amenity resource. The Ilen River discharges to the Roaringwater Bay and Islands Special Area of Conservation.

### Landscape

3.4.54 The landscape setting of Skibbereen is one of the towns' greatest assets, which in addition to the river also comprises an undulating landscape, giving scenic views of the town and of distant views of the surrounding hills and countryside. As well as conserving and protecting the landscape setting of Skibbereen, it is necessary to provide for both active and passive open space/recreational areas thereby enhancing the overall living environment and ensuring quality of life for all residents. Protecting the natural environment, facilitating public amenity and providing open space is a balancing act requiring an understanding of the function and needs of residents and visitors to the town.

~~3.4.55 Located between two elevated areas, namely Skibbereen Heights to the west of the town and The Rock to the east, the town has been forced to expand primarily to the north and south. Skibbereen Heights comprises a substantial area of very elevated land dominated by sheer rock on the eastern boundary adjoining Ilen Street and Mardyke Street. The Rock describes the elevated area to the east of the town to the rear of buildings on North Street and extending~~

~~eastwards up High Street. In contrast to Skibbereen Heights this area is quite accessible, with a pathway off North Street via Windmill Lane and via an un-named laneway located opposite the Council offices and adjoining the West Cork Arts Centre to the south. These areas have potential to contribute more positively to the general amenity of the town and any development and use in these areas that would impair its visual amenities should be resisted.~~

3.4.56 There are three designated scenic routes – the N71 national road between Skibbereen and Leap (scenic route - S82), the regional route R595 between Skibbereen and Baltimore (scenic route - S88) and the N71 national road to the west between Skibbereen and Ballydehob (scenic route - S90) in the County Development Plan 2014.

3.4.57 The area to the west of the town is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive.

## Open Space/Amenity

3.4.58 The Council recognises the importance of an adequate provision of attractive and conveniently located open space throughout the plan area. Open spaces can provide a variety of functions, including active recreation, passive recreation, visual amenity (important landscape views), ecology (bird and wildlife habitat; biodiversity of plant species), drainage management (particularly stormwater control) and Socio-economic needs (such as meeting places, and allotments). Existing open space within Skibbereen is made up of these elements, which are important in the consideration of the overall open space strategy for the area.

3.4.59 All of the active open space within the town is located north of the Ilen River and north of the N71. The active open space is primarily operated and provided by sports clubs including the GAA grounds, Glencurragh pitch and the rugby pitch.

~~3.4.60 On the northern side of the town, to the north of the Ilen River are a number of passive areas of open space, including an attractive park located between Marsh Road and Mill Road, and a park with a playground located on Cork Road. The remaining open space areas in this area of the town comprise primarily of undeveloped areas subject to flooding. The most significant of these areas is that land situated on the northern bank of the Ilen River and known locally as the Marsh. This is a significant piece of undeveloped land in the heart of Skibbereen town and presents a significant opportunity to accommodate recreation and social/community uses. Further to the west of this land and just west of John F. Kennedy Bridge is an area of open space which is also subject to flooding and which has been developed with seating and pathways.~~

~~3.4.61 The only area of open space located south of the Ilen River is that elevated area known as The Rock. Although accessed via pathways from North Street and developed with a viewing platform, this area suffers from a lack of maintenance and supervision, and would benefit from careful peripheral development thereby affording natural surveillance to the area. There are opportunities to extend some walking routes and also improve signage to recreational areas.~~

~~3.4.62 The majority of existing passive open space is incidental to housing developments, with these spaces generally lacking in overall quality, particularly in relation to their layout and integration in the overall development, design, landscaping, existing facilities, and the degree of overlooking. Few links are developed between adjoining housing areas, or between open spaces within large housing developments. Greater emphasis needs to be placed on the improvement and enhancement of these areas in the future, to create attractive, safe and meaningful public amenities.~~

3.4.63—It is very clear from the assessment of open space provision that most of the open space is provided for north of the Ilen River and that the only open space provided south of the river is in that area known locally as The Rock. Therefore, there is an unbalanced provision of open space in the town and that there is a clear need for additional open space provision on the southern side of the town. A balanced mix of open space types within each area of the town needs to be developed to ensure ease of access for all to open spaces and playing fields and therefore it is proposed to consider the town in four separate quarters. Breaking the plan area into four distinct areas ensures that all existing and future areas of the town are adequately served by a variety of open space types. It is a key objective to try and establish linkages and connections between these open spaces so as to provide a comprehensive network see Table 3.10.

<b>Table 3.10: Open Space Strategy for Skibbereen</b>	
<b>Area</b>	<b>Description</b>
<b>Northern</b>	This area is well supplied with both open space and playing fields. The key strategic site comprising the Marsh lands has significant recreational potential.
<b>Eastern</b>	This area of the town is served by The Rock open space area. With two access points located north and south of North Street, this land can be easily accessed from the town centre and can also be accessed via High Street. Defined with pathways and a viewing area, this open space suffers from a lack of maintenance, lack of surveillance, an isolated location and a lack of directional signage. It is considered that development of lands surrounding the open space should be encouraged and promoted thereby ensuring natural surveillance of the area with four defined open space linkages providing access to the open space from High Street and North Street. The open space requires regular maintenance and landscaping and should be promoted with directional signage. It is recommended that the area is promoted in the tourist guide for the town, as it offers impressive views of the town to the north and west.
<b>Southern</b>	It is proposed to develop a park and provide a playground facility south of the town centre on land located between the Gortnaclohy Link Road and the Castletownsend Road as the area is currently suffering from a lack of formal open space provision. This land should be developed from financial contributions secured from residential development within the town.
<b>Western</b>	Skibbereen Heights provides a long term opportunity for the town, to develop a significant recreational area within the town boundary and to facilitate the development of walkways, tourist trails and natural amenity features. Due to the elevated nature of this land, access from the town side is restricted although there are several access points from the unclassified county road bounding the land to the west. These lands are located within the Town Greenbelt and a comprehensive and detailed study of this area would be required prior to consideration of any

**Table 3.10: Open Space Strategy for Skibbereen**

Area	Description
	significant recreational development.

## Playgrounds

3.4.64 There is currently only one active children's playground within Skibbereen located on the Cork Road. The Council is committed to developing a second playground in the town to the recognised safety standards, in the interests of promoting and encouraging children's social, physical, intellectual and creative development within a suitable recreational environment. This second playground area shall be located on the new area of open space to the south of the town. Where possible additional smaller play areas associated with housing estates will be facilitated as a second tier of local play areas and developers will be expected to provide useful informal open spaces, such as pocket parks, within residential areas.

## Public Walkways

3.4.65 The natural environment, biodiversity and waterway of Skibbereen should be recognised and the provision of an amenity walk on the southern bank of the Ilen River should be an objective of this Plan as lands in the area are redeveloped / regenerated. On the northern bank of the Ilen River a high quality combined cycleway and walkway is proposed extending from the upstream bridge as far as the John F Kennedy Bridge and beyond to link in with the existing walkway on that area of open space between the Ilen River and the Schull Road. An additional amenity walkway, extending from the Gortnaclohy Link Road south eastwards has been identified in this Plan, extending beyond the town boundary to Russagh Mill.

## Community Facilities

3.4.66 Skibbereen has a range of community and recreational facilities, such as community centres, schools, healthcare centres, crèches, playing fields and recreational facilities. In relation to indoor recreational facilities, Skibbereen is served by a Sports Centre and has a number of local sports clubs, which have access to a limited number of indoor halls. The town also has a strong cultural background, supporting a Heritage Centre and Arts centre. Skibbereen acts as a local centre of importance in the provision of community services and facilities. Sports and recreation facilities in the town include tennis courts, rugby, soccer and GAA pitches (although the provision of facilities for these clubs are very limited), badminton, basketball, rowing, indoor football, karate, cycling and gymnastics. However, the provision of outdoor and indoor facilities is generally lacking, with a lot of clubs having to rent land and/or indoor facilities. There is scope to further enhance the level of recreational and amenity facilities in the town. In this regard, the provision of outdoor shared use basketball courts would be valuable resource in the town.

3.4.67 Skibbereen provides a wide range of educational facilities from primary to post primary level. There are four primary schools in the town; SN Pdraig Naofa, Scoil Naomh Seosamh (all girls), Abbeystreery NS (Church of Ireland) and the mixed Gaelscoil Dhochtúir Uí Shúilleabháin. The three post primary schools; Mercy Heights Secondary School, Rossa College and St Fachtna's De la Salle, amalgamated in 2016 to form a new community school at a 19 acre site in Gortnaclohy. The new school accommodates 900 pupils providing modern classrooms,

several science laboratories, technology and multimedia rooms, arts and graphics areas over the 9,800 m<sup>2</sup> building. Extensive sports facilities, both indoor and external hard courts and playing pitches also form part of the school development, as well as a fully specified Special Needs Unit.

## Townscape / Built Heritage

3.4.68 The historic flair of Skibbereen rests largely upon the survival of its original townscape features and the remaining stock of traditional buildings. It will be the town's future challenge to retain and enhance the visual appeal of its townscape, while permitting the modern uses necessary to ensure its vibrancy. A significant proportion of the historic buildings have been altered in recent years and not always in the most sympathetic manner. Window openings and fenestration patterns have changed, PVC and aluminum windows were inserted and modern shop fronts replaced traditional ones. A general lack of maintenance is evident on some town-centre buildings, particularly above ground floor level. One of the most critical conservation issues is the level of vacancy in the town centre. In order to address these issues there is a need for comprehensive townscape management, the key aims of should be to:

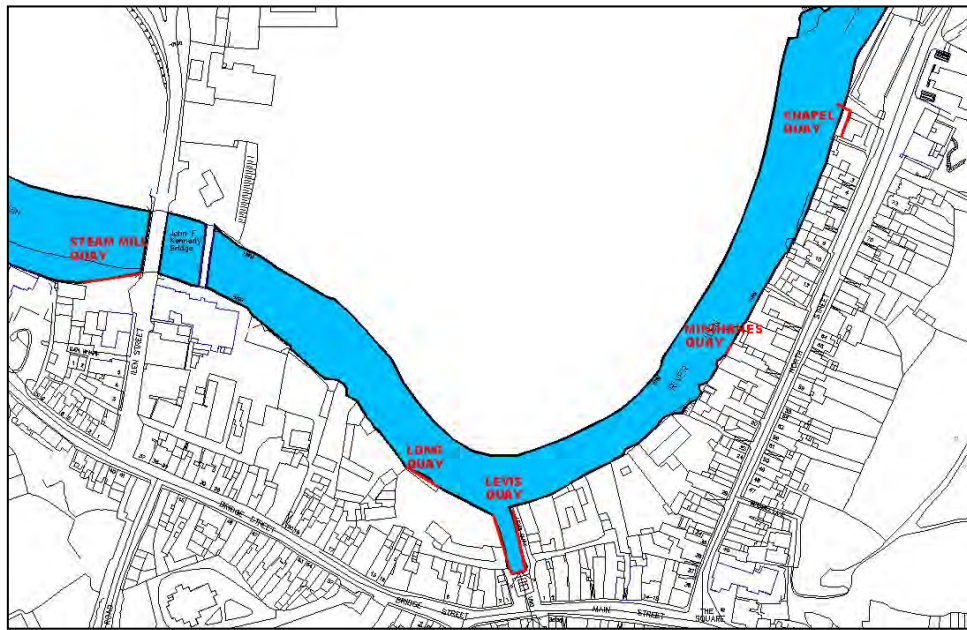
- Maintain existing uses and attracting new ones to the town centre.
- Respect the historical and traditional context that contributes to Skibbereen's character.
- Promote the right balance between conservation and redevelopment.
- Enhance the townscape through provision of pedestrian priority areas and other environmental improvements (such as the placement of electricity cables underground, improvements in street lighting, paving and public art).
- Protecting key buildings of the town's architectural heritage (through the Record of Protected Structures).
- Protecting and enhancing key streetscapes and elements of townscape (primarily through Architectural Conservation Areas).

3.4.69 **The Skibbereen Town Development Plan 2009 has recognised that there are many fine buildings or architectural and historical importance within the town** Skibbereen possesses a wealth of architectural heritage with 163 buildings or other structures entered in the Record of Protected Structures. Therefore the town possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past. The Council recognises the value and significance of its built and archaeological heritage and therefore seeks to ensure the effective protection, conservation and enhancement of historical and archaeological sites, monuments and their settings.

3.4.70 The entire town centre of Skibbereen has been identified as an Architectural Conservation Area. It represents the main commercial centre and the consequent character of the town. There are many fine shopfronts from a variety of periods and styles that create a sense of vibrancy and interest. Whilst many have retained or sympathetically restored shopfronts future developments must recognise the value that such items have on the overall character of the area. It is not only the lower floors of these buildings that define this character, but the upper levels also contribute to the sense of place created. The sense of enclosure and space that is most attractive and interesting has been determined by the historic layout of the street and the form and scale of the buildings.

## Historic Quays

3.4.71—A total of five historic quays, see Figure 3.02, have been identified in Skibbereen. Comprising of old disused stone quays along the town side of the River Ilen between the two road bridges, these quays were once the primary means to transport goods and people in and out of Skibbereen. Some of the quays are in private ownership, others are unrecognisable and some have been blocked with stone and deposits. However, what is unquestioned is the historic significance and value of the quays and therefore their protection should be considered as part of this plan. In the past, communities and public bodies turned their back on water bodies but now the tide is turning in this regard. Therefore an opportunity presents itself to afford protection to the quays by way of identification in this plan and by ensuring that the quays are redeveloped as part of any development proposal on adjoining land.



**Figure 3.02**—Historic Quays

## Archaeological Heritage

3.4.72 The centre of Skibbereen is also located within a Zone of Archaeological Potential (ZAP). Skibbereen is designated as a historic town in the County Cork Record of Monuments and Places. Given the historic significance of the River Ilen and associated river traffic in the 17<sup>th</sup> and 18<sup>th</sup> centuries, underwater archaeology may be another important aspect of Skibbereen's archaeological heritage as there is generally a high archaeological potential within maritime environments. Therefore, the possible impacts on riverine environments by developments adjoining the River Ilen will need to be considered.



## General Objectives

3.4.73 The following general objectives shall apply to all development within the development boundary of Skibbereen **Environs**.

<b>Local Area Plan Objective</b>	
<b>General Objectives for Skibbereen Environs</b>	
Objective No.	
SK-GO-01	Plan for development to enable Skibbereen <b>Town and Environs</b> to achieve its target population of 3,035.
SK-GO-02	In order to secure the sustainable population growth and supporting development proposed in SK-GO-01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan and which ensures protection of the downstream Roaringwater Bay and Islands SAC, needs to be provided in tandem with the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels.
SK-GO-03	The boundary of Skibbereen is upstream of the Roaringwater Bay and Islands SAC. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites.
SK-GO-04	Support the implementation of the Traffic and Transportation Strategy for Skibbereen.
SK-GO-05	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
SK-GO-06	<del>Preserve and enhance the character of the town centre by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.</del>
SK-GO-07	<del>Facilitate enhancement of the quay walls and slipways on the River Hen and develop as a tourist product as far as possible.</del>
SK-GO-08	<del>Protect and further develop the tourist potential of built and archaeological heritage in the town and promote heritage trail in the town.</del>
SK-GO-09	<del>Prepare a Town Centre Improvement and Public Realm Study over the life time of this plan.</del>
SK-GO-10	<del>Ensure the high quality design and architectural treatment of key Landmark Sites as identified in Paragraph 3.4.38 and the Regeneration Site identified in Table 3.8. The submission of a design statement will be required for the development for all major development proposals on these sites.</del>

SK-GO-11	Facilitate the implementation of the Open Space Strategy set out in this Plan
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## Specific Objectives

3.4.74 The specific zoning objectives for Skibbereen are set out in the following tables:

Local Area Plan Objective		
Specific Development Objectives for Skibbereen		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Residential</b>		
SK R-01	Medium B Density Residential Development.	1.7
SK R-02	Medium B Density Residential Development with provision for serviced sites.	5.1
SK R-03	Medium B Density Residential Development with provision for serviced sites.	3.1
SK R-04	Medium B Density Residential Development.*	4.8
SK R-05	Medium B Density Residential Development.*	7.5
SK R-06	Medium B Density Residential Development.	10.8
SK R-07	Medium B Density Residential Development.	6.3
SK R-08	Medium B Density Residential Development.	1.6
SK R-09	Medium B Density Residential Development.	0.5
SK R-10	Medium B Density Residential Development.	2.8
SK R-11	Medium B Density Residential Development with provision for serviced sites.	0.9
SK R-12	Medium B Density Residential Development with provision for serviced sites.	2.4
SK R-13	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 and B-04 sites.	12.3
SK R-14	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 and R-15 sites.	3.7
SK R-15	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 site.	2.2
SK R-16	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-17 site.	1.8
SK R-17	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-16 site.	1.0

SK R-18	<del>Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.</del>	<del>1.5</del>
SK R-19	<del>Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.</del>	<del>3.1</del>
SK R-20	<del>Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.</del>	<del>2.4</del>
SK R-21	<del>Medium B Density Residential Development. Comprehensive landscape proposals will be required along southern site boundary.</del>	<del>1.9</del>
<b>Industry</b>		
SK I-01	Industrial Estate Type Development for small and medium light industrial units with a single access from the R637. *	5.4
SK I-02	Industrial Estate Type Development, suitable for small to medium industrial units, warehousing and distribution and civic amenity / waste transfer facilities site, subject to the provision of comprehensive landscaping proposals including mounding on the southern, northern and eastern site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. ^ *	3.9
<b>Business</b>		
SK B-01	Business Development including where appropriate consideration of renewable energy projects. Incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access from the R637 and satisfactory disposal of surface water and effluent. Development will be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre. Existing watercourses on the site should remain open. *	15.9
SK B-02	Business Development.	9.3
SK B-03	Business Development incorporating high quality building design, with option for a hotel including leisure centre and conference facilities to serve the town and its hinterland. Any development would be subject to a comprehensive landscape-based design	3.5

	scheme incorporating safe, off-road pedestrian access to the town centre and satisfactory disposal of surface water and effluent.	
SK B-04	<p><del>Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals and satisfactory disposal of surface water and effluent. Development shall be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre.</del></p> <p>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the Gortnaclohy Relief Road (U-04).<sup>^</sup></p>	6.9
SK B-05	<p>Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals and satisfactory disposal of surface water and effluent. Development shall be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre.</p> <p>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the Gortnaclohy Relief Road (U-04).<sup>^</sup></p>	10.66
<b>Town Centre</b>		
SK T-01	<p><del>Town Centre. Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements.*</del></p>	18.85
<b>Utilities</b>		
SK U-01	Proposed sewage treatment plant.	
SK U-02	<del>Support the development of a public walkway on the southern bank of the Ilan River and a combined cycleway and walkway on the northern bank.</del>	

SK U-04	<del>Indicative line of proposed Gortnaclohy Relief Road.</del>	
<b>Open Space, Sports, Recreation and Amenity</b>		
SK O-01	Open Space. The southern part of this site adjoining the showground's is suitable for sports, recreation and amenity purposes. *	7.28
SK O-02	Open Space for sports and recreation purposes.	4.29
SK O-03	<del>Open Space. Develop site for community/recreational purposes including the provision of pedestrian and cycleway links to the town centre and adjoining proposed residential sites.</del>	2
SK O-04	Open Space. Part of this site may be suitable recreation and amenity purposes. *	9.7
SK O-05	<del>Open Space for sports and recreation purposes.</del>	4.4
SK O-06	<del>Open Space for sports and recreation purposes.</del>	4.8
SK O-07	<del>Open Space as part of the River valley.</del>	5.8
SK O-08	<del>Open space as part of the River valley.</del>	1.6
SK O-09	<del>Open Space. Protect the use of existing playing fields within the town and maintain such land for recreational purposes.</del>	3.2
SK O-10	Open Space. Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.	-
SK O-11	<del>Open Space. Facilitate the development of open space in the southern sector along with the development of a playground.</del>	-
SK O-12	<del>Open Space. Maintain and enhance 'The Rock' open space area including the provision of directional signage and the enhancement and development of multiple access points, (including two existing access points from North Street, one existing and one proposed access point from High Street).</del>	-
<b>Community / Utility</b>		
SK C-01	Extension to Cemetery.	1.5
<b>Special Policy Area</b>		

<p>SK X-01</p>	<p>Special Policy Area. Support the redevelopment of this site for a variety of mixed uses (which should include community, residential or tourism related uses) involving the re-use of the existing buildings and preservation of the prominent setting of this site. The form and layout of any development should make a positive contribution to the townscape and visual amenities of the town.</p>	<p>0.92</p>
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## Appendix B3

### Amendment No. WC 01.08.01

Include New Section 1.8 as follows:

#### Active Land Management

In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:

*Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.*

*The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.*

Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.

In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:

- Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets
- The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates
- The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state



- **Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors**
- **Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork**

It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.

A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.

During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration & Housing Act 2015, Cork County Council will:

1. **Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes.**
2. **Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.**
3. **Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated *Scale of Development* and *Normal Recommended Scale of any Individual Scheme* requirements set out in this Plan.**

This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.

- 4. Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.**

## Appendix B4

### Amendment No. WC 02.04.01

Insert Revised Table 2.2 as follows;

<b>Table 2.2 West Cork Municipal District Housing Requirements and Supply</b>						
	<b>Housing Requirement</b>				<b>Housing Supply</b>	
	<b>Census 2011</b>	<b>Population Target</b>	<b>New Units Required</b>	<b>Net Estimated Requirement (ha)</b>	<b>Est. Net Residential area zoned</b>	<b>Estimated Housing (Units)</b>
<b>Clonakilty*</b>	4,721	7,218	1,500	83	<del>128.8</del> <b>93.23</b>	1,600 <b>1,596</b>
<b>Bantry</b>	3,348	5,484	1,241	69	<del>100</del> <b>101.3</b>	<del>1,393</del> <b>1,334</b>
<b>Skibbereen**</b>	2,670	3,035	332	18	<del>77</del> <b>68.93</b>	1,300 <b>1,189</b>
<b>Dunmanway</b>	1,585	1,976	273	15	<del>38.8</del> <b>38.9</b>	<del>593</del> <b>569</b>
<b>Castletown-bere</b>	912	1,439	309	17	<del>38</del> <b>37.75</b>	443
<b>Schull</b>	658	748	87	5	<del>11.3</del> <b>10.7</b>	205 <b>174</b>
<b>Main Towns</b>	13,894	19,900	3,741	208	<del>393.9</del> <b>350.8</b>	5,534 <b>5,305</b>
<b>Villages</b>	10,793	14,867	2,531	--	--	1,944
<b>Rural</b>	31,843	28,713	623	--	--	--
<b>Total Villages and Rural</b>	42,636	43,581	3,155	--	--	1,944
<b>Total for District</b>	56,530	63,481	6,896	208	<del>393.9</del> <b>350.8</b>	7,478 <b>7,249</b>
Current Estimated Strategic Land Reserve for this Municipal District is <del>185.9</del> <b>143</b> Ha						
<b>*Includes 42ha of residentially zoned land from the Clonakilty Town Development Plan, 2009.</b>						
<b>**Includes 55ha of residentially zoned land from the Skibbereen Town Development Plan, 2009.</b>						

Delete Text in Section 2.4 and Replace with revised text as follows:

Within the West Cork Municipal District the County Development Plan provides for growth in population of 6,951 persons. The number of households is expected to grow by 6,151 leading to a net requirement for 6,896 new houses within the Municipal District. The County Development Plan indicates that 208ha of residentially zoned land is required.

The population growth target will require the provision of 6,896 new housing units, with at least 3,741 units allocated to the 6 Main Towns. Housing growth of 1,944 units is also planned for the villages.

**During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required.**

**The core strategy requires the village network to accommodate 2,531 units; the current appropriate scale of development would allow 1,944 units. However an analysis of water services infrastructure would indicate that only 953 units could be accommodated. Therefore the balance of 1578 (587 plus 991) additional units will have to be accommodated in the six main towns.**

**In order to accommodate 1,578 units approximately 63ha of zoned land based on a density of 25 units per ha would be required. This would bring the net estimated requirement to meet the needs of the Municipal District to 271ha leaving a headroom of 80ha.**

The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.2. For the towns, the 'Overall Scale of New Development' figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.

