

Report to Members

Bandon Electoral Area Local Area
Plan

Preliminary Public Consultation &
Other Issues

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This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for Bandon Electoral Area which identified the critical planning issues and choices facing the Electoral Area in the future. The report summarises the outcome of this pre-draft public consultation which was carried out in line with S.20 (1) of the Planning & Development Acts 2000-2006 and will inform the preparation of the Draft Bandon Electoral Area Local Area Plan.

Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while Appendix B details the issues which arose out of the Stakeholder meeting held on the 21st of January 2010.

This report is circulated to the members of the Bandon Electoral Area Committee at a meeting on the 15th June 2010. A second meeting has been arranged for the 30th of June 2010 to discuss the issues arising from this report.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

Population

1.1.1. The electoral area as a whole grew from 23,956 to 27,208 – an increase of 13.6 % from 2002-2006. Bandon experienced positive population growth from 5,161 to 5,822 persons (or 12.8 % growth) in the period 2002-2006. Kinsale also experienced a positive population increase from 3,554 to 4,099 (or 15.3% growth) in the same period. While both of these main towns experienced strong growth over the 2002-2006 period, the same cannot be said for the next largest settlement, the key village of Innishannon, where population remained virtually static. Within the remainder of the electoral area, including the other villages and rural areas, there was an increase from 14,562 to 16,609 or 14.1% within the same period.

Population Change in Bandon Electoral Area 2002-2006			
Settlement Hierarchy	Population		
Bandon Electoral Area	2002	2006	% Change
Main Settlement			
Bandon	5,161	5,822	12.8
Kinsale *	3,554	4,099	15.3
Key Village			
Innishannon	679	678	-0.1
Villages and Rural	14,562	16,609	14.1
Total Population	23,956	27,208	

* Including the Town Council.

Strategy

1.1.2. The CASP Update, published in 2008 notes that the high level of growth in the villages and rural areas, at over 14%, is a worrying trend raising concerns about the reliance on longer distance commuting and also on the effects of large scale suburban residential development on the character of rural settlements. Whilst this level of growth is an indication that the villages and rural areas are far from stagnant, local employment within the villages and rural areas has not grown at the same rate, giving rise to widespread growth in unsustainable commuting patterns.

1.1.3. If the County Development Plan objectives to prioritise the main towns as the key locations for growth in population and as the focus for new investment in

employment, services and public transport, are to be achieved, then the Local Area Plan will need to on the one hand, include policies and objectives to make the towns more attractive as places to live, and on the other hand maintain positive growth in the villages and rural areas but at more moderate rates in line with the CASP Update and Governments Guidance on this issue.

1.1.4. The Outline Strategy Document highlighted the possible requirement to increase the number of villages in the Bandon Electoral Area, in order to provide for an enhanced spatial balance within the Electoral Area itself and as a more realistic way of achieving the growth forecasts outlined in the CASP Update and County Development Plan 2009. In addition, having a better balanced settlement network would also help to prioritise investment in the physical and social infrastructure necessary to realise the required growth.

1.1.5. The CASP Update and the County Development Plan 2009 have also committed to monitoring development in the villages and rural areas in the CASP Ring, with a view to extending rural housing controls, if required, to ensure closer adherence to the CASP strategy.

1.1.6. The forecasts for population growth as set out in the CASP Review (2006-2020), Bandon will continue as the largest settlement in the electoral area with 7,379 persons in 2020, a 26% increase from 2006. Growth in Kinsale will be more moderate, with an estimated population target of 4,519 or about a 10% increase in the 2006 population up to the year 2020. The remaining growth for all the villages and rural areas, including Innishannon, amounts to 1,308 persons, bringing the overall target to 18,595. The 2020 target for the electoral area as a whole is 30,493 persons.

Population Target in Bandon Electoral Area 2006-2020			
Settlement Hierarchy	Population		
Bandon Electoral Area			
	2006	Growth 2006-2020	2020 Target
Bandon	5,822	1,557	7,379
Kinsale	4,099	420	4,519
Villages and Rural	17,287	1,308	18,595
Total Population	27,208	3,285	30,493

Employment

1.1.7. The Census 2006 indicates that there are 6,461 jobs in and around the main towns of the Bandon Electoral Area. Bandon and its immediate hinterland is the most significant centre of employment according to the census, it accommodated 3,897 jobs in 2006.

1.1.8. There was a total of 47 hectares of land zoned for business use in the Bandon Electoral Area in the previous plans for the area. Since 2003, a total of 3 hectares of land have been developed for business related uses within the electoral area and a further 4 hectares are either under construction or in the pre-construction phase of development. A total of 40 hectares of land remain available for future development.