Based on estimated current and target population figures for the villages, the County Development Plan (Core Strategy) estimated the number of new houses that that may need to be accommodated within the villages of this Municipal District as ~~3,155~~ **2,531** units. This local area plan has ~~the~~ retained the scale of growth figures for the villages at the 2011 figures which is at lower level of development at 1,944 units.

This local area plan does not zone land for development within the villages. Rather each village has a development boundary and is assigned an 'Overall Scale of New Development'. This figure is not a target to be reached, or an absolute maximum limit on development. Rather the 'overall scale of growth' figure is an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this Plan, subject to other considerations of proper planning and sustainable development. Development within villages also has to be balanced in line with the overall strategy of the County Development Plan which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the towns can accelerate their rate of growth and achieve a critical mass of population.

Notwithstanding the level of growth provided for in the villages, the water services infrastructure needed to deliver this level of growth is not always in place as indicated by Table 2.3. In general the Council's approach to this is that where Irish Water already have water services infrastructure in a town or village, then Irish Water will need to up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement. Irish Water has indicated that, when they are upgrading the water services infrastructure in a settlement, they will take account of future development needs.

An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver ~~1,251~~ **953** housing units within the villages of this district in the short / medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.

Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in the local area plan, the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water. ~~Settlements in this category are denoted by the letter 'R' in the final column of Table 2.3.~~

In some areas where water services infrastructure is not available, nor likely to be available, it will be necessary to manage growth to reflect available water services capacity. Unless water services issues are resolved, development will be limited to a small number of individual houses with their own

treatment plant. ~~Settlements in this category are denoted by the letter 'A' in the final column of Table 2.3.~~

In some settlements, typically village nuclei, the scale of growth set out in 2011 is already low in recognition of the lack of water services infrastructure and therefore it will generally be possible to retain this as it is.

Within the village network it is suggested that the new local area plan should maintain the scale of growth established in the 2011 Local Areas Plans in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is not intended to make any significant changes to the development boundaries of any of the villages. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns within the Municipal District to accommodate any development which cannot take place within the villages due to lack of infrastructure.

In relation to the West Cork Island Communities of Bere Island, Dursey Island, Heir Island, Long Island, Sherkin Island, Oilean Chleire and Whiddy Island, it is proposed to continue with the strategy as set out in the current Local Area Plan adopted in 2011.

The Settlement network of this Municipal District includes ~~twelve~~ **nine** 'Other Locations' Ardnegeehy Beg, Ballinglanna, Barleycove, Darkwood, ~~Darrara Rural Model Village~~, Inchydoney, Lisbealad, Ownahinchy, Poundlick and Tragumna. **The** County Development Plan Strategy recognises other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are proposed to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

**Note: This change refers to the text of the draft plan only.**

**Appendix B5****Amendment No. WC 03.01.01**

Delete Table 3.1 and Insert revised Table 3.1 as follows:

<b>Table 3.1: Population, Households and Net New Houses for Main Towns</b>							
	<b>Housing Requirement</b>					<b>Housing Supply</b>	
	<b>Census 2011</b>	<b>Population Target</b>	<b>Total New Households</b>	<b>New Units Required</b>	<b>Net Estimated Requirement (Ha)</b>	<b>Net Estimated Residential Area Zoned (Ha)</b>	<b>Estimated Housing Yield</b>
<b>Clonakilty*</b>	4,721	7,218	1,309	1,500	83	<del>128.8</del> <b>93.23</b>	<del>1,600</del> <b>1,596</b>
<b>Bantry</b>	3,348	5,484	1,080	1,241	69	<del>100</del> <b>101.3</b>	<del>1,393</del> <b>1,334</b>
<b>Skibbereen* *</b>	2,670	3,035	306	332	18	<del>77</del> <b>68.93</b>	<del>1,300</del> <b>1,189</b>
<b>Dunmanway</b>	1,585	1,976	254	273	15	<del>38.8</del> <b>38.9</b>	<del>593</del> <b>569</b>
<b>Castletownbere</b>	912	1,439	271	309	17	<del>38</del> <b>37.75</b>	<del>443</del> <b>443</b>
<b>Schull</b>	658	748	75	87	5	<del>11.3</del> <b>10.7</b>	<del>205</del> <b>174</b>
<b>*Includes 42ha of residentially zoned land from the Clonakilty Town Development Plan, 2009.</b>							
<b>**Includes 55ha of residentially zoned land from the Skibbereen Town Development Plan, 2009.</b>							

Delete text and include additional text to 3.1.7 as follows;

**Approach to Plan Preparation**

3.4.75 In the preparation of new 'zoning' maps for the main towns in this plan, the following issues have been addressed:

Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the 'Urban area'. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns. There are exceptions to this in areas where it is considered necessary to continue to protect / promote a specific land use;

Where possible the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control). **A core retail shopping area has been identified in Bantry, Dunmanway, Castletownbere and Schull.**

**It is the intention of Cork County Council to identify Regeneration Areas following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. Therefore in Bantry and Dunmanway Regeneration Areas have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for**

**redevelopment.** In each town a core retail shopping area has been identified. In both towns Regeneration Areas have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment;

The existing Town Development Plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'Existing Built Up Area' classification. This approach will be applied to the developed areas within the former town council administrative areas to achieve a uniform approach to land use zoning across all Main Towns.

The boundaries of Town Centre zonings will be adjusted to reflect the combined boundaries of the "established" and "expansion" areas within existing town plans. Where appropriate extensive existing residential areas will be removed from the town centre zoning. A retail core which defines the main shopping streets in a town will be identified within the town centre zoning of each Main Town.

It is the intention of Cork County Council as part of the review of the Local Area Plans, including areas formerly covered by the Town Councils, to identify Regeneration Areas following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. The Local Area Plans will include the measures outlined in the Act.

## Appendix C

Name of Interested Party	Unique Reference No	Settlement Name
Aindrias Muineachin	DLAP16-16-11875589	Municipal District Wide
Aldi Stores (Ireland) Ltd	DLAP16-16-11851868	Clonakilty
Anna Aherne	DLAP16-16-11562884	Countywide
Applegreen	DLAP16-16-11851493	Municipal District Wide
Baltimore, Rath, Sherkin & Cleire Community Council	DLAP16-16-11870407	Baltimore
Bantry Chamber of Commerce, Bantry Traders	DLAP16-16-10888181	Bantry
Bantry Estates Company	DLAP16-16-11578335	Bantry
Beara Tourism Development Association	DLAP16-16-11513716	Castletownbere
Beara Tourism Development Ltd	DLAP16-16-11597837	Castletownbere
Beara Tourism Development Ltd	DLAP16-16-11777403	Castletownbere
Bere Island Projects Group Ltd	DLAP16-16-11880720	Bere Island
Bernie Tobin	DLAP16-16-11873211	Ahakista
Bertie Hourihan	DLAP16-16-11694681	Skibbereen
Brian Marten	DLAP16-16-11880111	Baltimore
Bridget Whooley	DLAP16-16-12514401	Schull
Bryan Gallwey	DLAP16-16-11559817	Clonakilty
Carberry Plastics Ltd.	DLAP16-16-11862132	Clonakilty
Cllr. Patrick Gerard Murphy	DLAP16-16-11822518	Glengarriff
Colman O Sullivan	DLAP16-16-11698710	Eyeries
Concerned Residents of Ardgehane and Ballinglanna	DLAP16-16-11813103	Ballinglanna
Concerned Residents of Ardgehane and Ballinglanna	DLAP16-16-11813787	Ballinglanna
Concerned Residents of Ardgehane and Ballinglanna	DLAP16-16-11814034	Ballinglanna
Connie O'Driscoll	DLAP16-16-11879671	Lowertown
Connie O'Sullivan	DLAP16-16-12501758	Schull
Construction Industry Ireland (Cork Branch)	DLAP16-16-11810950	Countywide
Cork Chamber	DLAP16-16-11879766	Countywide
Cork City Council	DLAP16-16-12631298	Countywide
Cork Cycling Campaign	DLAP16-16-11848456	Countywide
Cork Education & Training Board	DLAP16-16-11592327	Countywide
Cork Environmental Forum	DLAP16-16-11882060	Countywide
Cork Nature network	DLAP16-16-11791747	Countywide
Crushterra Voluntary Community Group	DLAP16-16-10108819	Dunmanway
Deirdre Fitzgerald	DLAP16-16-10550667	Bantry
Deirdre Murphy and Ollie O'Brien	DLAP16-16-11472058	Kilmichael
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA)	DLAP16-16-11865670	Countywide
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA) - Natura Conservation	DLAP16-16-11878270	Municipal District Wide
Department of Education & Skills	DLAP16-16-11881448	Countywide
Diana and Dermot Kennedy	DLAP16-16-12528367	Baltimore
Donal O'Shea	DLAP16-16-11589356	Bantry
Dr. Colin Gleeson	DLAP16-16-11483741	Dursey Island
Dr. Colin Gleeson	DLAP16-16-11487355	Dursey Island
Dursey Island Development Association	DLAP16-16-11874008	Dursey Island
Ella Harrington	DLAP16-16-12528204	Castletownbere
Environmental Protection Agency	DLAP16-16-11591435	Countywide
Eoin Gleeson	DLAP16-16-10945664	Countywide
Gas Networks Ireland	DLAP16-16-11881850	Countywide
Gemma Maher	DLAP16-16-11580736	Goleen



**West Cork MD Local Area Plan****Report to Members on Public Consultation Draft**

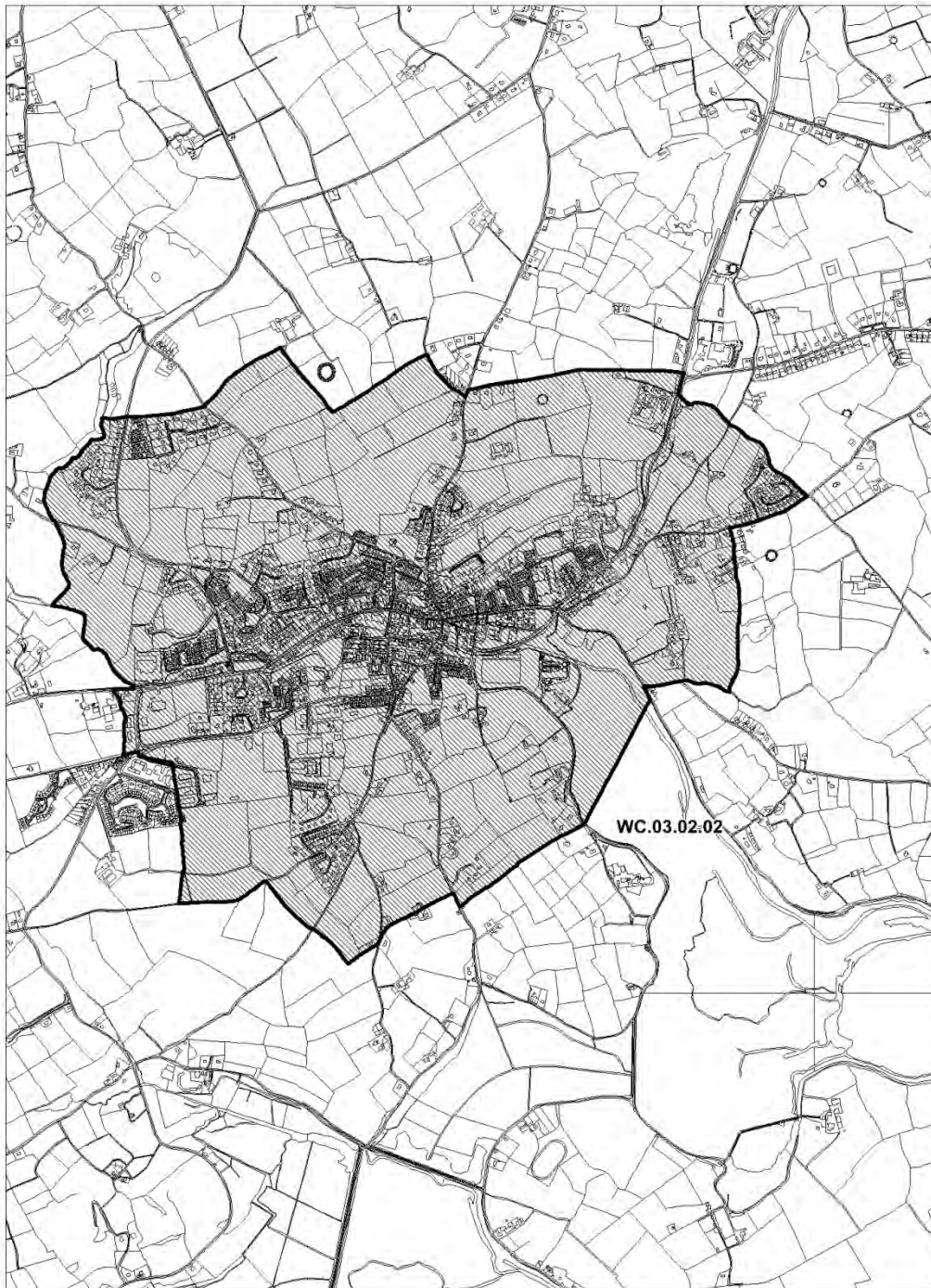
<b>Name of Interested Party</b>	<b>Unique Reference No</b>	<b>Settlement Name</b>
Geoff Wycherley	DLAP16-16-12514179	Rosscarbery
George Whibeg	DLAP16-16-12528016	Toomore
Gerard and Noreen O'Mahony	DLAP16-16-12613514	Glandore
Gerard Donovan	DLAP16-16-12613635	Goleen
Gerry Wycherley	DLAP16-16-11863777	Rosscarbery
Glengarriff Tourist & Development Association	DLAP16-16-11483350	Glengarriff
Goleen & District Community Council	DLAP16-16-12597009	Goleen
Goleen and District Community Council	DLAP16-16-12607526	Lowertown
Goleen and District Community Council – Crookhaven	DLAP16-16-12596817	Crookhaven
Goleen and District Community Council - Goleen	DLAP16-16-12597341	Goleen
Goleen and District Community Council - Toomore	DLAP16-16-12597181	Toomore
Gregory O'Mahony	DLAP16-16-12613353	Drombeg
Health and Safety Authority	DLAP16-16-10800942	Countywide
Heir Island Community Council	DLAP16-16-11847912	Heir Island
Irish Water	DLAP16-16-11847067	Countywide
James A Naylor	DLAP16-16-12501209	Baltimore
Jennifer Sleeman	DLAP16-16-11561170	Countywide
Jim & Sheila Canty	DLAP16-16-11695768	Rosscarbery
Jim Hayes	DLAP16-16-11558959	Drinagh
John Canty	DLAP16-16-11696502	Rosscarbery
John O'Connell	DLAP16-16-11855092	Ardfield
John O'Connell	DLAP16-16-11856239	Courtmac-sherry
John Santry	DLAP16-16-12514536	Clonakilty
Joseph Hernon & Donal Tobin	DLAP16-16-11699228	Rosscarbery
Jud and Marian Weidner	DLAP16-16-12501520	Bantry
Juila O'Connell	DLAP16-16-12528294	Johnstown
Junior Browne	DLAP16-16-11360448	Bantry
Junior Browne C/O Peter Browne	DLAP16-16-12528424	Bantry
KDawson	DLAP16-16-11769006	Countywide
Keshari, Robin and Susan Renwick	DLAP16-16-11559110	Clonakilty
Liam Evans	DLAP16-16-9829205	Ardfield
Lidl Ireland GmbH	DLAP16-16-11689616	Clonakilty
Lidl Ireland GmbH	DLAP16-16-11597725	Bantry
Lidl Ireland GmbH	DLAP16-16-11692153	Skibbereen
Long Island Development Group	DLAP16-16-11879964	Long Island
Lorraine Deane, Kevin and Siobhan O Sullivan	DLAP16-16-10834338	Dunmanway
Louise Kingston	DLAP16-16-11697928	Inchydoney
Lowertown Development Assoc	DLAP16-16-12607313	Lowertown
Ludgate Operations Ltd	DLAP16-16-11884695	Skibbereen
Marie Cronin	DLAP16-16-10536327	Bantry
Martin Cotter	DLAP16-16-12502153	Ballydehob
Martin Hobbs	DLAP16-16-11857009	Skibbereen
Martin O'Leary	DLAP16-16-12502018	Rathbarry Castlefreke
Meitheal Mara Teoranta	DLAP16-16-11878917	Countywide
Michael & Moira Minehane	DLAP16-16-11698732	Bantry
Michael Keohane	DLAP16-16-11878808	Bantry
Michael Lane	DLAP16-16-11591765	Rosscarbery
Michael Maher & Mary Patricia Maher	DLAP16-16-11539521	Clonakilty
Michael O Sullivan & Eileen O Neill	DLAP16-16-11460258	Glengarriff
Minister for Housing, Planning, Community and Local Government	DLAP16-16-11876775	Countywide
Mr Finbarr Santry	DLAP16-16-11867112	Rosscarbery

<b>Name of Interested Party</b>	<b>Unique Reference No</b>	<b>Settlement Name</b>
Mr John Sexton	DLAP16-16-11809936	Courtmacsherry
Murnane O'Shea	DLAP16-16-11844397	Bantry
Murnane O'Shea Limited	DLAP16-16-11842991	Bantry
Murnane O'Shea Ltd.	DLAP16-16-11867153	Bantry
National Transport Agency	DLAP16-16-11877709	Countywide
Neil & Maria Cooper	DLAP16-16-11514754	Clonakilty
Office of Public Works	DLAP16-16-11866198	Countywide
O'Flynn Construction	DLAP16-16-11874474	Countywide
Padraig & Emer Hourihane	DLAP16-16-11440753	Skibbereen
Pascale McCarthy & Patrick McCarthy	DLAP16-16-11579775	Bantry
Paul Di Rollo	DLAP16-16-11084987	Lisbealad
Pauline Sheila Harrigton	DLAP16-16-12607209	Bantry
Peter and Jacqueline Roberts	DLAP16-16-11806715	Baltimore
Rory and Sheila Johnson	DLAP16-16-11865863	Baltimore
Rosscarbery Community Council C/O Michael	DLAP16-16-12527677	Rosscarbery
Rosscarbery Tidy Towns Limited	DLAP16-16-11512654	Rosscarbery
Rowa Pharmaceuticals Lts	DLAP16-16-11880571	Bantry
S.O Mahony	DLAP16-16-11601558	Ballydehob
Samuel Sweetnam	DLAP16-16-10802165	Skibbereen Environs
Sean O'Rourke	DLAP16-16-12514286	Dunmanway
Shane Field & Olivia McGeough	DLAP16-16-11316468	Ardfield
Sherkin Island Develop-ment Society	DLAP16-16-11851992	Sherkin Island
Skibbereen Tidy Towns - Friends of the Rock	DLAP16-16-11882940	Skibbereen Environs
South and East Cork Area Development Partnership	DLAP16-16-11867531	Countywide
Southern Regional Assembly	DLAP16-16-12502299	Countywide
Stephen O'Donovan	DLAP16-16-12501888	Bantry
Susan Buckley	DLAP16-16-11587216	Clonakilty
The Long Island Development Group	DLAP16-16-11879476	Long Island
The Planning Partnership	DLAP16-16-11689980	Clonakilty
The Planning Partnership	DLAP16-16-11788408	Skibbereen
Tim and Catherine O'Mahony	DLAP16-16-12501660	Lowertown
Tim Coakley	DLAP16-16-10601018	Bantry
Tim Cullihane	DLAP16-16-12607028	Goleen
Tony Miller	DLAP16-16-12468524	Countywide
Tony O' Shea, Nicholas O' Sullivan	DLAP16-16-11764418	Bantry
Transport & Mobility Forum	DLAP16-16-11876170	Countywide
Transport Infrastructure Ireland	DLAP16-16-12177281	Countywide
Urban Explorer	DLAP16-16-11566403	Skibbereen
Vincent and Carolyn Kingston	DLAP16-16-10800196	Clonakilty
Westpond Lodges & Hotel Ltd.	DLAP16-16-11865233	Bantry
Whiddy Island Development association	DLAP16-16-9932596	Whiddy Island