1.2 Pressure/ Challenges for the future

1.2.1 The County Development Plan 2009 identified some of the main issues to be addressed in the Local Area Plan for this electoral area. They include the following:

- Encouraging balanced population growth so that the main towns can achieve their full economic potential.
- Develop Bandon as a main centre for population and economic growth in accordance with the overall strategy of the plan.
- Develop Kinsale as a Principal Tourist Attraction where the protection of natural and built heritage assets will be a priority.
- Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.
- Capitalising on the attractive setting of the Bandon Electoral Area, which includes extensive coastline and estuary, which contain features of historical, cultural and natural significance.
- Promote the development of tourism and the economy, particularly within the towns of Bandon and Kinsale, which are both designated as District Employment Centres.
- The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

Section 2 Baseline Environment

2.1 Introduction

2.1.1. This section of the report gives an indication of the significant environmental effects which will need to be taken into consideration when preparing the local area plan. While the Environmental Report which will accompany the publication of the draft local area plan will give more specific detail on the agreed environmental receptors, the purpose of this section is to briefly highlight the environmental issues which will have the greatest effect on the local area plan's objectives and their implementation. The preparation of the Environmental Report will also require close consultation with both external and internal bodies including the Environment Directorate of the Council, who have prepared an outline of the waste management issues relevant to the County. It is important to note that while this section deals with the effects on the Bandon Electoral Area, the environmental effects often have trans-boundary effects, to other electoral areas and even other counties and this should be noted at the outset.

2.2 River Catchments and Water Quality

2.2.1. The Water Framework Directive (WFD) applies to rivers, lakes, groundwater, and coastal waters. The Directive requires a co-ordinated approach to water management in respect of whole river basins with a view to maintaining high status of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least "good status" and that the status does not deteriorate in any waters.

2.2.2. Within the South West River Basin Management Plan which covers Cork and Kerry, most of the main settlements in the Bandon Electoral Area including the 2 main towns and the sole key village are covered by the **Bandon-Stick** water management unit action plan. It is through this action plan that the water quality of a particular river catchment is reviewed and monitored.

2.3 Water Supply

Bandon & Kinsale

2.3.1. A detailed assessment of the water supply will be undertaken as part of the preparation of the Environmental Report. A detailed assessment of the water supply will be undertaken as part of the preparation of the Environmental Report.

Innishannon

2.3.2. The Innishannon Water Supply Scheme is at construction stage. Funding has been secured under the WSIP 2010-2012 to extend this Regional Water Supply Scheme to feed the villages of Ballinspittle, Garrettstown, Kilbrittain and Ballinadee.

2.4 Waste Water Treatment

Bandon

2.4.1. In Bandon, there is some capacity in the wastewater treatment plant, subject to EPA licensing and any future additional requirement. However there are concerns that the cumulative effect of the Waste Water Treatment Plants and other discharges could be having an impact on drinking water standards and this issue may need to be investigated in further detail. The treatment plant is in a position to accept influent. The draft water management unit action plan states that there is non-compliant frequency of monitoring or non-compliant effluent standard.

Kinsale

2.4.2. In Kinsale, there is currently no wastewater treatment however; construction on the new waste water treatment plant is well underway. The Bandon Estuary is a 'Nutrient Sensitive Area' and Kinsale is a designated 'shell fish area'.

Innishannon

2.4.3. In Innishannon, the waste water treatment plant is operating over capacity. It is not in a position to accept additional influent. The draft water management unit action plan states that there is insufficient existing capacity and that there is a discharge to a protected area.

2.5 Waste Management

2.5.1. The Waste Management Plan for Cork County which sets out the requirements for waste management is currently under review. The current plan identified a need for a civic amenity site in Bandon/Kinsale. This site has been provided in Bandon and it accepts a wide range of goods to be recycled. There are 9 bring sites throughout the rest of the electoral area, including one in Kinsale and one in each of the resort (tourist driven) other locations, Garrettstown, Oysterhaven and Robert's Cove. These bring sites take Glass bottles / jars and Beverage Cans at a minimum with Kinsale's site accepting textiles, newspapers and magazines also. Currently there is no bring site in Innishannon.

2.6 Nature Conservation & Habitat

2.6.1. There are 7 proposed Natural Heritage Areas in the Bandon Electoral Area and one Natural Heritage Area. There are located primarily in the Bandon Valley, Garrettstown and Garrylucas Marches, James' Fort and the Old Head of Kinsale. While all of these areas have important ecological value, the other reasons for their designations vary from woodland and geological to botanical and ornithological values.

2.6.2. There is one candidate Special Area of Conservation in the Courtmacsherry Estuary (around Kilbrittain) which forms part of the Annex 1 EU Habitats Directive. There are two Special Protection Areas around the Old Head of Kinsale and the Sovereign Islands, as these areas are of importance from an ornithological perspective. The SAC's and SPA's form the Natura 2000 sites and will also be assessed by the appropriate assessment of the plan.

2.6.3. Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas provide many benefits to the local population and to visitors alike.

2.7 Other Environmental Considerations

2.7.1. One of the major environmental issues which needs to be given careful consideration is the effect of flooding. This will be assessed, as noted through the implementation of the guidelines through the preparation of the Environmental Report.

Landscape

2.7.2. The lands at this location are described as Broad fertile Lowland Valleys, Rolling Patchwork Farmland, indented estuarine Coast and Rolling Patchwork

farmland. The coastal landscape and setting of the coastal settlements including Robert's Cove, Nohoval, Oysterhaven, Garrettstown / Garrylucas and Kilbrittain have a high sensitivity threshold.

Section 3 Principal Issues Raised in Submissions

Electoral Area Wide Issues

Settlement Network

3.1.1. A number of submissions were received requesting that Belgooly, Riverstick and Ballinspittle be designated as Key Villages. The main reasons for this request to their location and the range of facilities currently provided in these villages.

3.1.2. One submission requested the inclusion of Sandycove on the network of settlements as a village nucleus arguing that it has many similar facilities to other village nuclei on the settlement network.

Scale of development proposed in villages

3.1.3. A number of submissions suggest extending development boundaries (in some cases quite substantially) in order to allow for an alternative to one off rural housing. However, in some cases the scale of development proposed is substantial and could more than double the size of the current development boundary.

Rural Diversification (including Tourism and Coastal Issues)

3.1.4. There are a number of submissions requesting various rural diversification projects. One submission requests that the Bandon LAP should have regard to the policies and objectives of the Bioenergy Action Plan for Ireland by supporting energy crop research and development / production and green energy technology development in general as a sustainable way to support rural diversification through the growth and development of energy crops in the Electoral Area. It is also suggested that this could act as a flagship for County Cork and form the beginning of a 'green quarter' including developments set up to specifically attract indigenous and international investment in bio-energy, green technology and related services with the aim of providing support and development for the diversification of the rural economy.

3.1.5. In addition, it is also requested that the local area plan fully exploits the linkage between tourism and the local food and beverage sector. It states that the potential for diversification of the rural economy would be enhanced if there was more support for establishing enterprises in rural locations which would be attractive to tourists and add value to indigenous resources.

3.1.6. Generally, there is a request to give added emphasis to the tourism potential of locations, particularly those settlements along the coastline and the ongoing maintenance of coastal infrastructure (sea walls, footpaths, sand dunes etc). Consideration must also be given to providing services for those who are unemployed, especially in rural areas.

Principal Issues Raised in Relation to Settlements

Bandon: A Total of 16 submissions were received for Bandon town and its environs the main issues are as follows:

Residential & Community Facilities / Public Realm Improvements:

3.1.7. Three submissions request additional residential development mostly within or directly adjoining the development boundary.

3.1.8. Two submissions in noting the importance of the town hall, request that a central square or plaza be considered as part of the public realm for the town centre. Another submission requests a new community centre for the young and old and suggests that the former garden centre could be identified for such a use.

Third Level / Further Education

3.1.9. A number of submissions suggest that consideration should be given to encouraging links with CIT / UCC and establishing further education opportunities including Adult Education Courses in Bandon. It is noted that there is a perceived lack of such courses in the town.

Employment & Economic Development:

3.1.10. A number of submissions request commercial, industrial and employment development both in the north and south of the town.

3.1.11. A number of submissions suggest the possibility of providing for large stand alone industrial sites. In addition one of the submissions requests that a large number of leisure / commercial facilities including hotels, cinema and tourist office etc are proposed in the town.

3.1.12. One submission suggests that in order to promote the town, consideration should be given to employing of a marketing officer for Bandon town. It is also proposed to support the 'Green Economy' through a Council task force linked to other relevant agencies and it is suggested that Bandon would be a good town to act as a pilot for such an initiative.

Town Centre / Retail:

3.1.13. A number of submissions request that the Council include additional lands to cater for town centre expansion areas. Another submission requests that the proposed town centre expansion area to the north of the town not be considered and it remain as proposed residential development because of the adverse effect it could have on the existing residences in the area, and also on the impact it could have on rejuvenation in the existing town centre. A regeneration programme is also proposed for the main shopping streets coupled with increased logistical and financial support for the tidy towns.

Infrastructure:

Flooding

3.1.14. Many of the submissions mentioned the main drainage scheme and flood relief scheme and request that the local area plan contain the most up to date information regarding its implementation. In addition, one submission proposes a development of mixed uses on the existing flood plain with the caveat that flood prevention works would be provided.

Water Services

3.1.15. One of the submissions requests that commencement of the main sewage scheme is vital for the further development of the town.

Roads Infrastructure

3.1.16. Many submissions request that the Bandon Relief Road is completed. The current alignment for this relief road is U-01 and is identified on the zoning map for the settlement. One submission suggests the possibility of providing a Northern Relief Road north of Bandon. An indicative route is suggested on a map.

3.1.17. One of the submissions does not support a full scale ban of lorries in the town centre because it states that it would have an adverse impact on the flexibility of deliveries to the town centre. Another submission also suggests that a traffic management plan is required to take larger vehicles out of town and improving the town's amenity.

3.1.18. The submissions also request an upgrading of the existing footpaths, cycle paths and making sure that places are accessible for everyone.

Broadband

3.1.19. A number of submissions request that a fibre optic cable is provided for enterprise and business.

Environment & Amenity

3.1.20. A number of submissions requests that the main approaches to the town are given careful consideration in the plan and that public realm is generally improved with the possible provision of a central square or plaza and new heritage signage. It is also proposed to encourage the existing farmers market and local arts and crafts and the setting up of small co-operatives. Increased amenity facilities around the town generally, including a boardwalk to make better use of the river as an amenity area is also requested.