## Appendix D – Proposed Map Changes

West Cork Municipal District Local Area Plan  
Public Consultation Draft

Clonakilty



Amendment Ref:WC.03.02.02

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

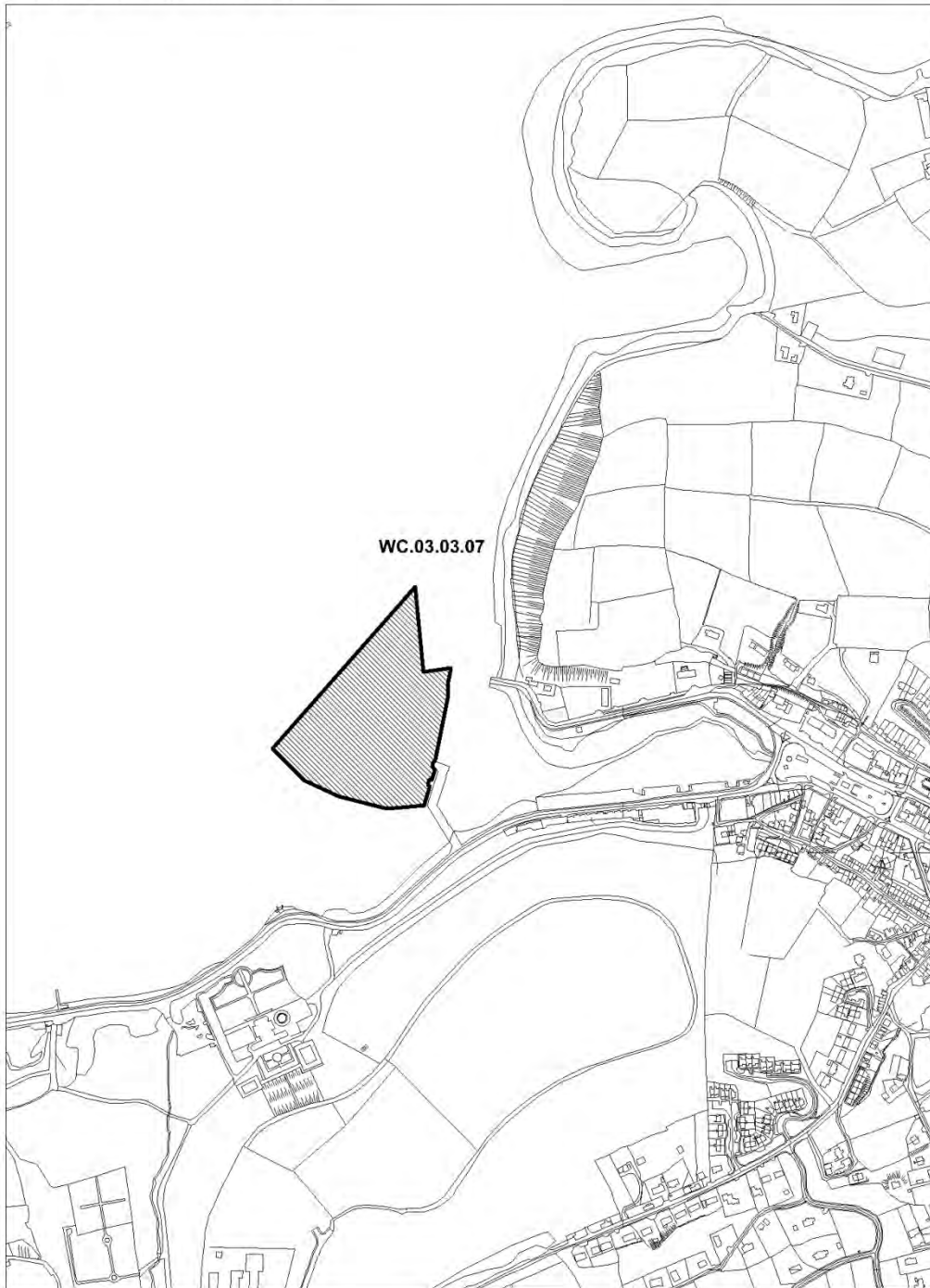
**Bantry**



**Amendment Ref:WC.03.03.06**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Bantry**



**Amendment Ref:WC.03.03.07**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

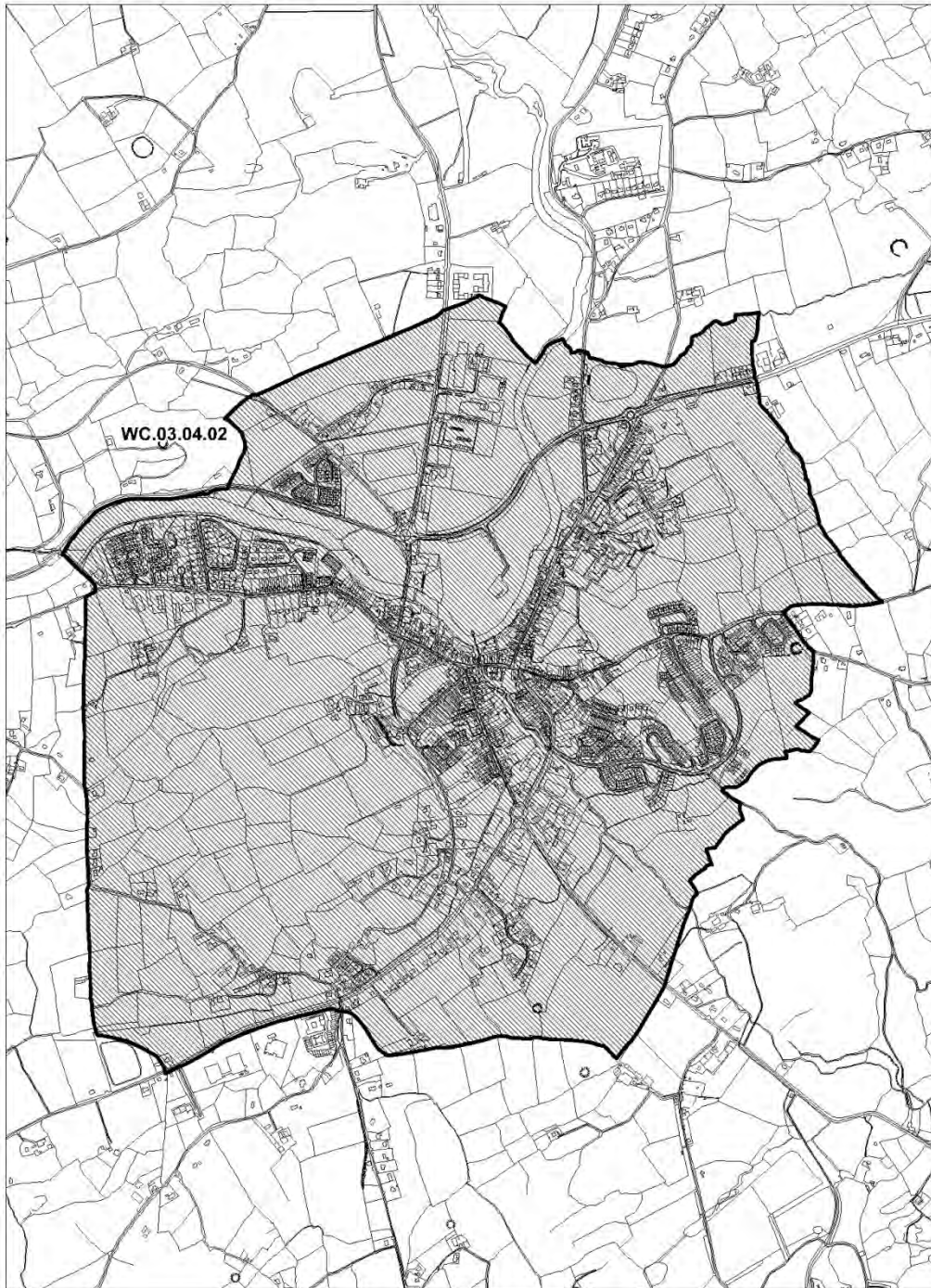
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**Amendment Ref:WC.03.03.09**

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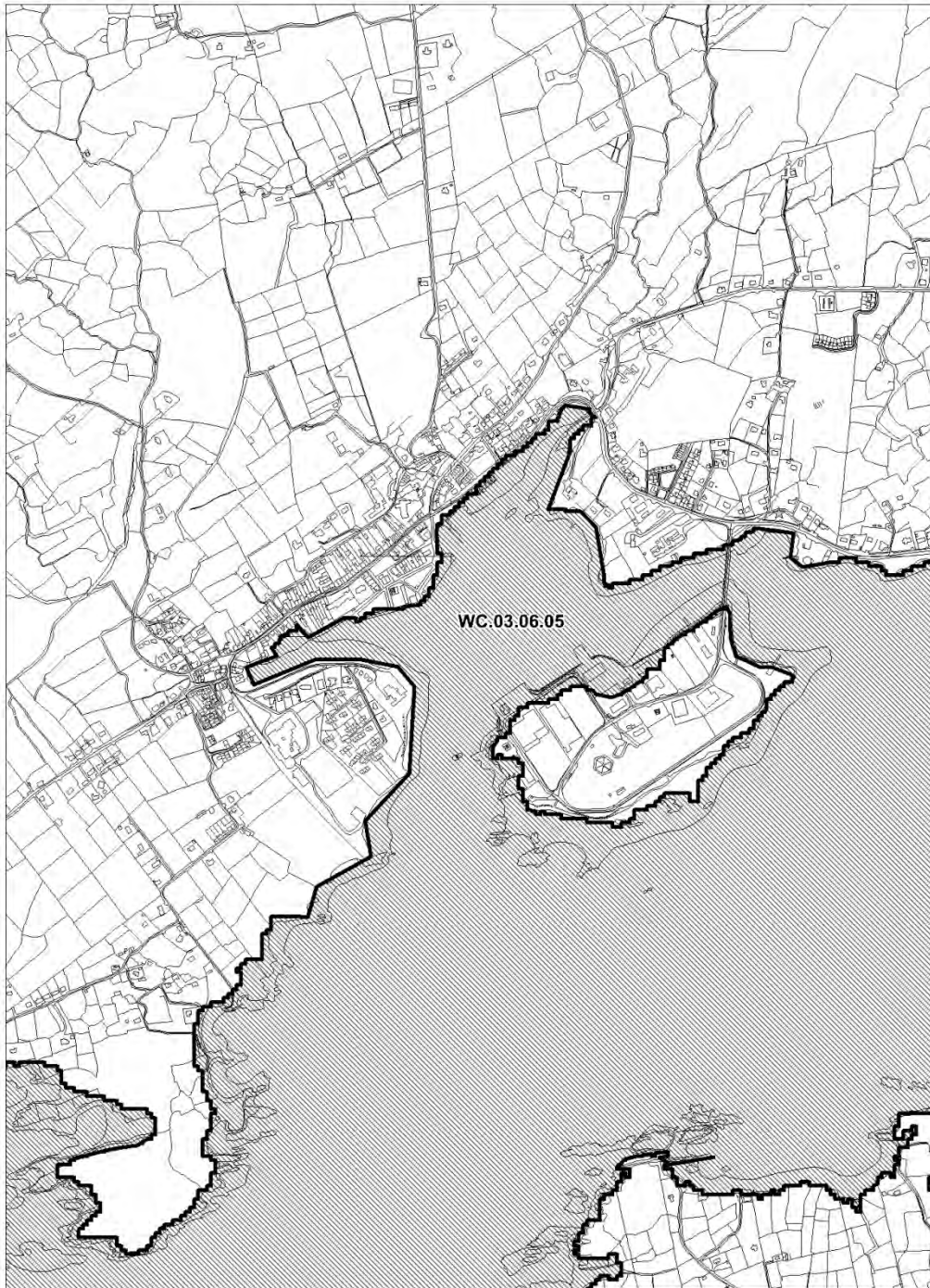
**Skibbereen**



**Amendment Ref:WC.03.04.02**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Castletownbere**

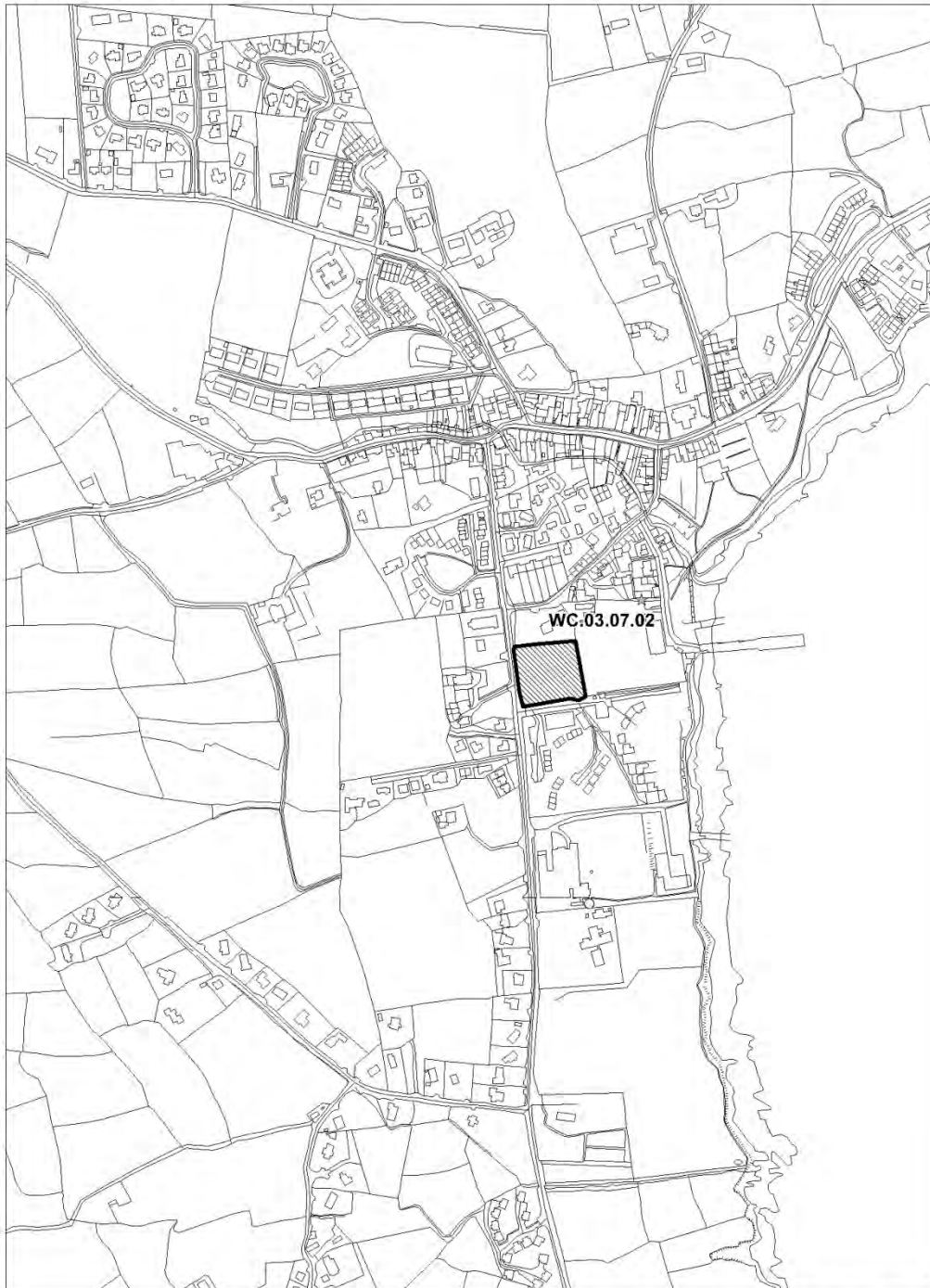


**Amendment Ref:WC.03.06.05**



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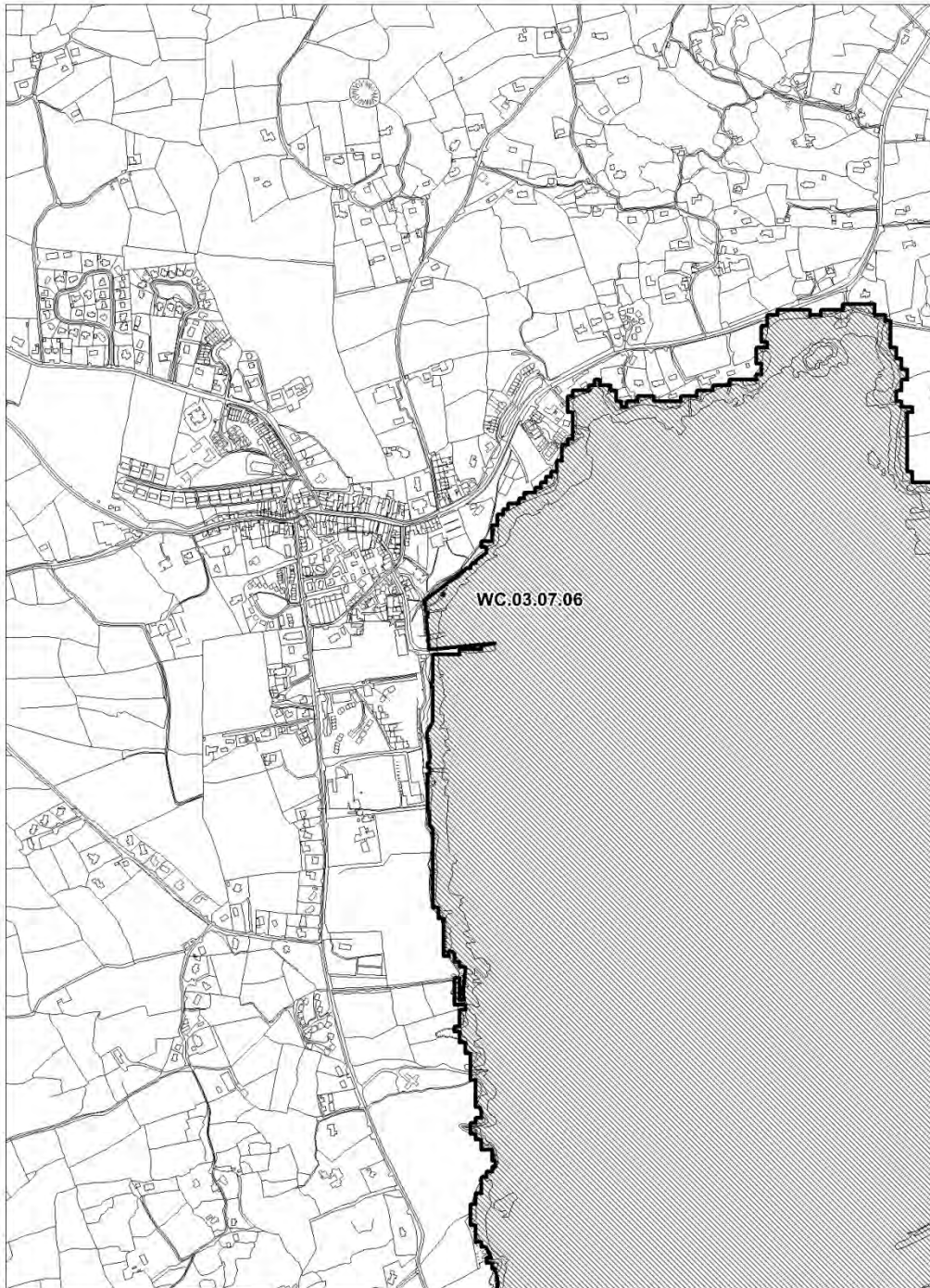
**Schull**



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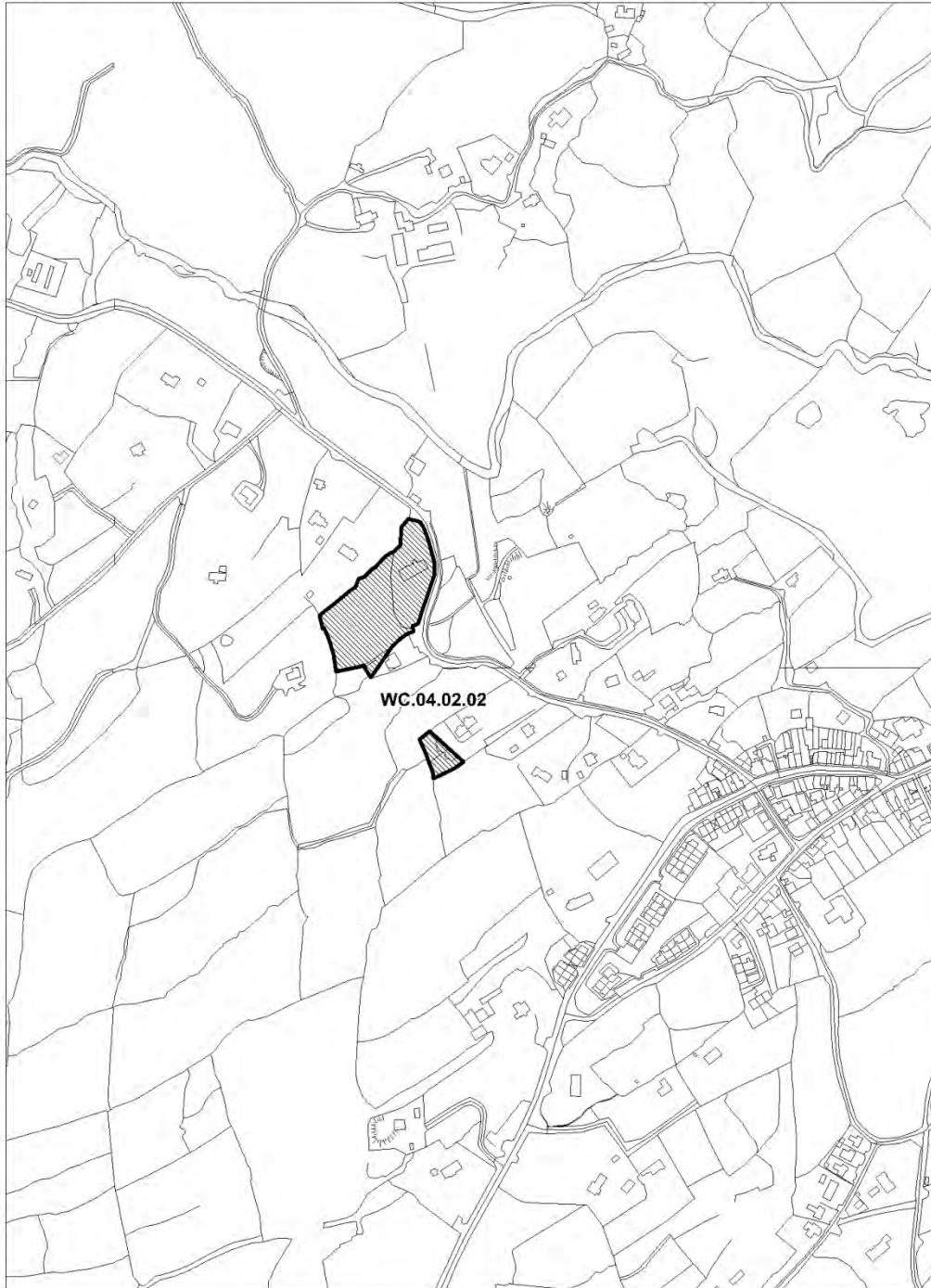
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Public Consultation Draft**

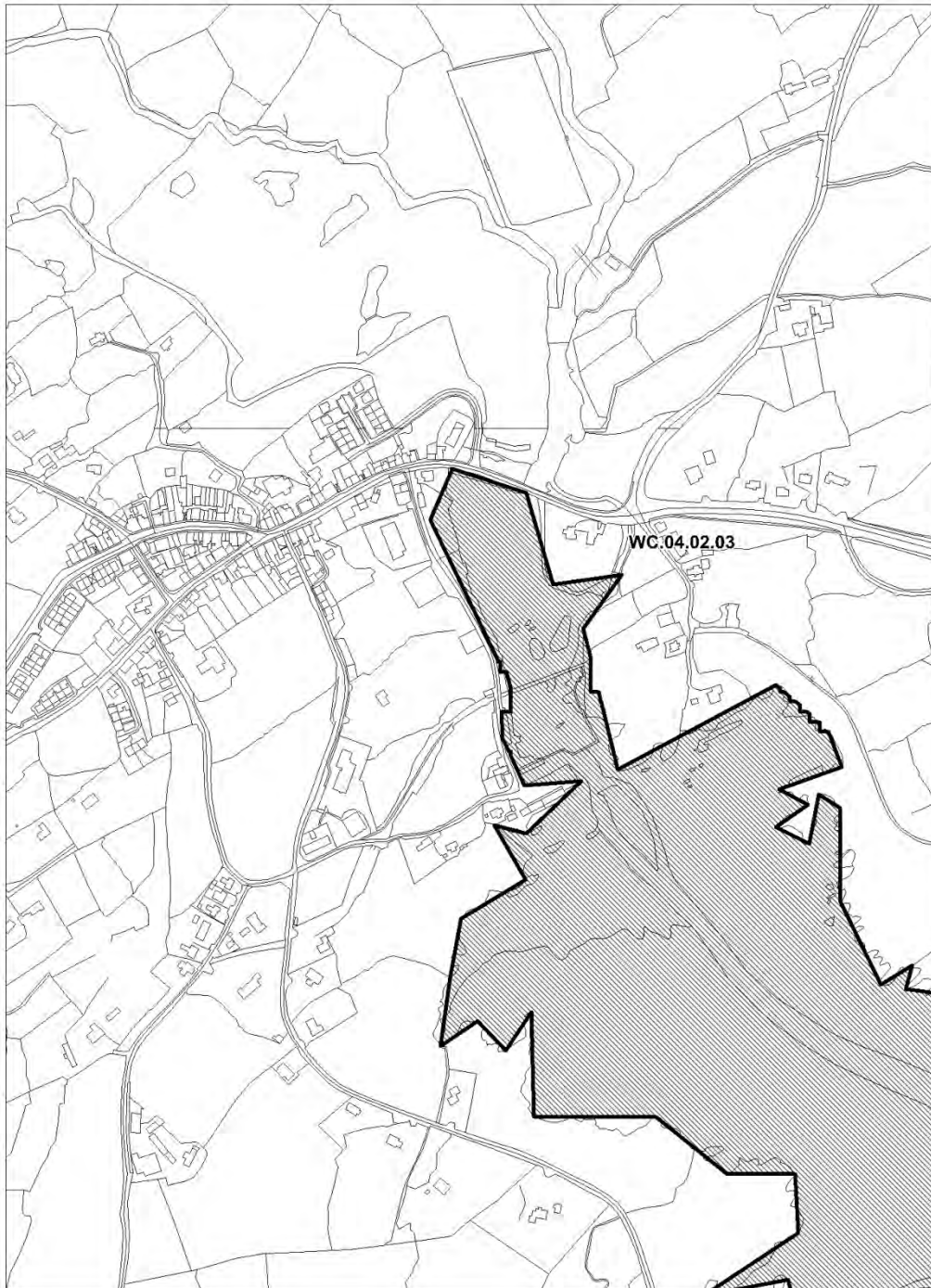
**Ballydehob**



**Amendment Ref:WC.04.02.02**

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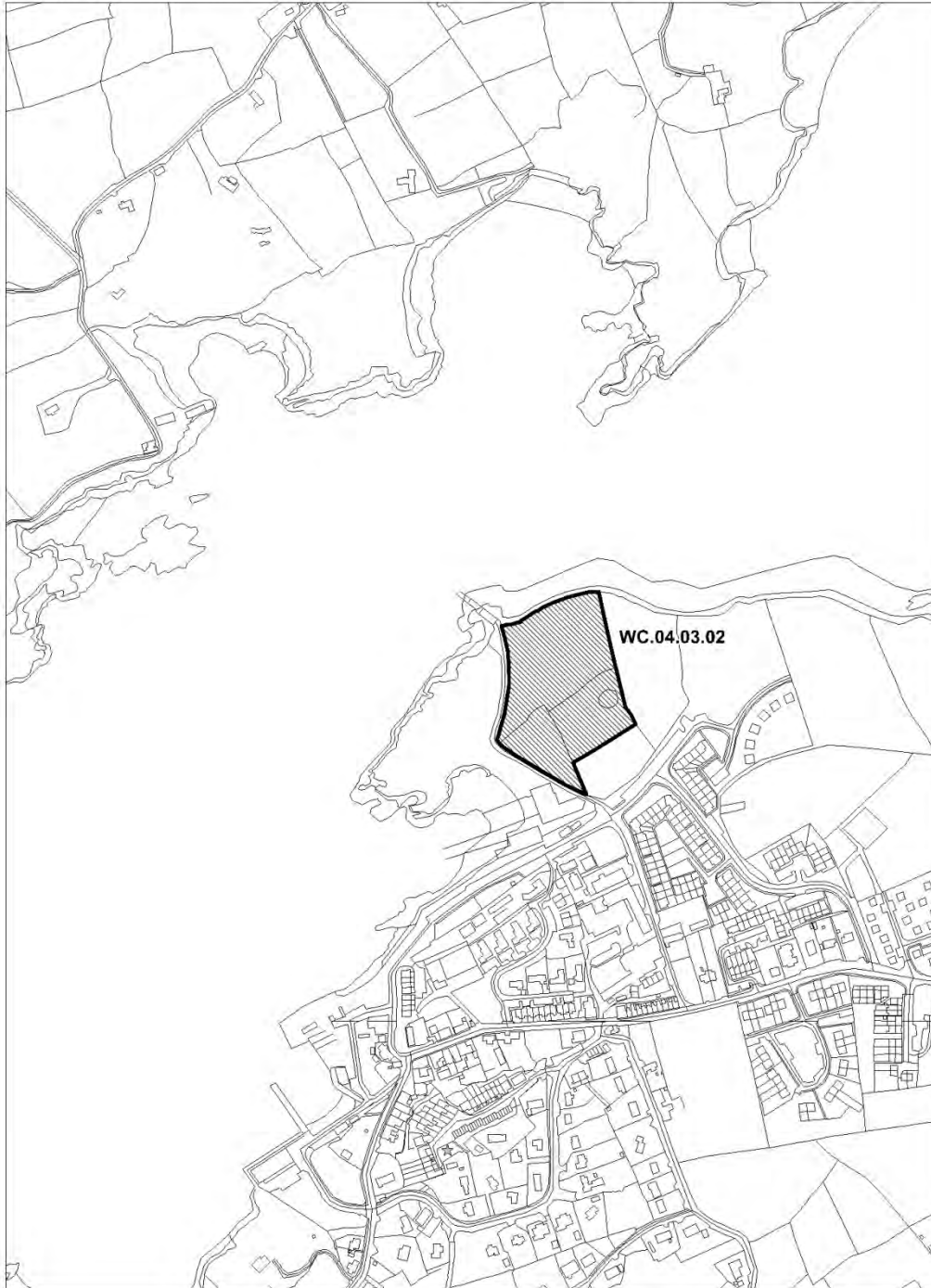
**Ballydehob**