3.1.21. It is also suggested that there is greater emphasis given to tourism and amenity in Bandon and within the wider electoral area.

3.1.22. A number of submissions make note of the heritage assets of Bandon town and request audits of existing buildings and the strict enforcement of the Derelict Sites Act.

Public Transport

3.1.23. One submission requests that public transport is developed to encourage people from the hinterland to shop and recreate in Bandon.

3.1.24. A shuttle service is also suggested to link Bandon with Old Chapel.

Kinsale: A total of 10 Submissions were received for Kinsale and its environs.

Residential, Education & Community Facilities:

3.1.25. A number of submissions note that the Gaelscoil and the Summercove primary school should be included in the list of schools serving the Kinsale area. Another submission puts forward an alternative location for the provision of a primary school at Summercove about 700 meters north of the existing school towards Cove Cross.

3.1.26. One submission requests that lands at West View be taken out of the Rural Housing Control Zone and included within the development boundary for residential development of a low density nature in keeping with the surrounding existing development and taking account of the sensitive nature of the site and infrastructure supporting it.

3.1.27. One submission included a number of initiatives which it would like to see supported in the local area plan including the building of sustainable local authority housing, prioritising retrofitting to improve BER ratings of existing public buildings and local authority housing, that any future development must follow sustainable guidelines and the development of a community health centre where all the primary health needs of the community can be met.

Employment

3.1.28. One submission requests that additional lands are included within the development boundary to the north east of the settlement for commercial uses.

3.1.29. The redevelopment of existing brownfield sites is apparent in some of the submissions. The types of uses which are put forward in the submissions suggest commercial / office / retail uses.

3.1.30. In this context, the redevelopment of the substantial Henry Good site is also requested to allow for 'mixed use' / tourist / commercial uses.

Tourism & Food

3.1.31. Another submission requests that supporting text be included in the local area plan to allow for the development of a food farm and cookery school at Ringrone, Kinsale.

3.1.32. One submission included a number of initiatives which they would like to see supported in the local area plan relating to food production at a local level, landscaping policies and tourism.

Energy

3.1.33. One submission included a number of green initiatives which it would like to see supported in the local area plan including supporting and identifying a suitable site for the development of an anaerobic digester in Kinsale, develop micro generation schemes – as part of a wider marketing of the town as an ecotourism destination, conversion of all public lighting to high efficiency lighting, and it requests that the County Council looks at biomass boilers or combined heat and power plants for all their buildings and schools.

Infrastructure

Transport

3.1.34. One of the submissions outlines a number of ways of improving mobility within Kinsale and included a number of initiatives which it would like to see supported in the local area plan including improving public transport significantly, implementation of the less costly aspects of the Kinsale Traffic Management Plan, provision of an electric car and biodiesel station in town, provision of a stop for the land train in town, Kinsale Cork Bus to run on Biofuel, develop walking routes and cycle routes around the town etc. Another submission requests that 'walking buses' are encouraged by linking insofar as practicable the residential areas with schools (particularly the Gael Scoil).

Waste & Other Issues

3.1.35. One submission has included a number of waste management initiatives which they would like to see supported by the local area plan.

3.1.36. Another submission requests that an extra storey should be built on the church square car park and queries the catchment of the new Waste Water Treatment Plant and whether it has the ability to serve other settlements.

3.1.37. The development of a Marine Park in Kinsale is requested to be included in the plan as outlined in previous proposals.

Environment and Amenity

3.1.38. The Protection of the Harbour Setting is also considered to be an important issue – maintaining the 'green fingers' between Scilly and Summercove.

Key Village:

Innishannon (6 Submissions)

Scale of Growth in the Village

3.1.39. A number of submissions were received requesting reinstatement of existing zoned lands and substantial extensions to the development boundary.

Community Facilities including Sports and Amenity

3.1.40. The re-development of the GAA Pitch in Innishannon was also proposed. This submission included substantial community facilities, including tennis courts, a new purpose built community hall, car parking etc, however this development is predicated on the possibility of raising the level of the pitch in order to have all year round facilities that do not succumb to damage from flooding.

Car Parking and Footpaths

3.1.41. It was also requested that car parking facilities and footpaths are improved in the village.

Villages:

Belgooly (3 submissions)

Promotion of Belgooly as a Key Village

3.1.42. A number of submissions state that Belgooly should be considered as a Key Village in the network of settlements.

Scale of Growth in the Village

3.1.43. A number of submissions were received requesting reinstatement of existing zoned lands and substantial extensions to the development boundary.

Riverstick (3 submissions)

Promotion of Riverstick as a Key Village

3.1.44. One submission states that Riverstick should be considered as a Key Village in the network of settlements because of its services and proximity to Cork City, Cork Airport Kinsale, Innishannon and Carrigaline.