**Amendment Ref:WC.04.02.03**

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Public Consultation Draft**

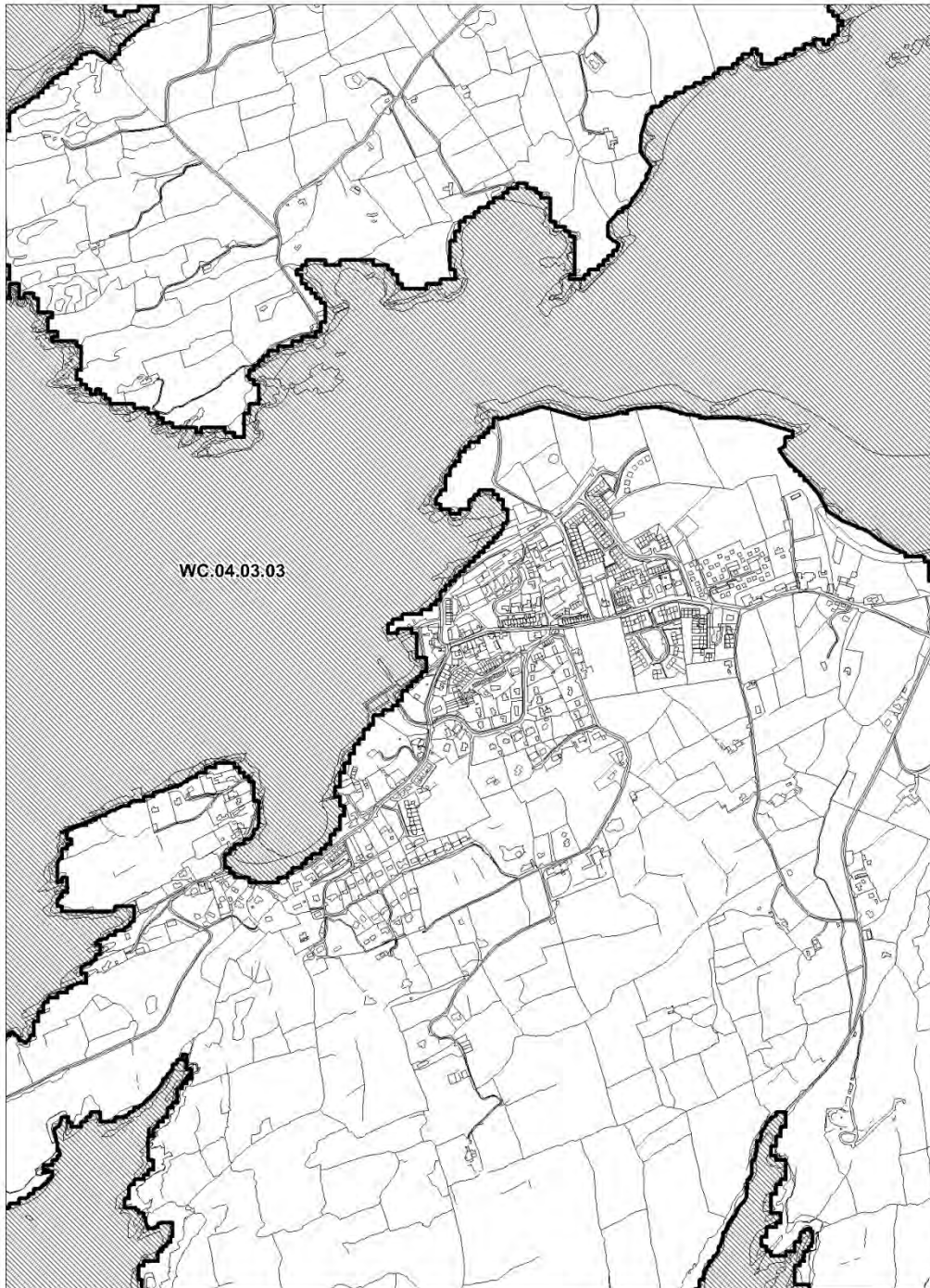
**Baltimore**



**Amendment Ref:WC.04.03.02**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

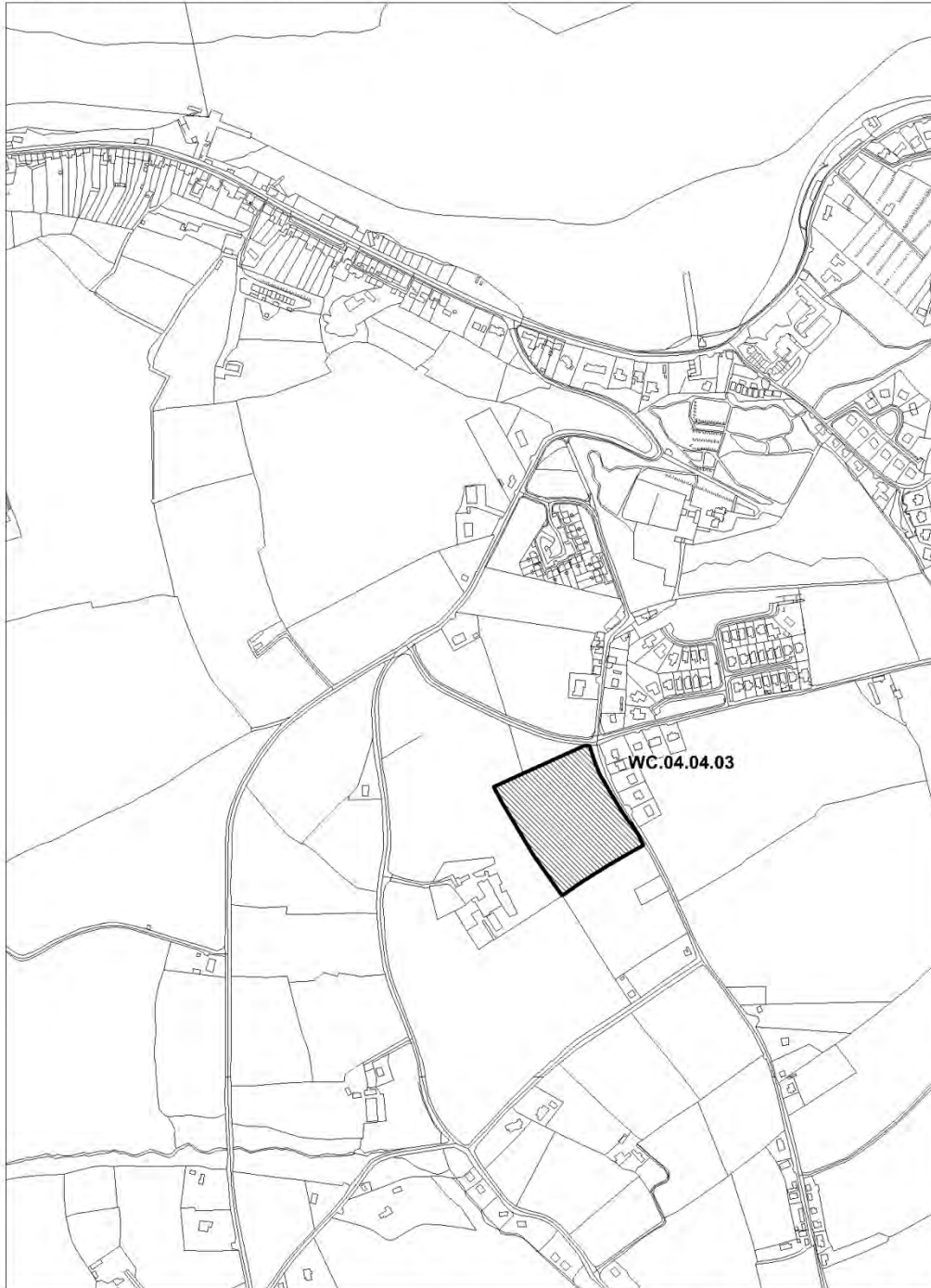
**Baltimore**



**Amendment Ref:WC.04.03.03**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Courtmacsherry**



**Amendment Ref:WC.04.04.03**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Courtmacsherry**

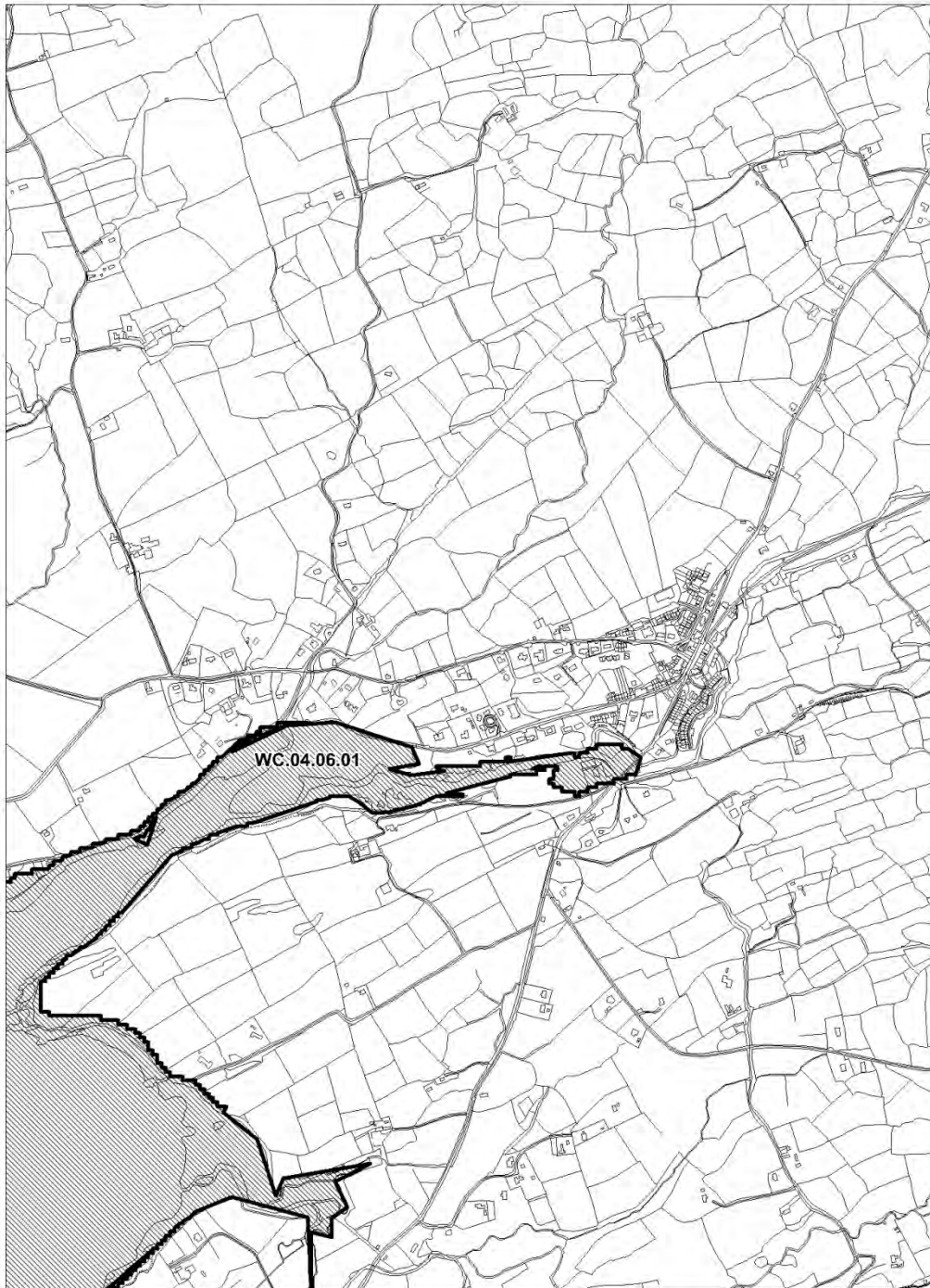


**Amendment Ref:WC.04.04.04**



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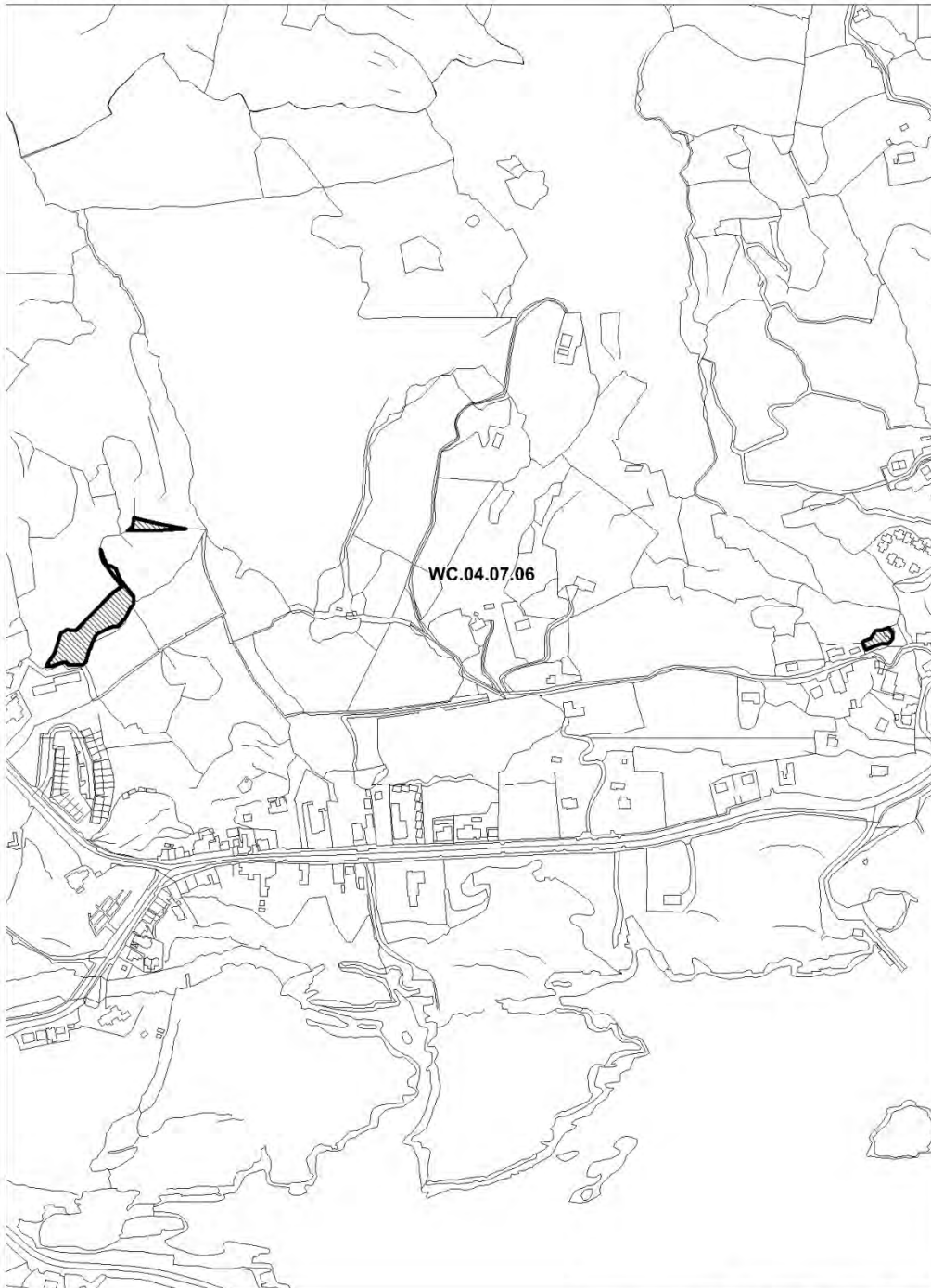
**Durrus**