Scale of Growth in the Village

3.1.45. A number of submissions were received requesting substantial extensions to the development boundary.

Ballinspittle (1 submission)

Promotion of Ballinspittle as a Key Village

Community Facilities including Sports and Amenity

3.1.46. A detailed submission was received from Ballinspittle outlining reasons why the settlement should be considered as a Key Village. There was particular emphasis on tourism / recreation function of the settlement in conjunction with Garrettstown.

Ballinadee (1 submission)

Infrastructure

3.1.47. The submission from Ballinadee requests that a number of water and waste water services infrastructure are put in place in Ballinadee. The submission also states

that a public transport system should be provided from Ballinadee to the local towns of Bandon and Kinsale (regularly) and Cork City (at least once weekly).

Community Facilities including Sports and Amenity

3.1.48. The submission also states that the public lighting is poor and needs to be replaced and that a community field and community building needs to be developed for recreational purposes (including a play ground).

Employment

3.1.49. The submission requests that enterprise buildings should be provided or built for new businesses.

Halfway (1 submission)

Scale of Growth in the Village

3.1.50. The submission requests that a substantial amount of land at Halfway be zoned for a mix of uses including a trading area for the village, open storage areas and also to recognise the permitted hotel use on part of the lands.

Village Nuclei:

Crossmahon (1 submission)

Scale of Growth in the Village

3.1.51. The submission requests that the development boundary be extended to include one site contiguous to the current settlement boundary.

Dunderrow (2 submissions)

Local Enterprises / Employment

3.1.52. This submission requests that the plan should be supportive of potential future business and industrial developments in the area particularly regarding the Eli Lilly plant in Dunderrow and that any considerations for zoning should reflect this.

3.1.53. This submission also requests that the Bandon LAP should have regard to the policies and objectives of the Bioenergy Action Plan for Ireland by supporting energy crop research and development / production and green energy technology development in general as a sustainable way to support rural diversification. It proposes the location of such a facility at Dunderrow, which it notes is located in close proximity to Kinsale and offers potential to develop as a green energy hub and on which energy crops could be trialled and developed.

Infrastructure: including energy, water and local road improvements

3.1.54. The submission also requests that the R605 from Kinsale to Innishannon would benefit from upgrading particularly the bend at Shipool. The submission requests that the plan should take account of and examine opportunities for sustainability practices including wind energy. Finally the submission requests that the plan should examine water demands associated with likely future development in the area.

Gaggan (1 submission)

Scale of Growth in the Village

3.1.55. The submission requests that the development boundary be extended to include a small portion of land which is contiguous to the current settlement boundary.

Nohoval (2 submissions)

Scale of Growth in the Village

3.1.56. The submission requests that a substantial amount of land (6.5 Ha) contiguous to the current development boundary of Nohoval be included for development consisting of residential development at a very low density with provision for recreation and community uses.

Coastal Issues & Infrastructure

3.1.57. This submission requests that the Nohoval area is improved by repairing sea walls (it is noted that there are several breaches to the sea walls). The submission states that speedy action needs to be taken regarding coastal erosion and sewerage disposal issues. In addition it is noted that parking in the area needs to be improved particularly for the summer season.

Other Locations

Garretstown/Garrylucas (5 submissions)

Scale of Growth in the Settlement

3.1.58. These submissions request that a substantial extension of the development boundary is allowed to include provision for low density housing, and sites for camper van parking / camping etc.

Coastal Issues

3.1.59. One submission requests that action needs to be taken in relation to the improvement of sand dunes, coastal erosion, derelict buildings, sites and unauthorised developments, rights of ways etc. in these coastal areas. The submission also requests that the proposed Action Plan for this area should be progressed immediately and the implementation of this plan should involve local groups working with the County Council planners, engineers and environmental departments.

Gogganshill (3 submissions)

Scale of Growth in the Settlement

3.1.60. These submissions request a change in the designation of the Metropolitan Cork Green Belt as set out in the County Development Plan 2009 to A3. They also request that a development boundary be put around Goggins Hill.

Oysterhaven (1 submission)

Coastal Issues & Infrastructure

3.1.61. This submission requests that the Oysterhaven area is improved by repairing sea walls (it is noted that there are several breaches to the sea walls). The submission states that speedy action needs to be taken regarding coastal erosion and sewerage disposal issues. In addition it is noted that parking in the area needs to be improved particularly for the summer season.

Robert's Cove (1 submission)

Coastal Issues & Infrastructure

3.1.62. This submission requests that the Robert's Cove area is improved by repairing sea walls (it is noted that there are several breaches to the sea walls). The submission states that speedy action needs to be taken regarding coastal erosion and sewerage disposal issues. In addition it is noted that parking in the area needs to be improved particularly for the summer season.

3.2 Issues Relating to the County Development Plan

Rural Housing

3.2.1. A number of submissions requested that alternations be made to the Metropolitan Green Belt and Rural Housing Control Zones in order to allow for one off rural housing outside of the settlements in the Electoral Area.