**Amendment Ref:WC.04.06.01**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

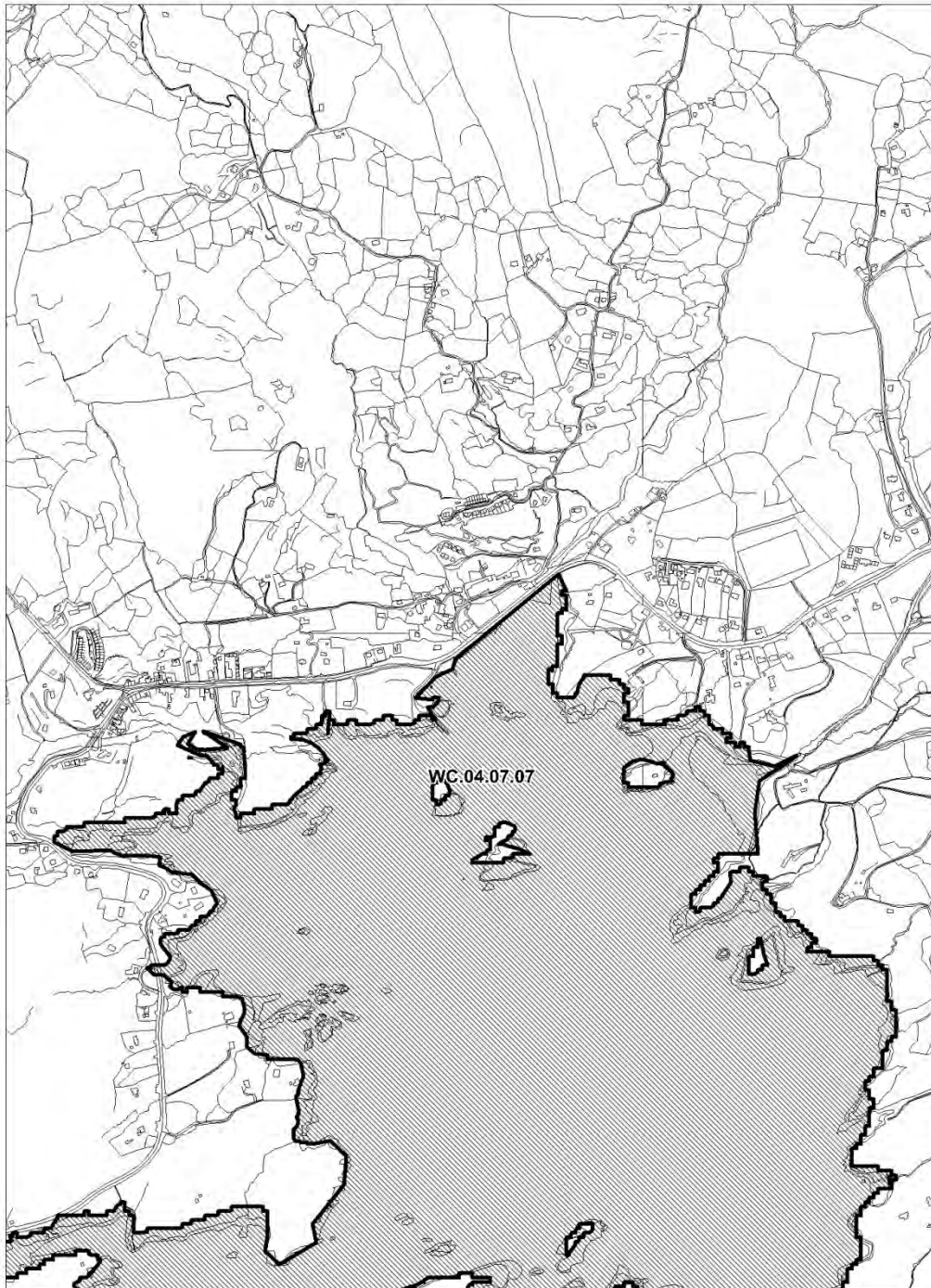
**Glengarriff**



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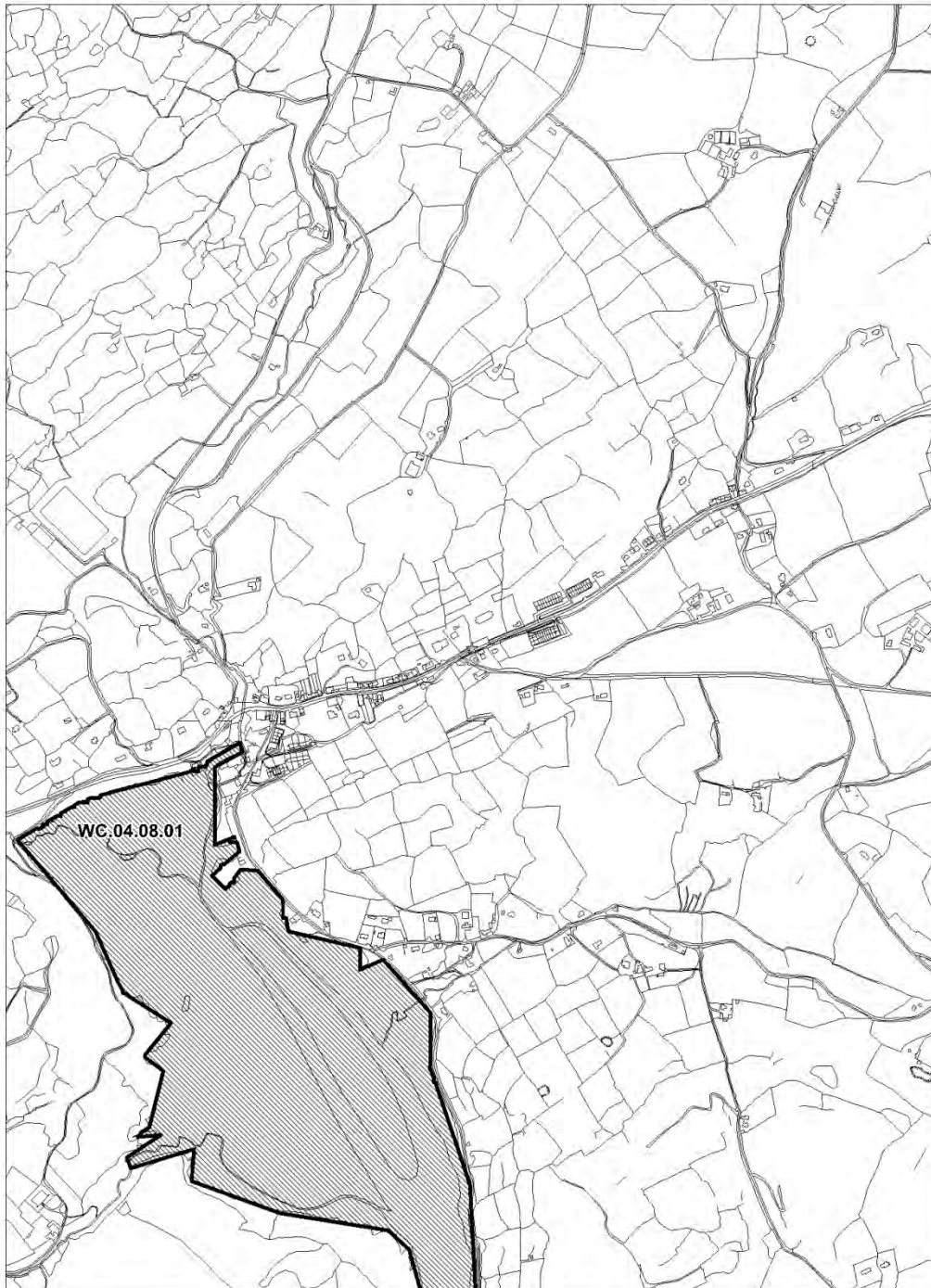
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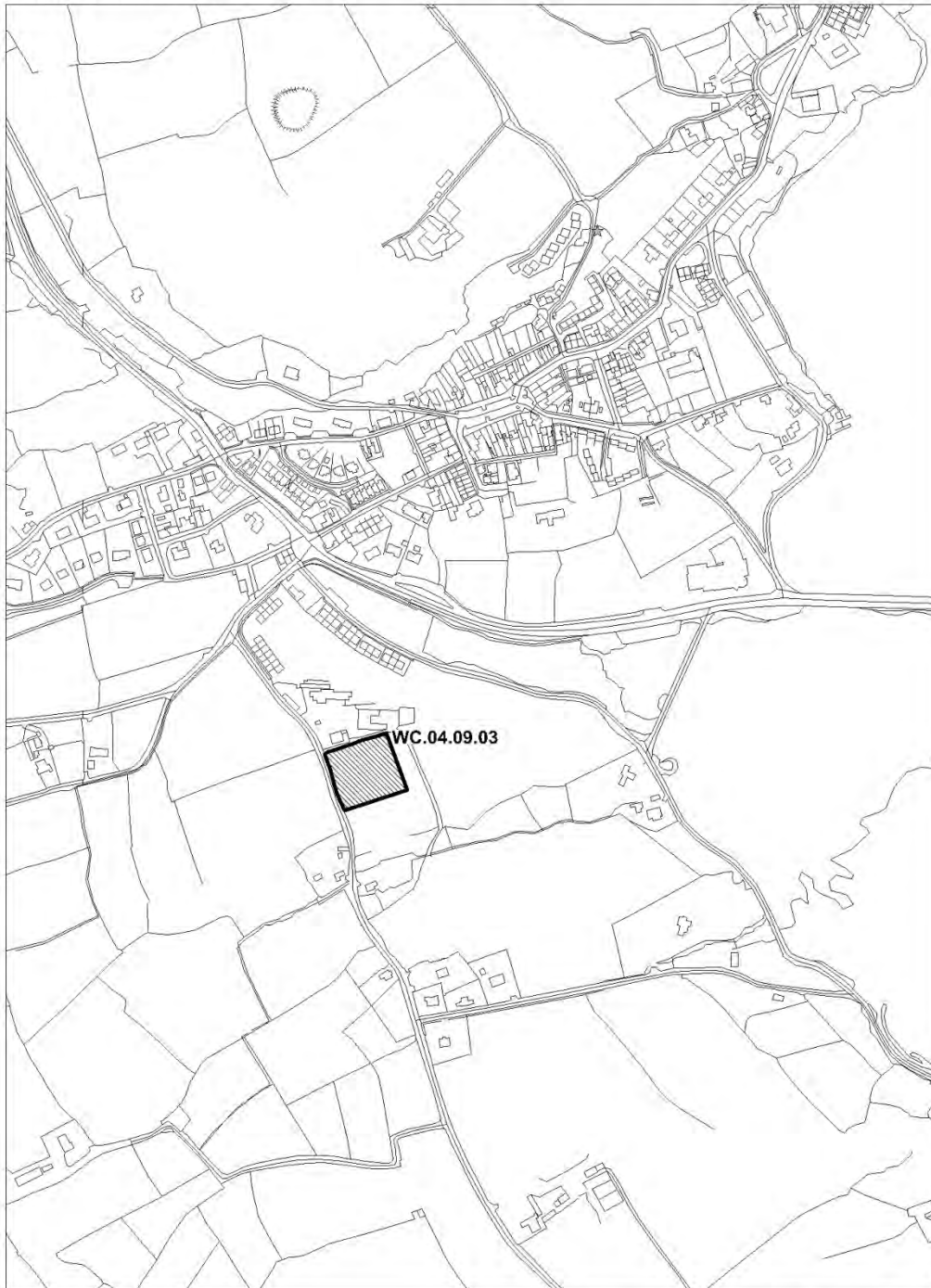
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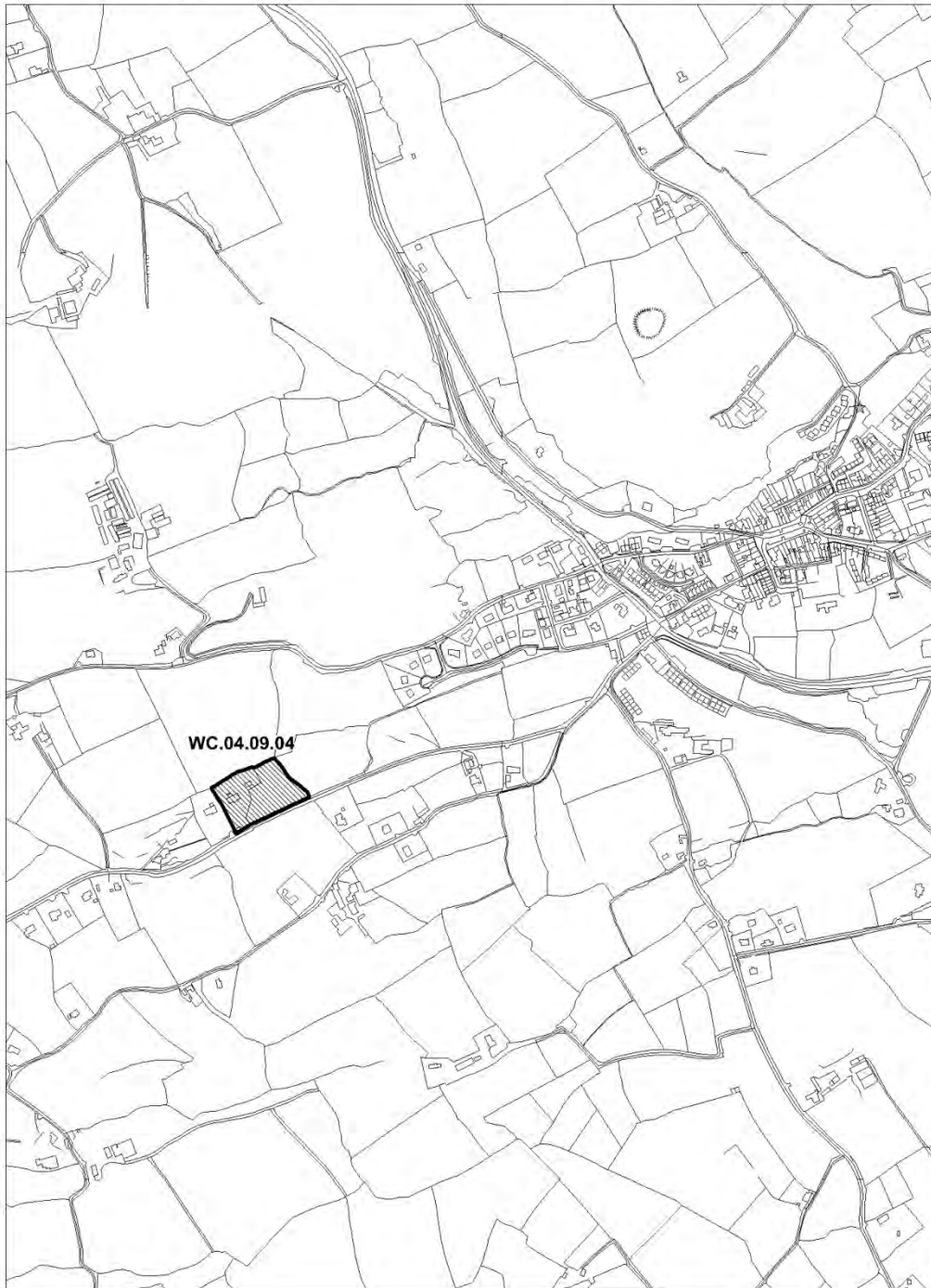
**Rosscarbery**



**Amendment Ref:WC.04.09.03**

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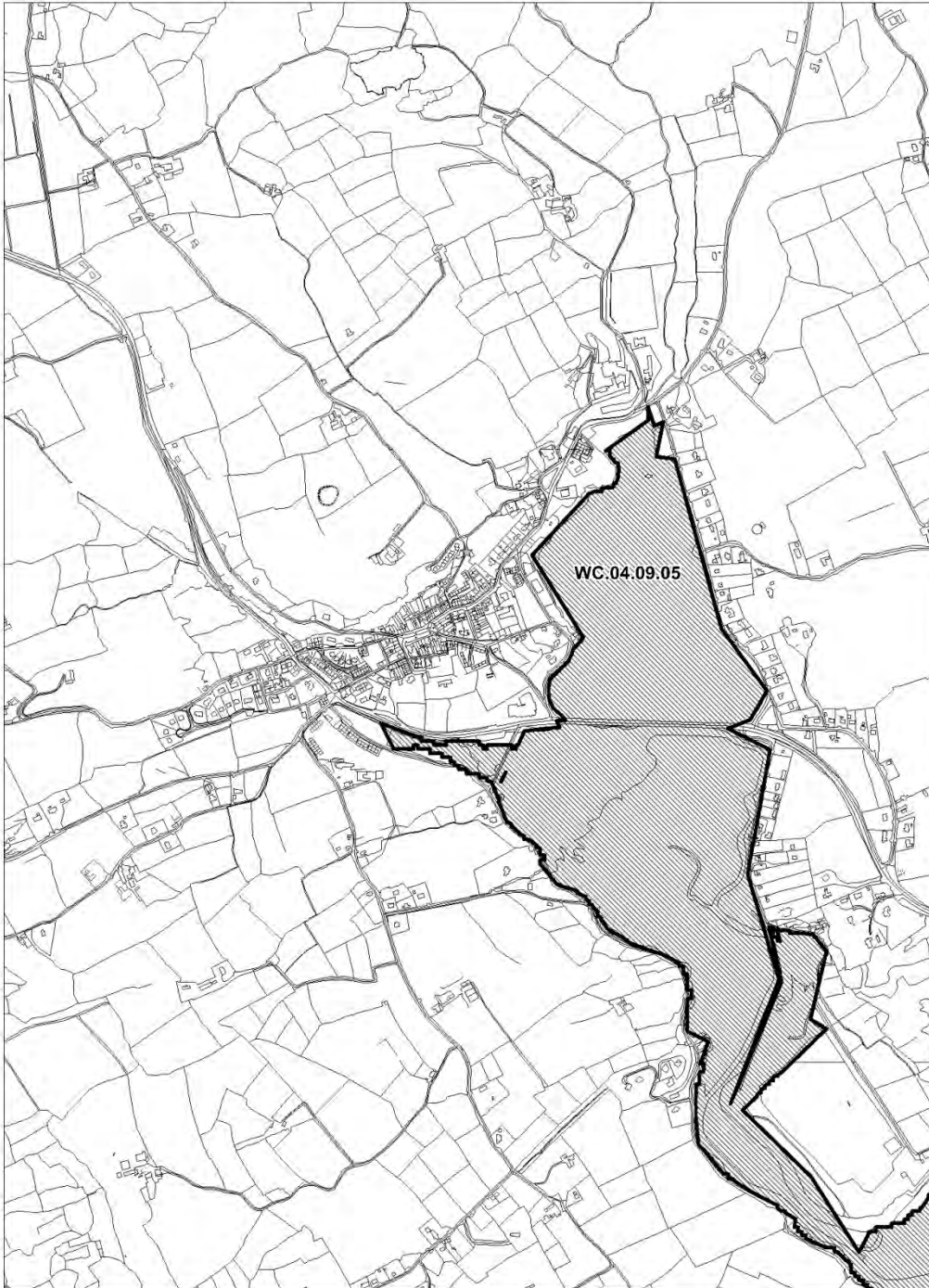
**Rosscarbery**



**Amendment Ref:WC.04.09.04**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Rosscarbery**



**Amendment Ref:WC.04.09.05**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Union Hall**



**Amendment Ref:WC.04.11.01**



**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

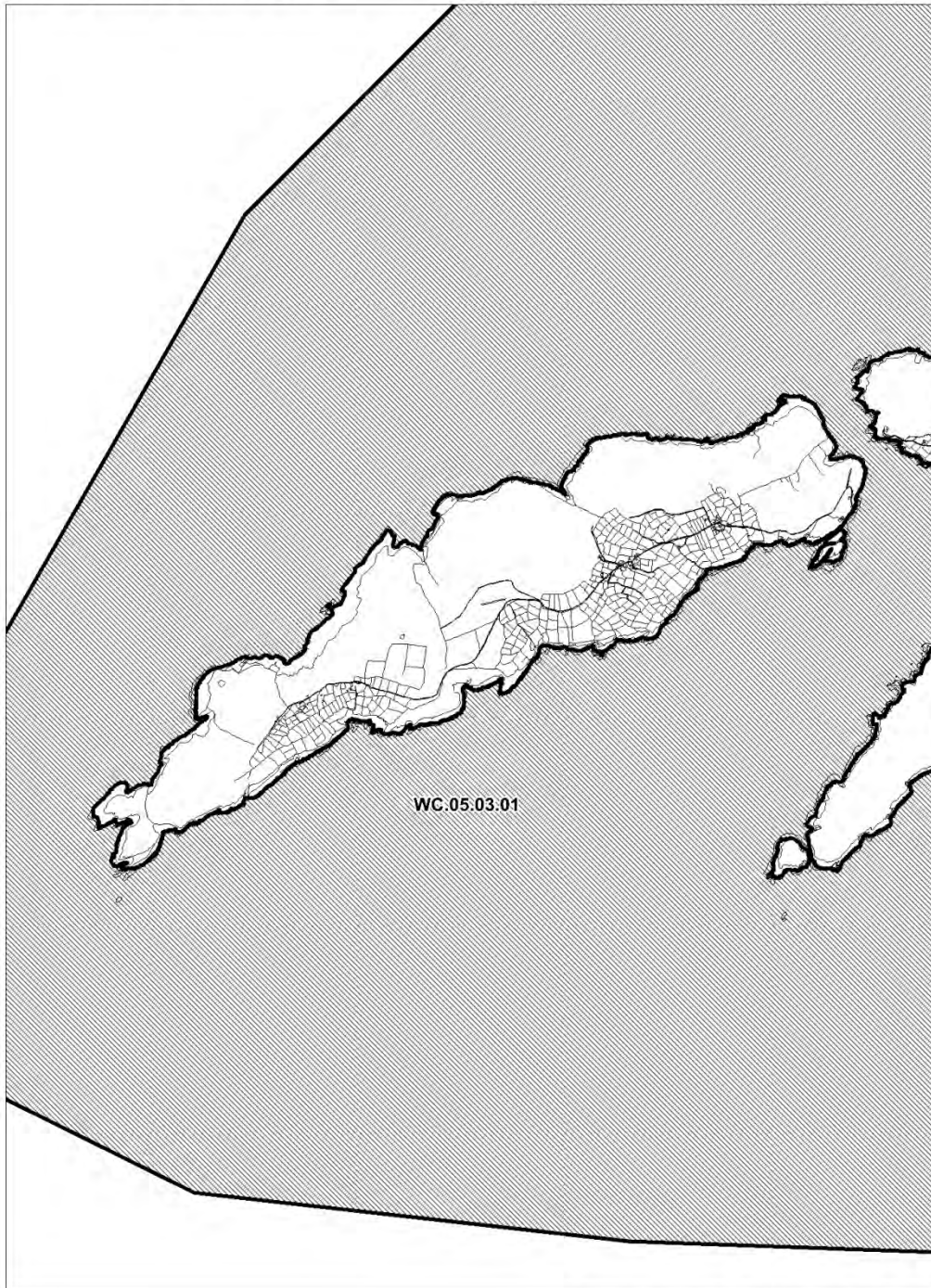
**Bere Island**



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Public Consultation Draft**

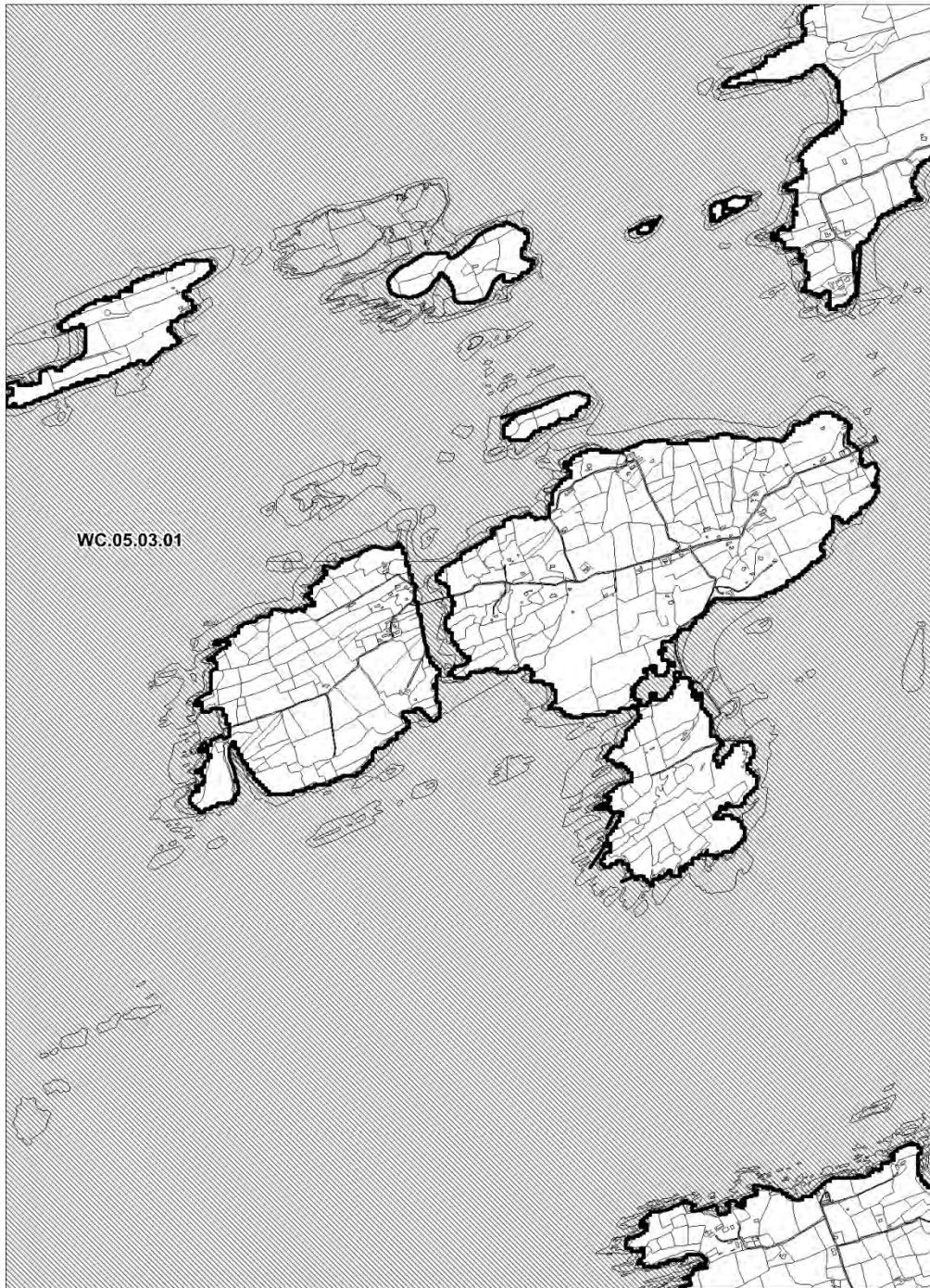
**Dursey Island**



**Amendment Ref:WC.05.03.01**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Heir Island**



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**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

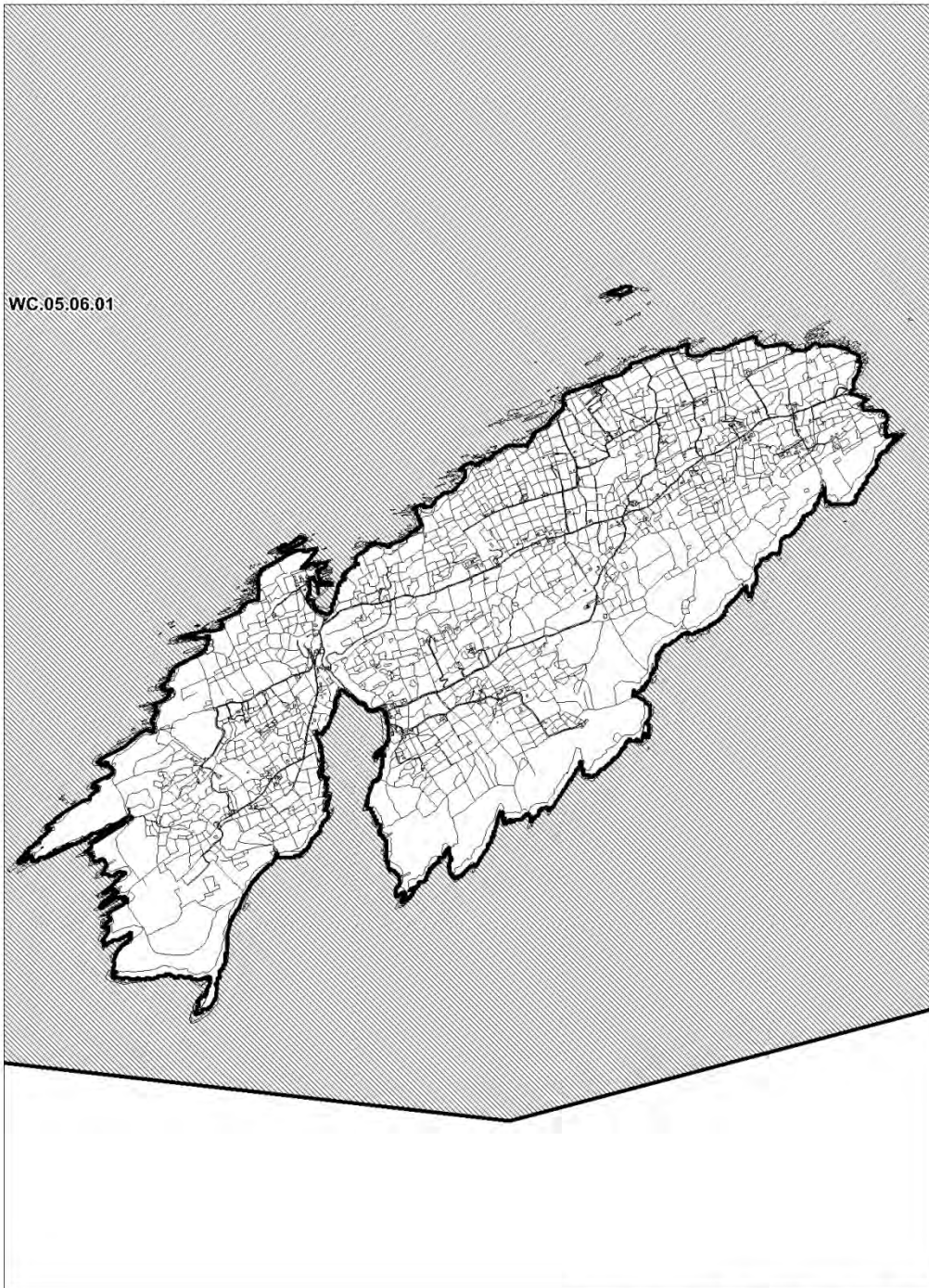
**Long Island**



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**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

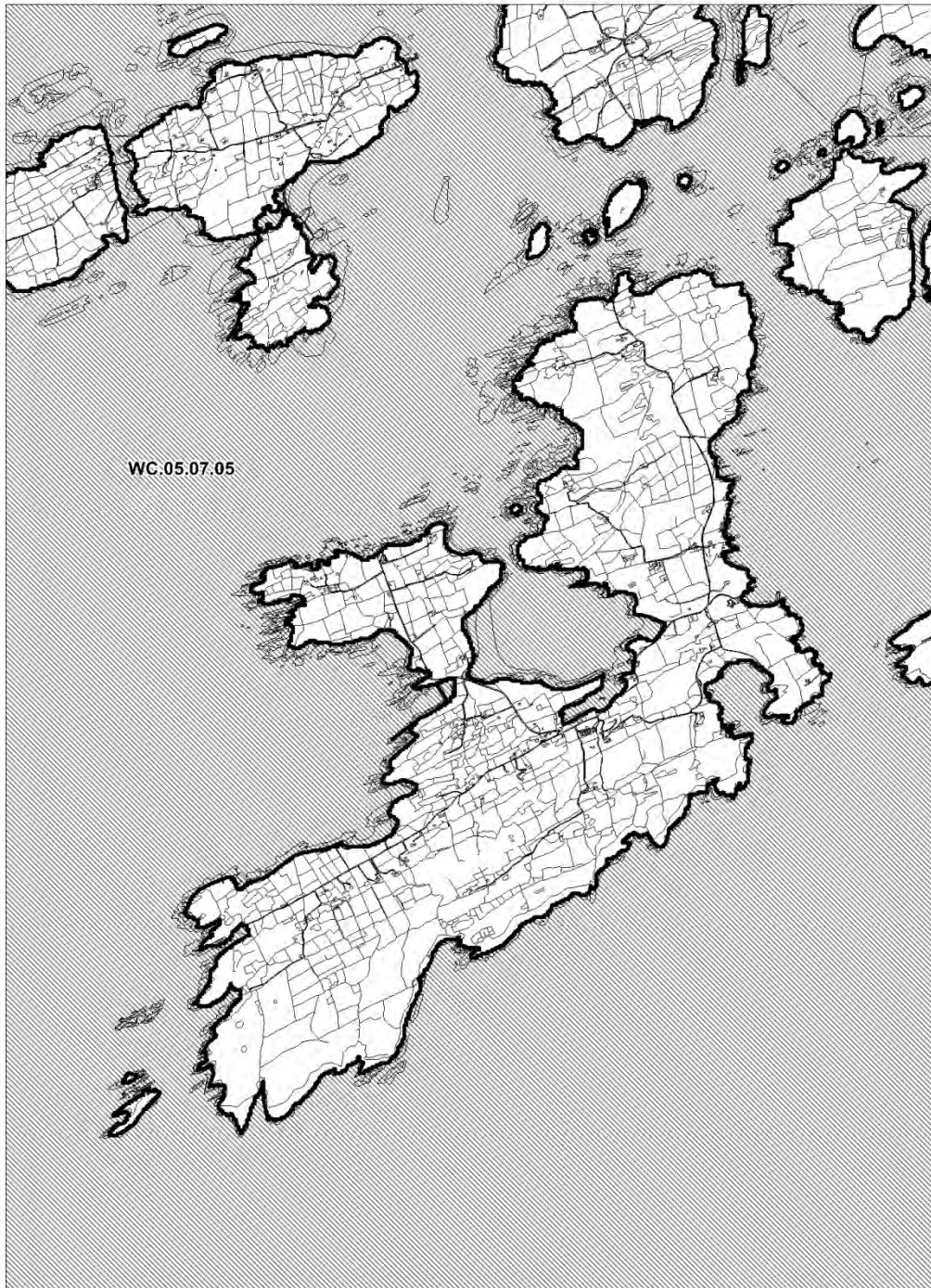
**Oiléan Chléire**



**Amendment Ref:WC.05.06.01**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

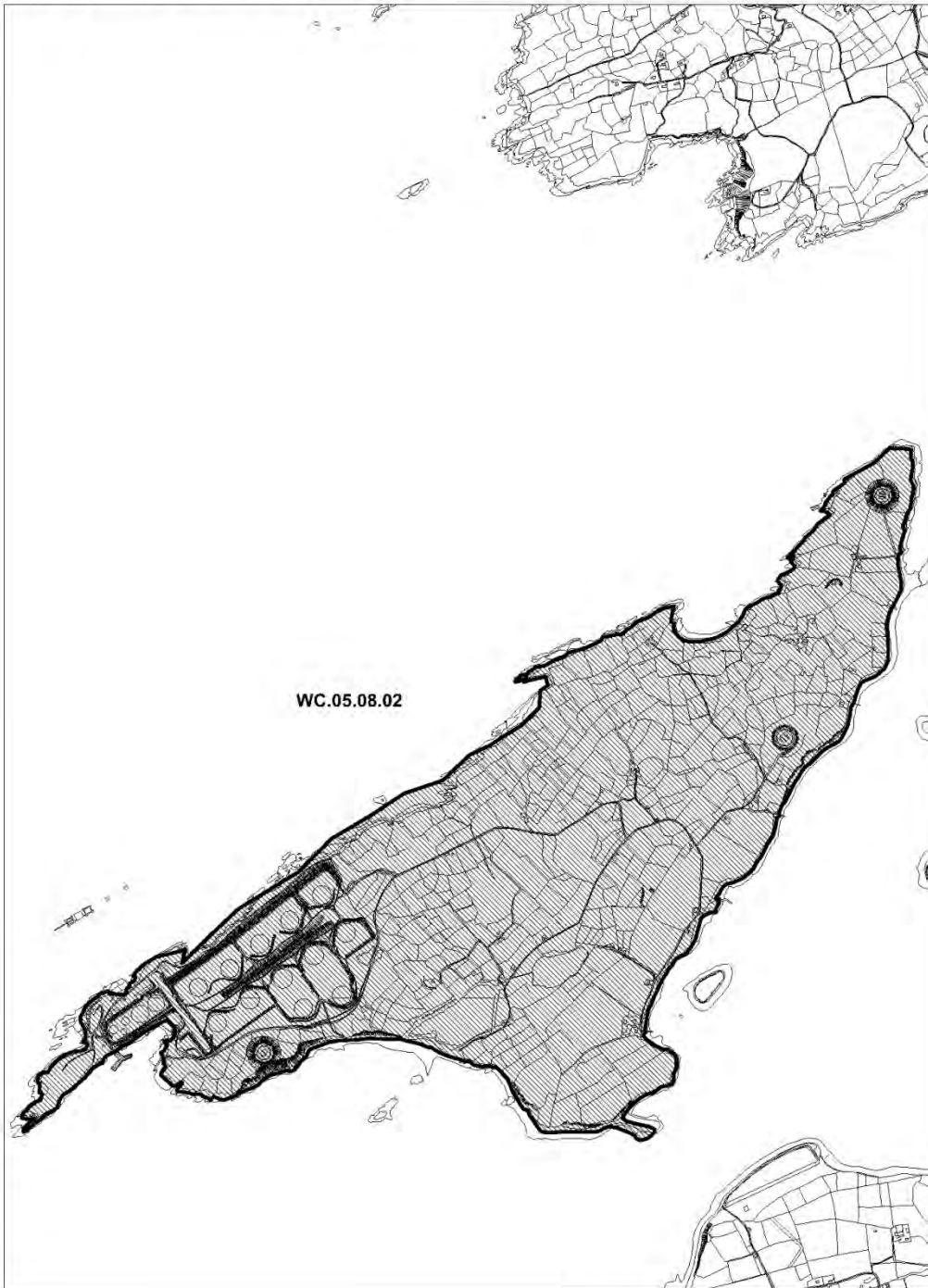
**Sherkin Island**



**Amendment Ref:WC.05.07.05**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Whiddy Island**



**Amendment Ref:WC.05.08.02**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Whiddy Island**

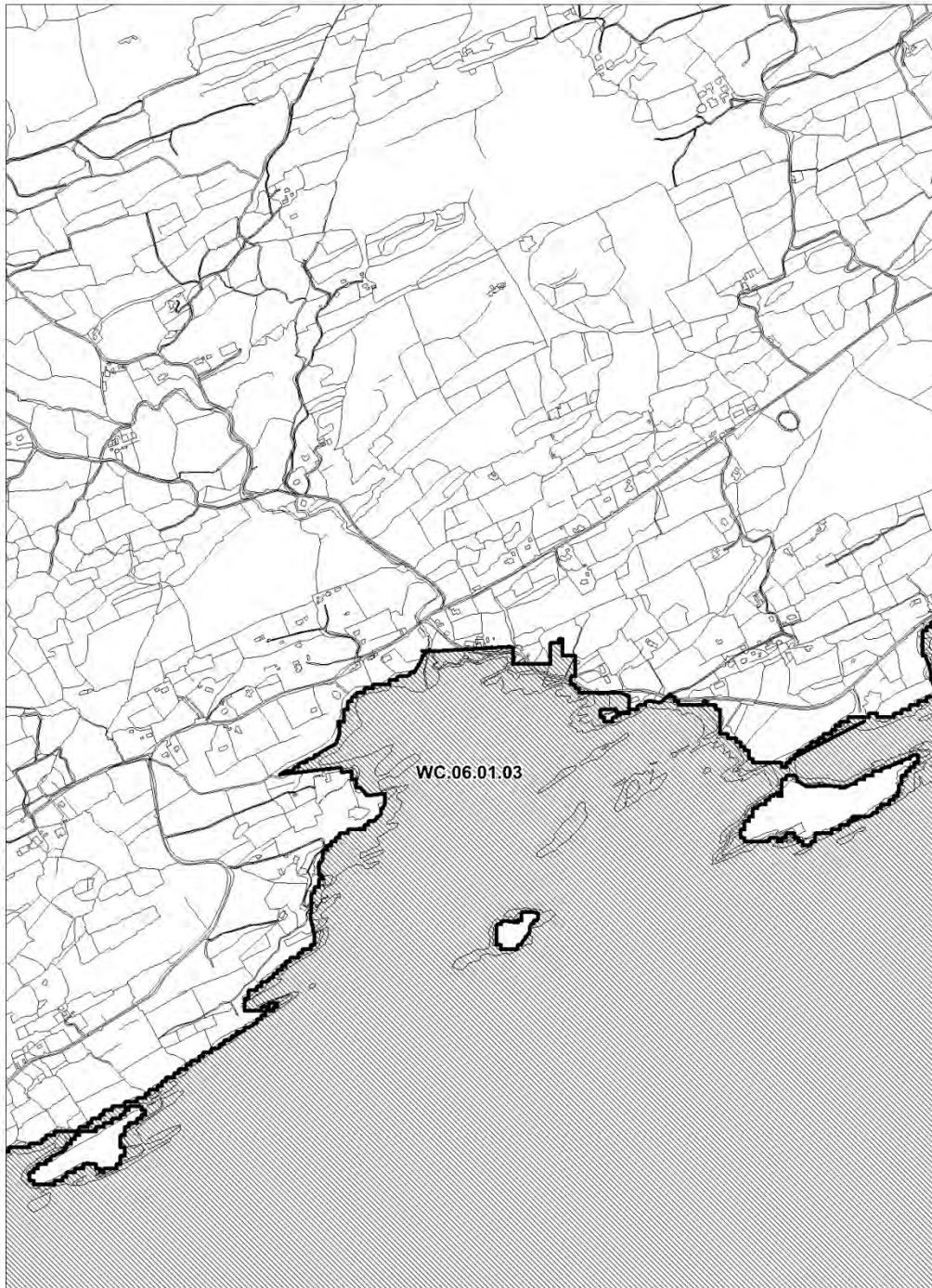


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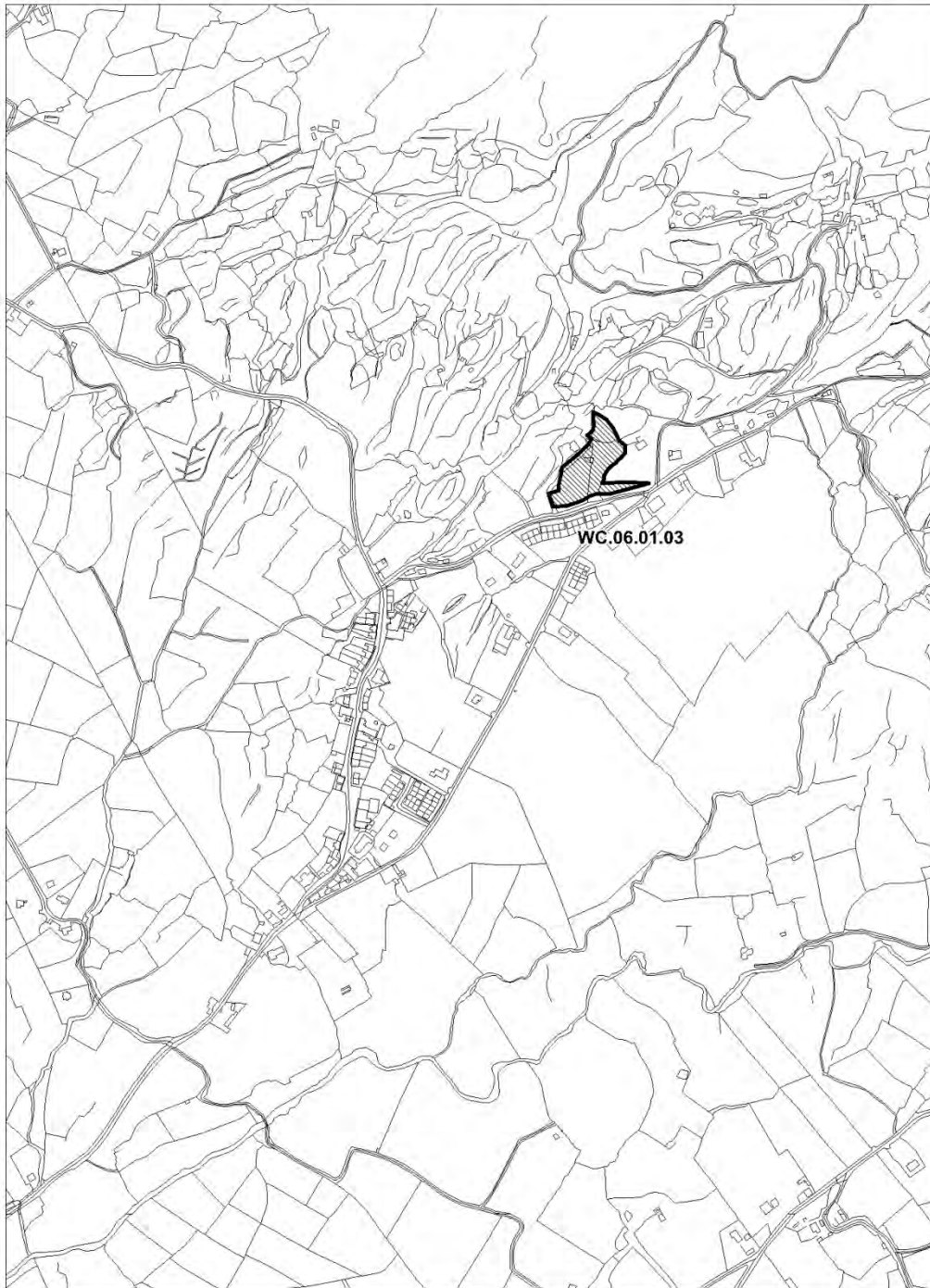
**Ahakista**



**Amendment Ref:WC.06.01.02**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

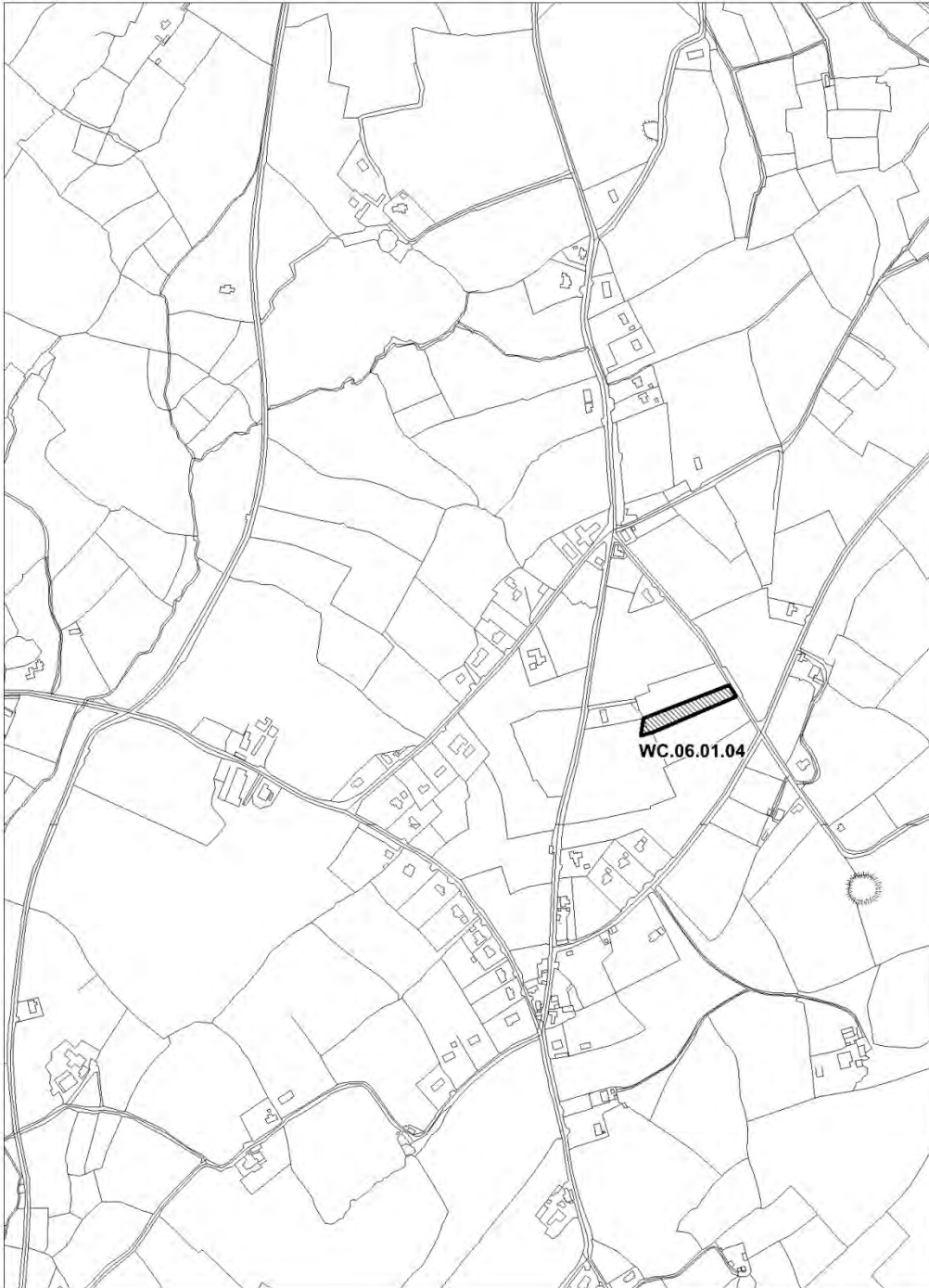
**Allihies**



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**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

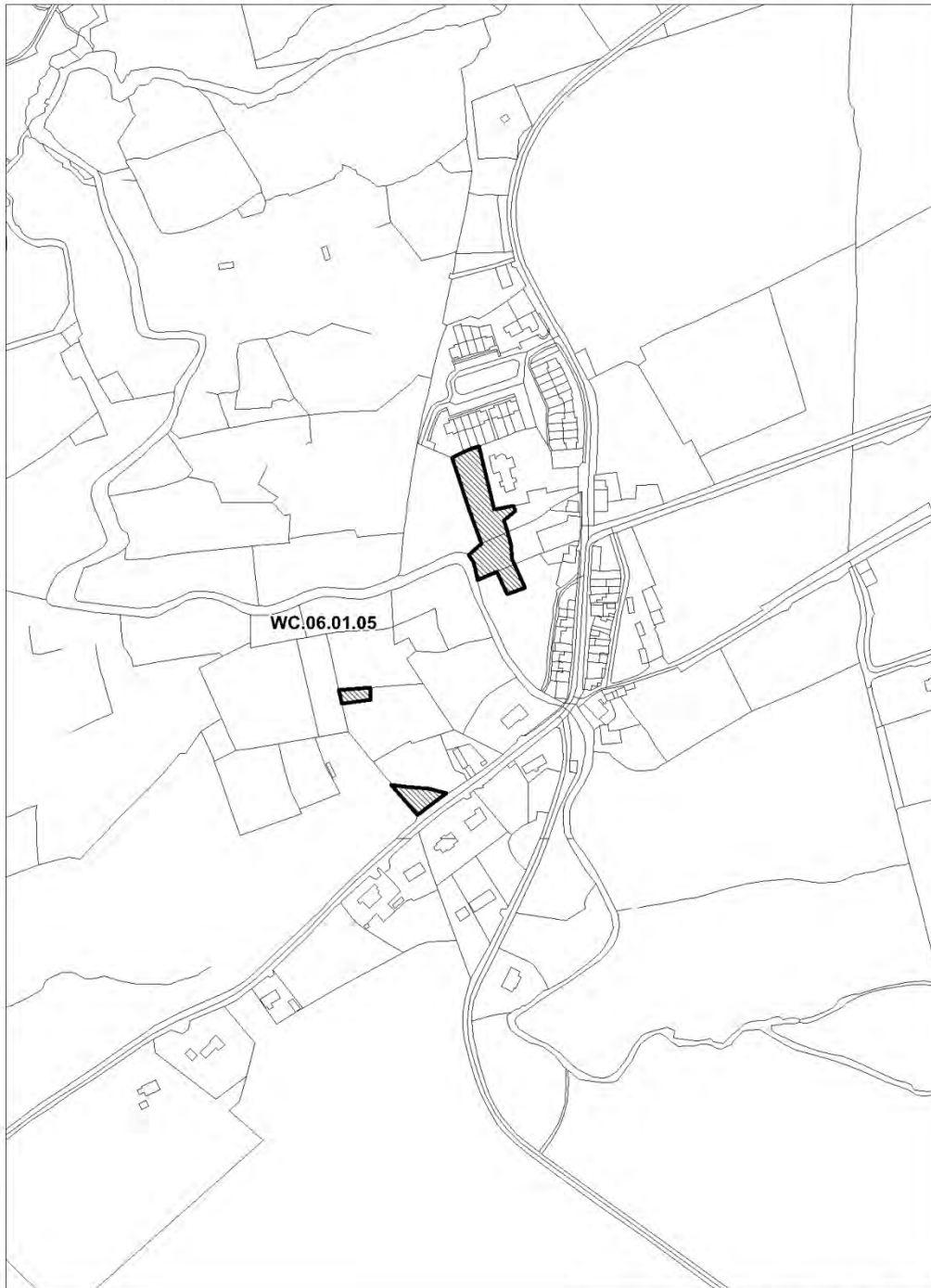
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**Amendment Ref:WC.06.01.04**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