Rural Diversification (including Tourism and Coastal Issues)

3.2.2. One submission requests that the review of the LAPs provides an opportunity to clarify that the established use of an agricultural holding includes 'food production' as well as 'husbandry' and as a result enterprises which add value to farm produce would be deemed to be open to consideration in agricultural zones.

3.2.3. The submission also requests that part b of objective ECON 5-4 as currently worded suggests that one-off new enterprises in rural areas should be considered within the RHCZ as it argues there is no compelling reason why this designation should be used to restrict rural enterprise. In addition, it requests that the floor area limit of 200m² under objective ECON 5-4 should be removed and the issue of scale should be addressed on a case-by-case basis having regard to the nature of the enterprise and the planning context of the local area.

3.2.4. Another submission requests that the County Development Plan recognises the success and demand for 'food tourism' in its policy objectives.

Section 4 Overall Approach to the Draft Local Area Plan

4.1 Main Policy Issues

Ministerial Guidance

Sustainable Residential Development in Urban Areas

4.1.1. Published by the Department of Environment, Heritage and Local Government in May 2009, these guidelines update and revise the Guidelines for Planning Authorities on Residential Densities (1999), and provide further guidance on the appropriate scale of development in smaller towns and villages.

4.1.2. In towns with a population of 5,000 or more, the guidelines reinstate the previous guidance regarding the trend towards smaller average household sizes, the need to encourage the provision of affordable housing and the need to reduce CO2 emissions by reducing energy consumption and to support a more efficient use of energy in the residential and transport sectors. The only town with a population of more than 5,000 in this Electoral Area is Bandon. The guidelines also give an indication as to the appropriate locations for increased densities, including city and town centres, brownfield sites, along public transport corridors, inner suburban / infill areas, sub-division of dwellings and institutional lands and outer suburban / greenfield sites. The Guidelines also reiterate the importance of placing a firm emphasis on the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved.

4.1.3. Concerns have been raised about the impact of rapid development and expansion on the character of smaller towns (less than 5,000 people) and villages through poor urban design and particularly the impact of large housing estates with a standardized urban design approach on the character of towns and villages that have developed slowly and organically over time. In order for these settlements to thrive and succeed, their development must strike a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. The Guidelines suggest a number of key points in this regard:

- Development in towns and villages must normally be plan led;
- New Development should contribute to compact towns and villages; giving priority to local trips by walking and cycling, prioritising the re-use of brown field development land and other underused lands or through the development of acceptable green field sites;
- Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Corridor) and also as a means of reinforcing the street pattern or assisting in the redevelopment of backlands while taking care to protect the architectural and environmental qualities of the settlement;
- Offering alternatives to urban generated housing; in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;
- The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development. Because of the scale of smaller towns and villages, it is generally preferable that overall expansion

proceeds on the basis of a number of well integrated sites within and around the town/village centre in question rather than focusing on rapid growth driven by one very large site. **Above all, it is the function of local area plans and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.**

- Local authorities have a vital role to play in encouraging development through the provision of essential services, in carrying out local planning functions, in utilising their extensive local knowledge in identifying new development opportunities such as backlands development and harnessing the extensive array of powers available to them under planning and urban renewal and derelict sites legislation in facilitating and encouraging sustainable forms of development.

Flood Risk and the Planning System

4.1.4. The Planning System and Flood Risk Management Guidelines for Local Authorities were published in November 2009. The overall policy objective of the guidelines is:

To minimise the national level of flood risk to people, businesses, infrastructure and the environment, through the identification and management of existing, and particularly potential future, flood risks in an integrated, proactive and catchment based manner.

4.1.5. A flood risk assessment (FRA) can be undertaken either over a large area or for a particular site to identify whether and to the degree to which flood risk is an issue, to identify flood zones (if not already available), to inform decisions in relation to zoning and planning applications; and to develop appropriate flood risk mitigation and management measures for development sited in flood risk areas.

4.1.6. Flood risk assessments can be undertaken at a range of scales relevant to the planning process. The key scales for FRA are: Regional (for regional planning guidelines); Strategic (for city or county development plans or local area plans); Site specific (for master plans and individual planning applications).

4.1.7. Flood risk assessments should (be):

- Proportionate to the risk scale, nature and location of the development;
- Undertaken by competent people, such as a suitably qualified hydrologist, flood risk management professional or specialist water engineer;
- Undertaken as early as possible in the particular planning process;
- Supported by appropriate data and information, including historical information on previous events, but focusing more on predictive assessment of less frequent or more extreme events, taking the likely impacts of climate change into account;
- Clearly state the risk to people and development and how that will be managed over the lifetime of the development;
- Focused on addressing the impact of a change in land use or development on flood risk elsewhere, ensuring that any such change or development must not add to and should, where practicable, reduce flood risk;
- Consider the vulnerability of those that could occupy the development, including arrangements for safe access and egress; and

- Consider the modification to flood risk that infrastructure such as raised defences, flow channels, flood-storage areas and other artificial features provide, together with the consequences of their failure.