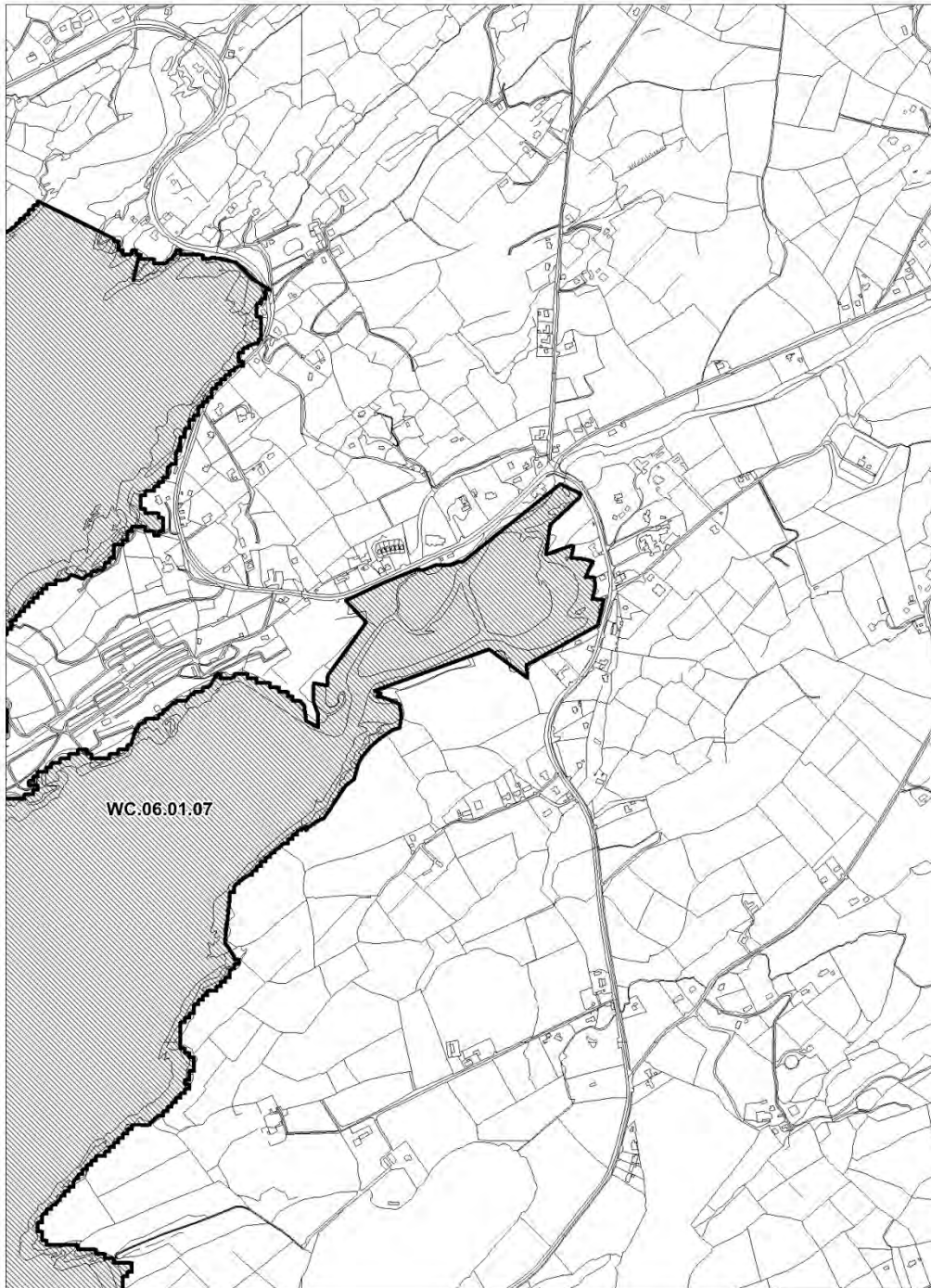
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**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

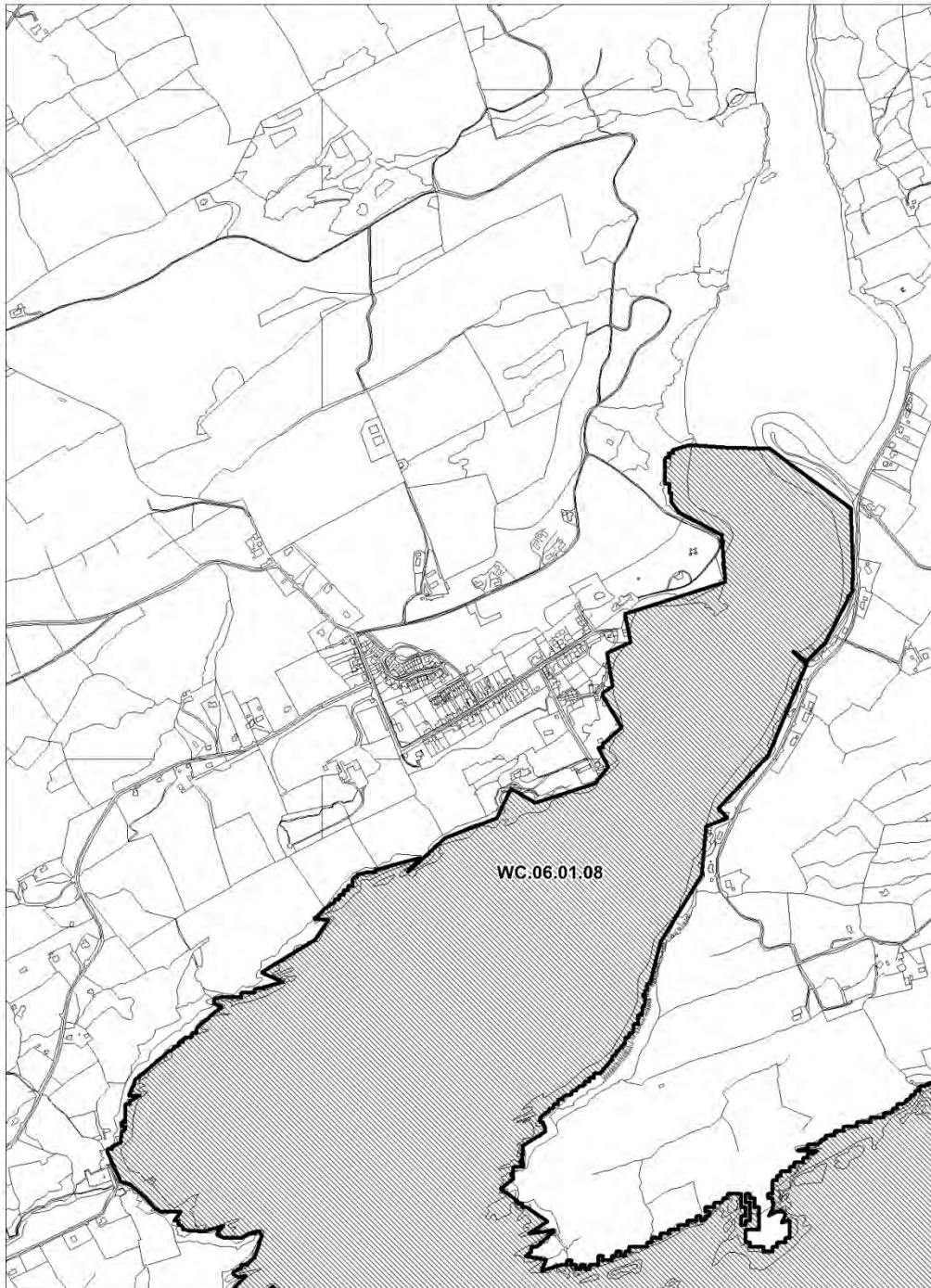
**Ballylickey**



**Amendment Ref:WC.06.01.07**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

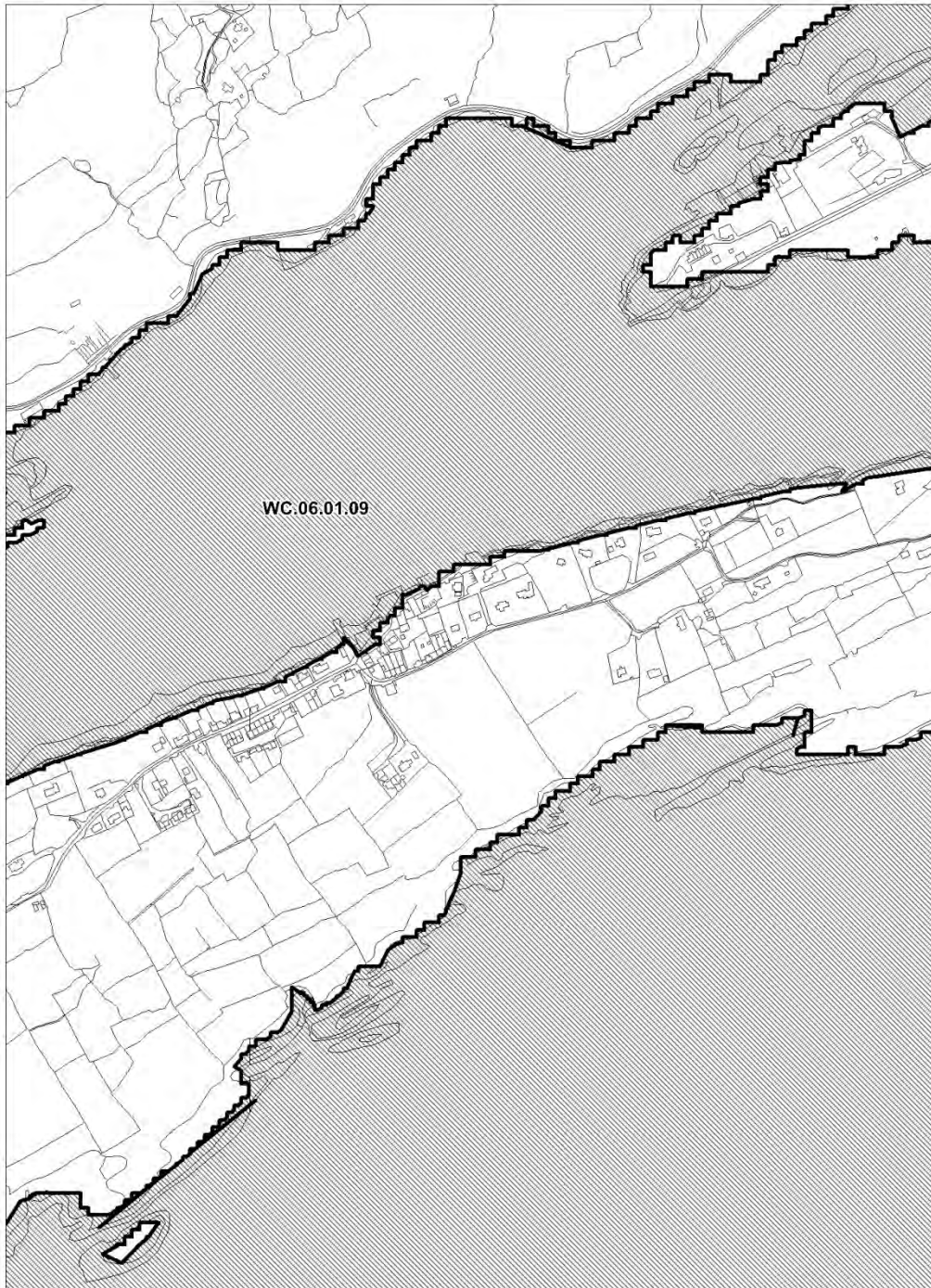
**Castletownshend**



**Amendment Ref:WC.06.01.08**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Crookhaven**



**Amendment Ref:WC.06.01.09**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Drinagh**

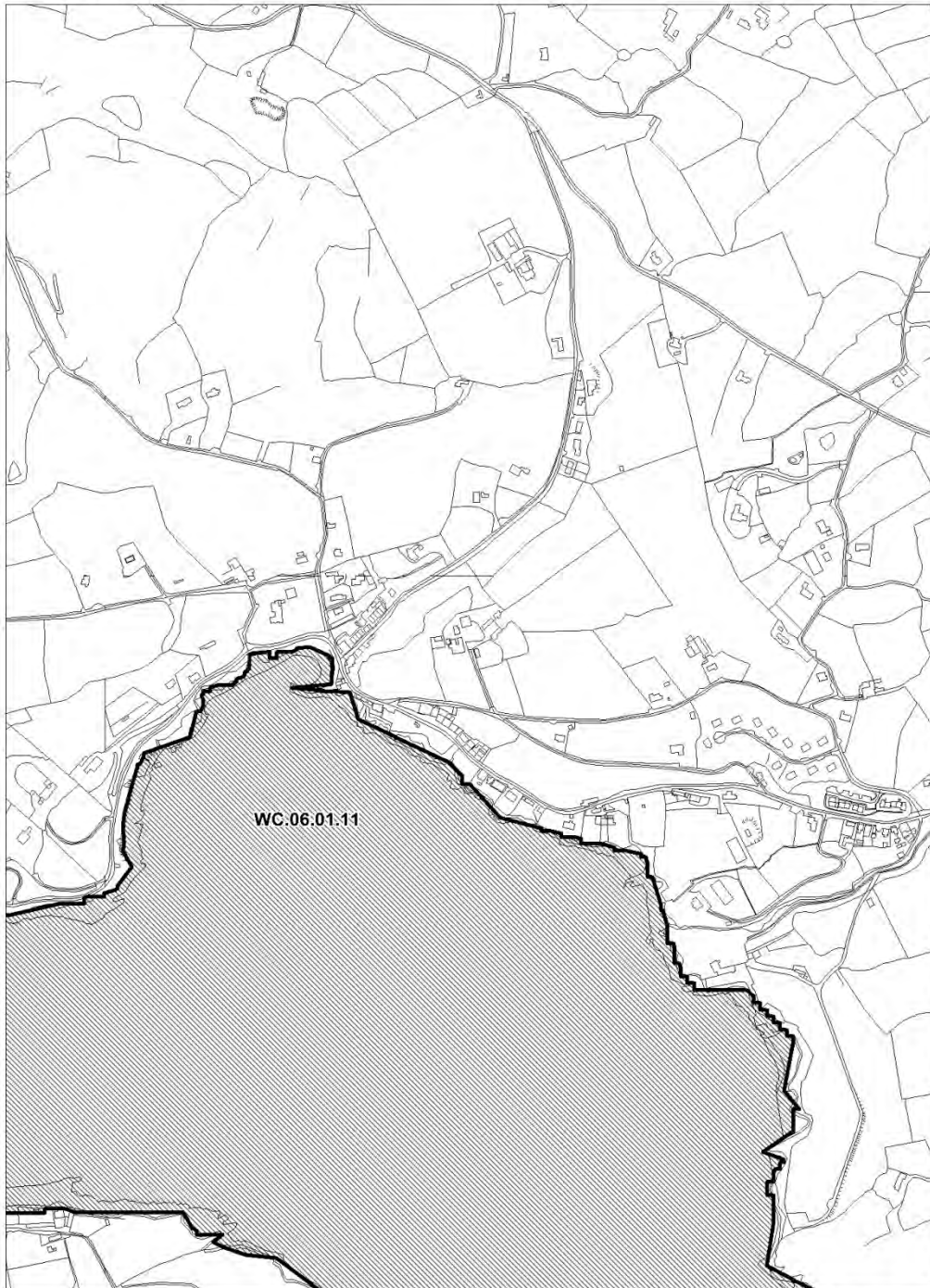


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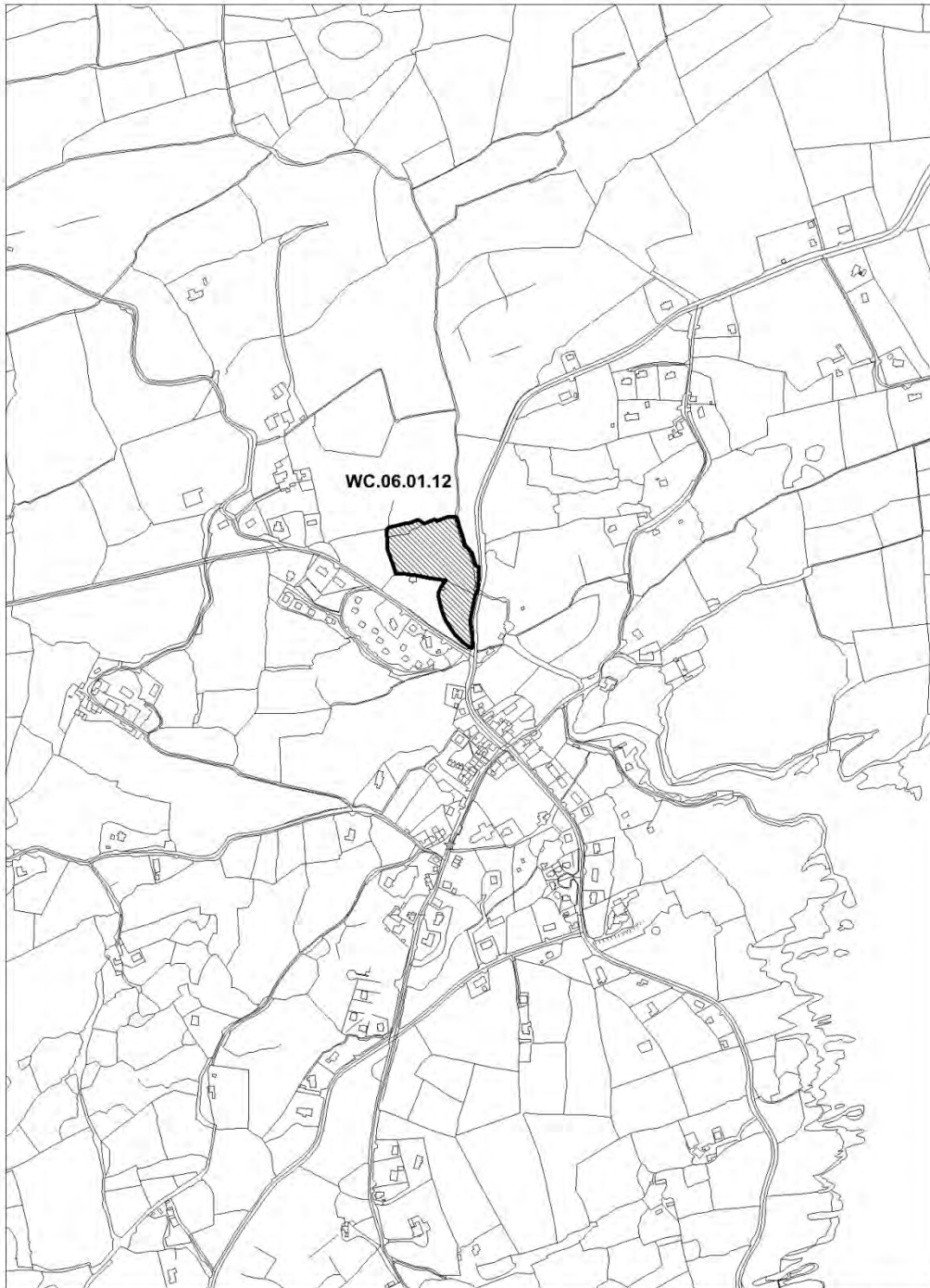
**Glandore**



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**West Cork Municipal District Local Area Plan  
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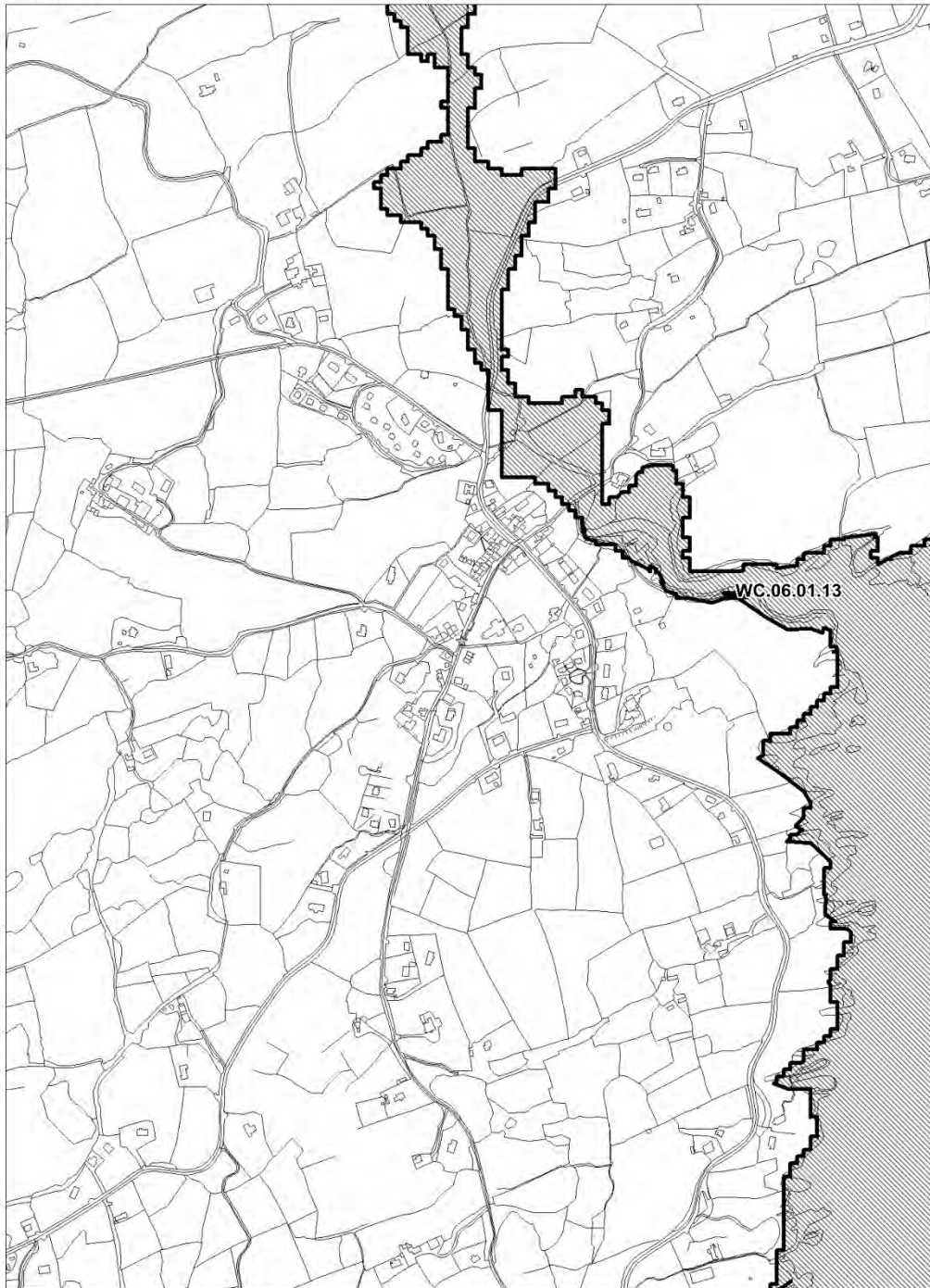
**Goleen**