4.2 County Development Plan 2009

Population Targets and Requirement for Zoned Land

4.1.8. The Outline Strategy for this electoral area sets out the 2006-2020 population target at **30,493** persons. This would equate to about **12,652** households in the electoral area to 2020 or an increase of **2970** households and a requirement for an overall rate of housing in the electoral area of **3,854** new houses. Taking into account the units permitted, committed and constructed during the 2006-2010 period, it is estimated that the new 2010-2020 growth in new houses for the electoral area is **2,786** houses.

4.1.9. The following table sets out the proposed future growth in the main towns, key villages and villages and other settlements in the electoral area in line with the plan period 2010-2020. The local area plan will be based on these growth targets.

4.1.10. The column headed 'new development to 2020' takes account of existing permitted and committed units and gives an indication of the required housing needed to fulfil the population targets for each settlement type. In the case of Kinsale, because a large proportion of commitments are identified in the town council, added to those in the environs means that there is no requirement for additional new housing to achieve the population target for that settlement.

4.1.11. The Outline Strategy Document outlined the scale of the requirement for the Key Village of Innishannon and put forward the suggestion of adding additional key villages. It was argued that this would have the combined effect of taking the pressure off Innishannon and also providing a better spatial balance to the settlement network within the electoral area. Following an analysis of the existing villages and taking the comments made in the submissions into account, it is proposed at this stage to identify Riverstick, Belgooly and Ballinspittle as the three additional new key villages. This will have the net effect of distributing this growth over 4 settlements as opposed to 1.

Settlement Name	Population Growth 2006-2020	Dwelling Unit Growth 2006-2020	Already Built ¹ 2006-2010	Dwelling Unit Growth 2010-2020	Outstanding planning permissions	New Development to 2020 ²
Main Settlements						
Bandon	1557	1485	354	1131	784	233
Kinsale	420	722	257	465	856	No requirement
Key Village	338	1079	365	714	69	543

¹ Already built 2006-2010: this is the geodirectory count for 2010 minus the geodirectory count for 2005 and indicates what has been built and occupied between '05 and '10. A fifth of this figure gives a yearly average and four fifths gives an estimate of what was built and occupied between '06 and '10

² New development 2010: this is the 2020 Housing Requirement minus [vacant units counted in 2010 HLAS (not included in geodirectory count), units under construction and outstanding permissions].

Settlement Name	Population Growth 2006-2020	Dwelling Unit Growth 2006- 2020	Already Built ¹ 2006- 2010	Dwelling Unit Growth 2010-2020	Outstandin g planning permission s	New Developme nt to 2020 ²
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Innishannon

Riverstick*

Belgooly*

Ballinspittle*

Villages and
Other

Settlements

Total

970

568

92

476

113

363

3285

3854

1068

2786

1822

1139

* New Key Villages

Economy and Employment

4.1.12. The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the county. As part of this strategy, the number of jobs in the Bandon Electoral Area is envisaged to increase by up to 1,000. About 20% of these new jobs (including jobs in the leisure & tourism sector) are likely to be in rural locations rather than the main urban areas.

4.1.13. In the Bandon Electoral Area it will be important to give some consideration to the most appropriate role for individual sites currently zoned for business development taking account of the proper planning and sustainable development of the area as a whole and the need to provide a choice of sites. This will include the identification of new lands for business use in the main towns of Bandon and Kinsale.

4.1.14. It is important that this jobs target is achieved in order to help sustain the level of growth in the electoral area and reduce longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key village and other villages, where appropriate.

4.2 Recommended Approach in the Main Towns

Bandon

4.2.1. The Outline Strategy document set the new house construction target to 2020 for Bandon at 1485 units. The capacity of the current zoned lands is over and above that required for this level of growth. Indeed, it is noteworthy that there are in the region of 784 units with planning permission on existing zoned lands and about 90 vacant units in the town. The following table outlines the net requirement of new housing in Bandon at 233 units when the existing housing stock and outstanding planning permissions are taken into account. Given the apparent excess of zoned land when compared to the likely demand for new housing, the Local Area Plan will give consideration to the optimal sequencing or phasing of development to make best use of existing and planned infrastructure, through the WSIP 2010-2012.

Bandon Housing Stock 2010							
Settlement	Dwellings	Dwellings	Dwellings	Under Construction	Vacant	Outstanding planning	Potential Housing

	2001	2005	2010	2010	Units 2010	permissions	Stock
Bandon	1660	2111	2553	24	90	784	3451

Bandon Housing requirement to 2020				
Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
Bandon	1485	354+90+24	784	233

4.2.2. Some additional capacity for new housing will be required in Bandon in addition to the targets to help address the need to regulate development in the villages and rural areas of the CASP Ring in line with the CASP Update.

4.2.3. In terms of employment lands, the Outline Strategy proposed that in addition to reviewing the existing sites, a number of additional (new) sites would be considered. This coupled with a change in the employment land use categories [and the types of uses appropriate in these categories] will make for a greater range and choice of sites for employment uses. The local area plan will provide more employment lands along the relief road to the south of the town, and in addition to the north, where there is an existing employment hub, with Bandon Co-op and the Meat Factory.