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**West Cork Municipal District Local Area Plan  
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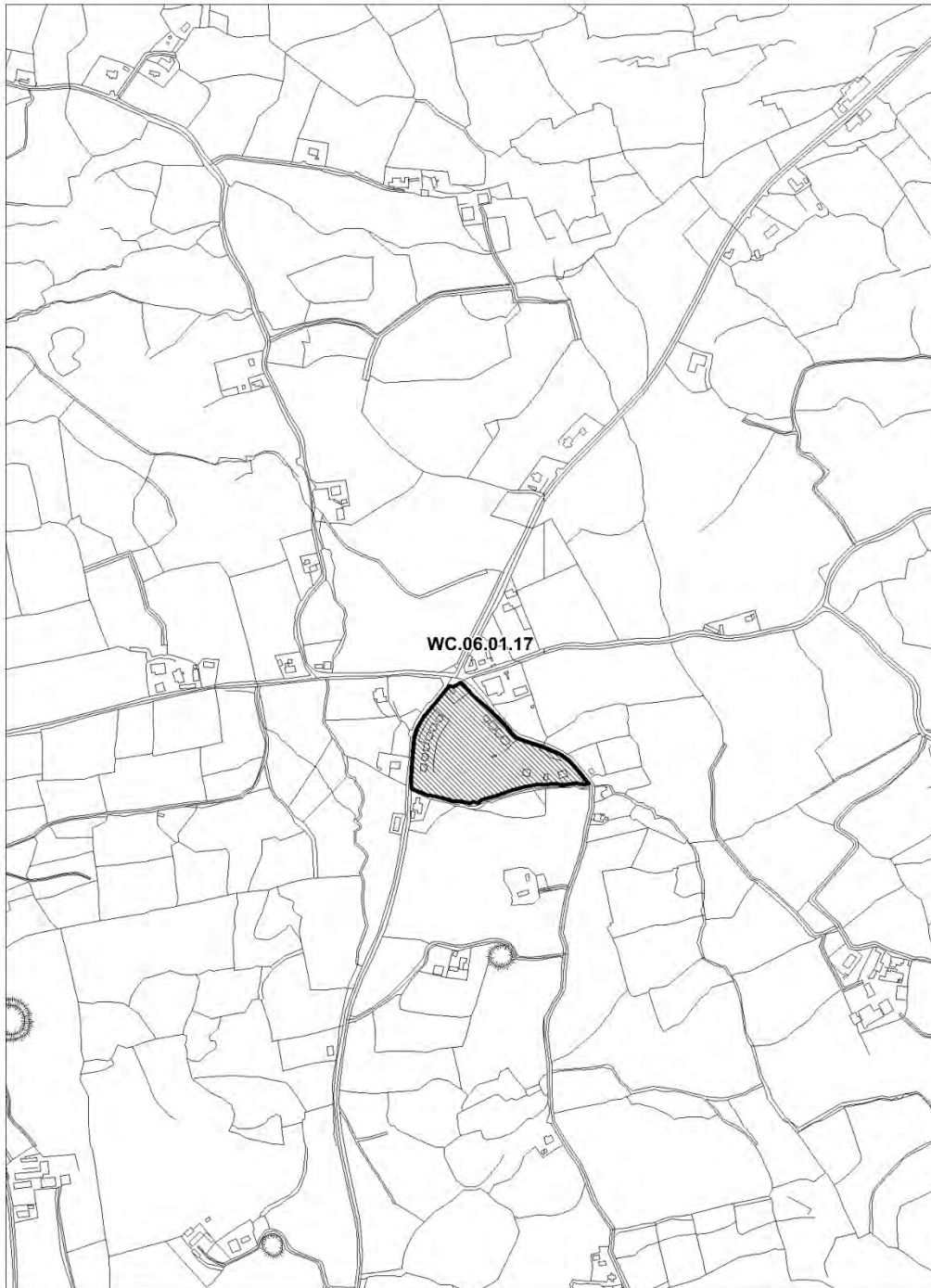
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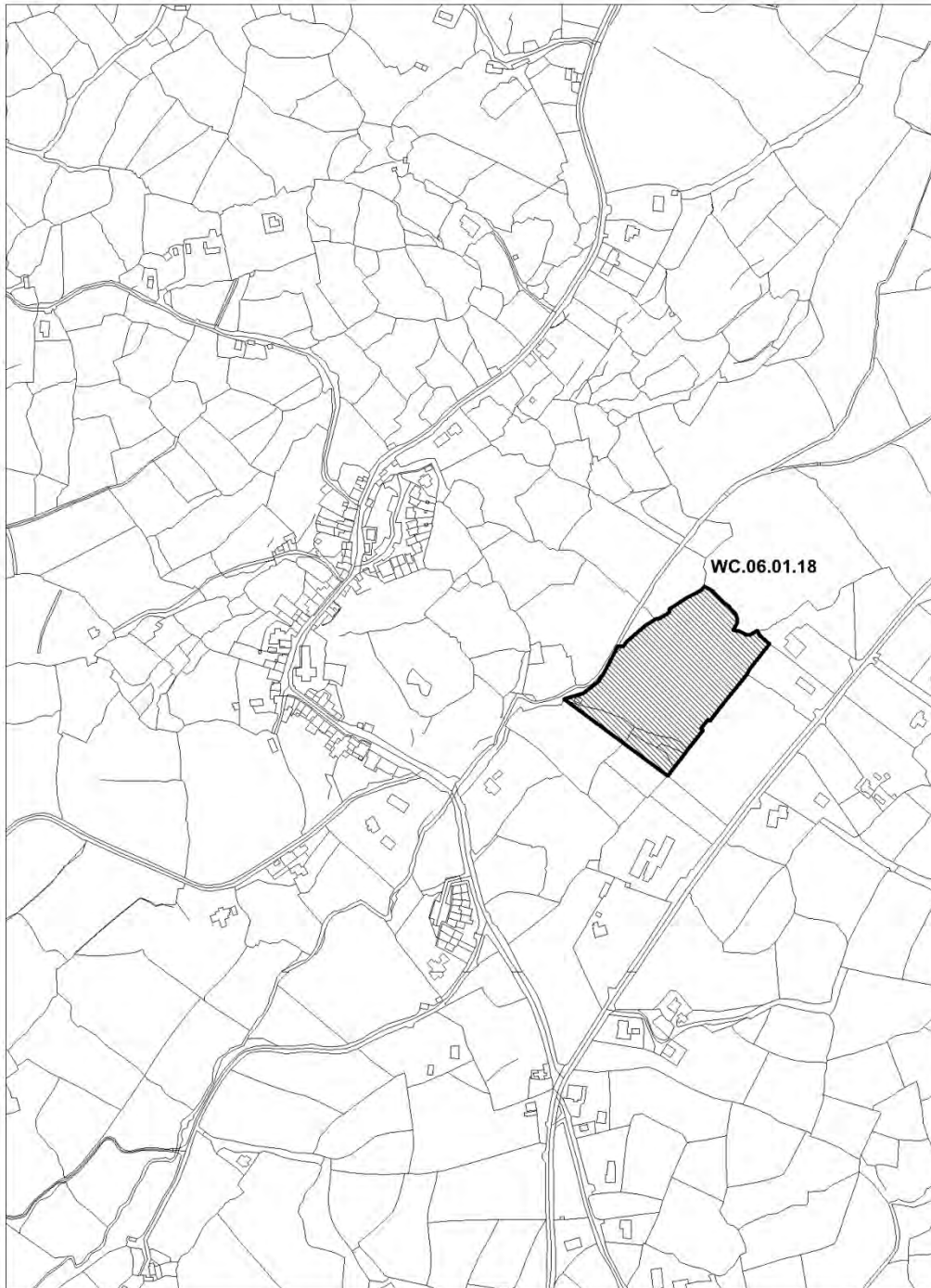
**Terelton**



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**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

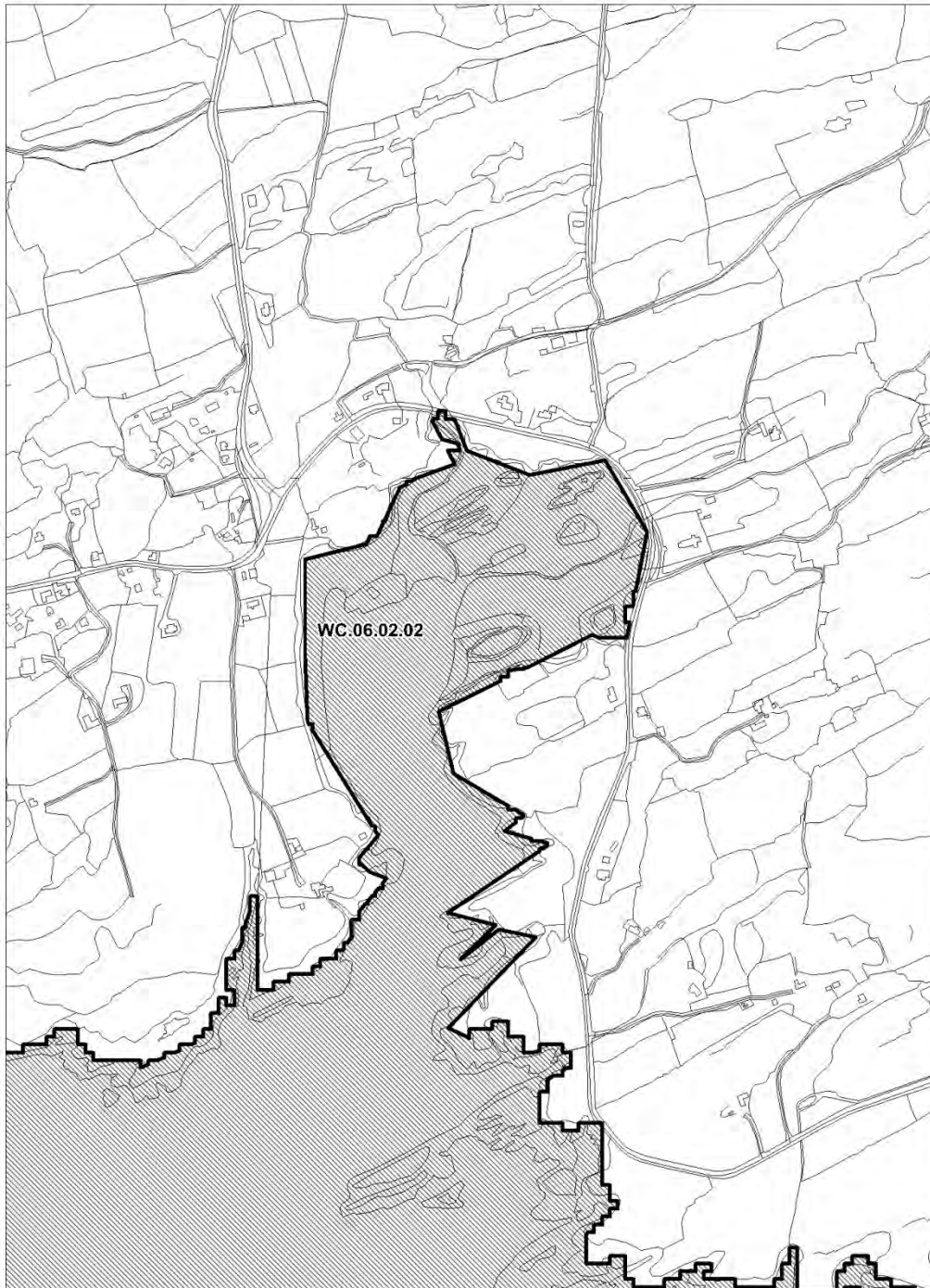
**Eyeries**



**Amendment Ref:WC.06.01.18**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Toormore**



**Amendment Ref:WC.06.02.02**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

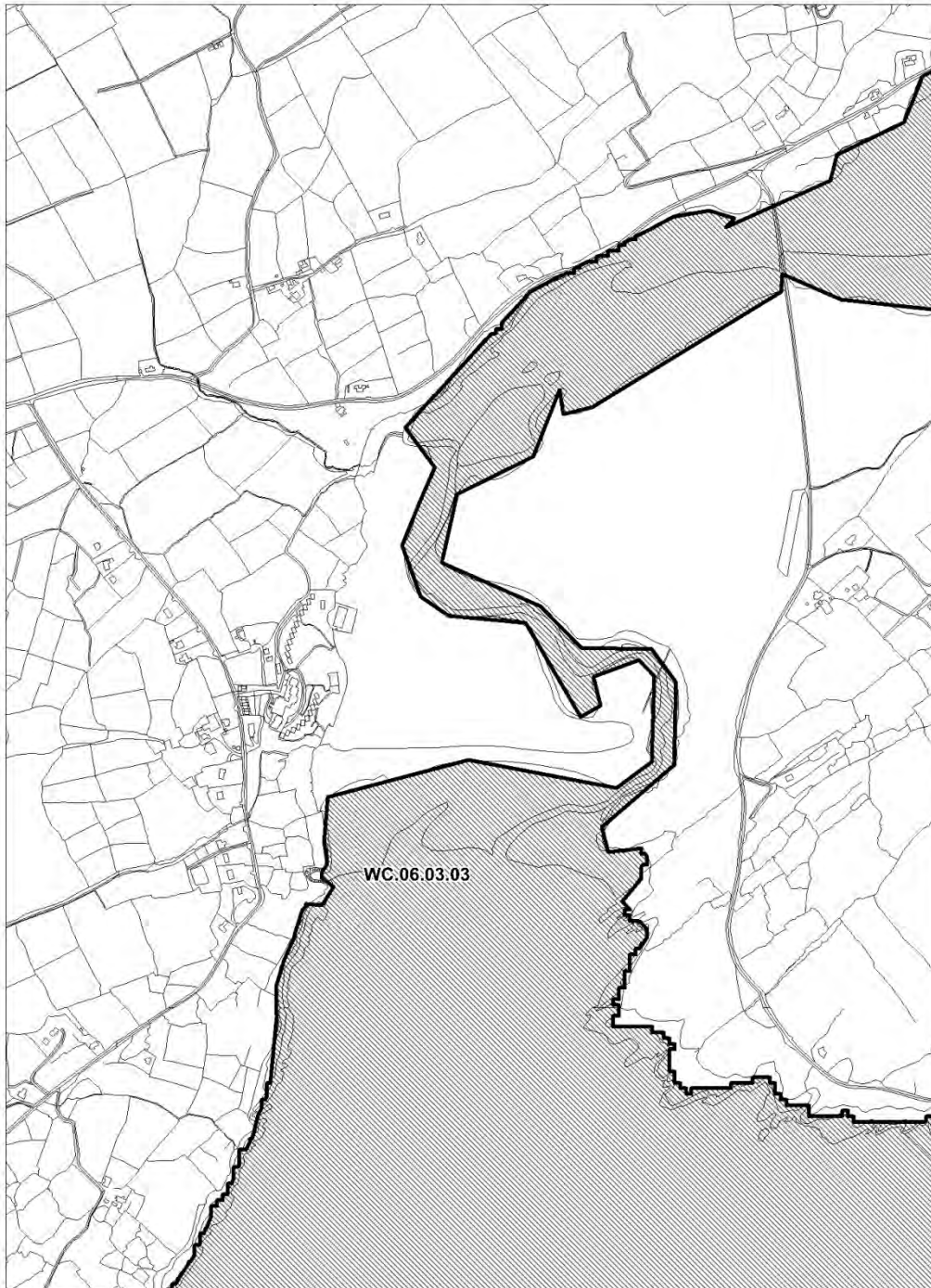
**Ballinglanna**



**Amendment Ref:WC.06.03.01**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Barleycove**

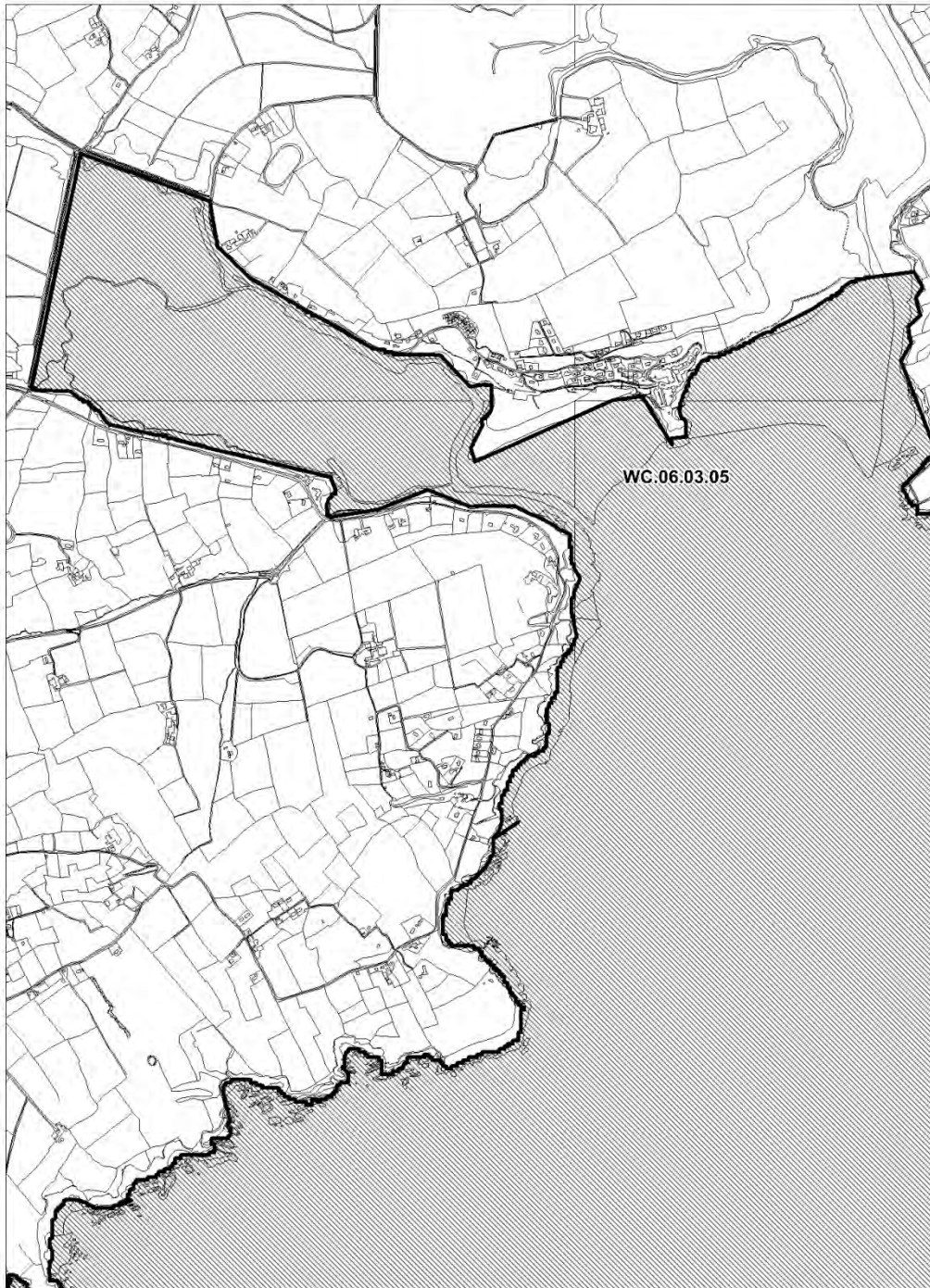


**Amendment Ref:WC.06.03.03**



**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Inchydoney**



**Amendment Ref:WC.06.03.05**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Lisbealad**



**Amendment Ref:WC.06.03.06**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

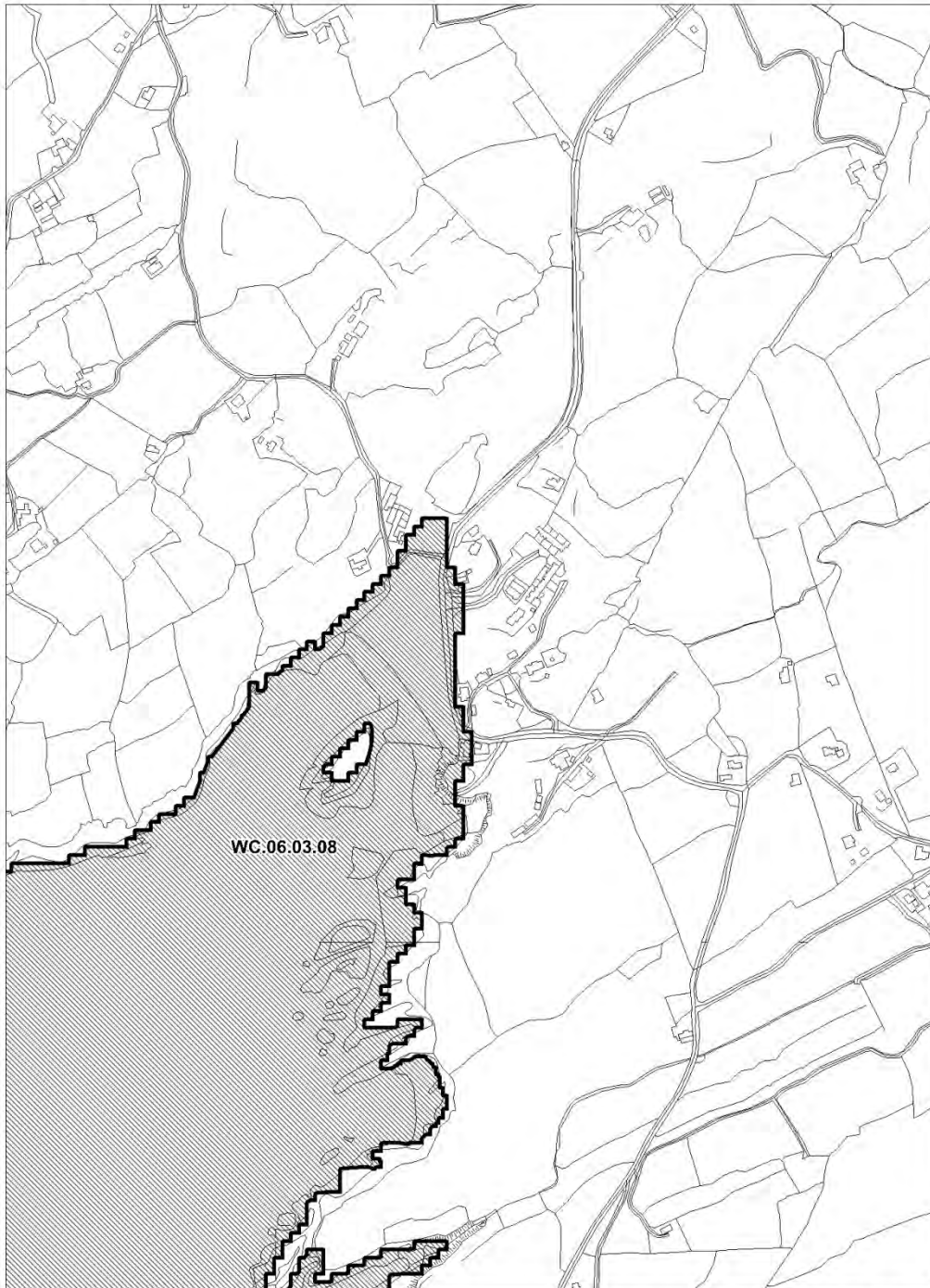
**Owenahinchy**



**Amendment Ref:WC.06.03.07**

**West Cork Municipal District Local Area Plan  
Public Consultation Draft**

**Tragumna**



**Amendment Ref:WC.06.03.08**

**Appendix E - List of Late Submissions**

<b>Name</b>
Michael J Harte
Noreen O'Mahony
Peter Dunican
Trevor Lester