4.2.4. A number of sites will be identified for town centre uses, mostly in the locations suggested in the Outline Strategy. Some of these sites are currently derelict or underused but nevertheless they will form an important part of the town's footprint in the future. Innovative design will be encouraged in these sites to add to the established built character of Bandon town. In addition, a number of the issues for the town, including public realm, walkways etc will be included in the local area plan where possible.

Kinsale

4.2.5. The Outline Strategy document identified a new house construction target for Kinsale of 722 units. In Kinsale, the situation regarding housing provision is influenced by the number of commitments (388 units) identified in the Kinsale Town Council³ area. When these units are added to those permitted and committed (including outstanding planning permissions) the net result is that there is no requirement for further housing lands to be identified in the local area plan in order to achieve the population target. If necessary, the local area plan will give consideration to the optimal sequencing or phasing of development to make best use of existing and planned infrastructure.

³ The Kinsale Town Plan (2009) estimates that a minimum of 388 dwellings will be added to the current observed housing stock over the course of the plan period. (These units were granted, un-built or unoccupied as of June 2008).

Kinsale Housing Stock 2010							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing Stock
Kinsale	1317	1826	2147	0	25	468+388 (tc)	3028

Kinsale Housing requirement to 2020				
Settlement	New House Construction Target to 2020	Already Built 2006- 2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
Kinsale	722	257+25+0	468+388	No Requirement

4.2.6. Some additional capacity for new housing will be required in Kinsale in addition to the targets to help address the need to regulate development in the villages and rural areas of the CASP Ring in line with the CASP Update.

4.2.7. In terms of employment lands, the Outline Strategy proposed that in addition to reviewing the existing sites, a number of additional (new) sites would be considered. This coupled with a change in the employment land use categories [and the types of uses appropriate in these categories] will make for a greater range and choice of sites for employment uses. The local area plan will provide more employment lands to the northeast of the town off the R605 / 607. It is proposed that the development of these lands will need to include the realignment works as set out in the Kinsale Transportation Plan. Consideration will also be given to including the old shirt factory within the development boundary and to including the Goods Milling site as a commercial – tourist facility opportunity site, in the event that the existing uses cease.

4.2.8. The Gaelscoil and Summercove schools will be included in the list of schools serving the area and walking bus initiatives will be suggested where possible. The capacity and future plans for the Summercove school will be discussed with the Department of Education in order to determine the likely future requirements for a school in the area. If additional lands are required in light of the existing school site receiving permission for complimentary education uses, including a gym and playing facilities, then the lands closest to this proposed facility will be considered in the first instance.

4.3 Villages & Smaller Settlements

Key Villages

4.3.1. As stated in the previous sections, in the draft local area plan it is intended to designate Riverstick, Belgooly and Ballinspittle as additional key villages in addition to the existing key village of Innishannon. The designation of these settlements followed an analysis of their existing population, services, (including services proposed under

the WSIP 2010-2012), their location and ability to serve a rural hinterland. All of the Key Villages are in the CASP Ring Strategic Planning Area.

4.3.2. Aside from the scale of growth proposed in the key villages, Innishannon has considerable infrastructure and environmental issues, particularly with receiving waters, which are more difficult to overcome. The WSIP 2010-2012 includes €2 million for the Innishannon Sewerage Scheme which will cease untreated discharges and provide Waste Water Treatment Plant to treat sewerage in accordance with the Urban Waste Water Treatment Regulations and provide minor collection system upgrades. These factors will be reflected in the proposed local area plan. While Riverstick, Belgooly and Ballinspittle all require infrastructure, Riverstick and Ballinspittle are included in the WSIP 2010-2012 for waste water infrastructure (Sewerage Schemes).

4.3.3. The Outline Strategy proposed a dwelling units growth target of 1079 houses to 2020. Taking account of the permitted, under construction and vacant units in these settlements the level of growth required in these Key Villages is an additional 543 units. The local area plan will take into account the planned infrastructure for these settlements and will endeavour to make best possible use of the proposed public investment.

Bandon EA Key Village Housing Stock							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing Stock
Innishannon	213	235	300	14	30	57	401
Riverstick	34	62	216	0	29	0	245
Belgooly	30	74	267	0	0	12	279
Ballinspittle	57	71	115	0	29	0	144
Total	334	442	898	14	88	69	1069

Key Villages Housing Requirement to 2020				
Settlement Name	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Key Villages	1079	365+88+14	69	543

Villages

4.3.4. The remaining villages are Kilbrittain, Ballinadee, Old Chapel and Halfway. The forthcoming local area plan will give consideration to including Old Chapel within Bandon Town. This is proposed because of the proximity of the two settlements and

from a planning and development perspective there could be advantages in considering them on a combined basis. The remaining three villages will all require an amount of growth proportionate to the size and scale of the existing village built stock taking account of the requirement to regulate development in line with the CASP Update and the local area plan will give guidance on this.

Village Nuclei

4.3.5. Similar to the situation in the villages, there are a total of 8 village nuclei and again these are all in the CASP Ring Strategic Planning Area with the exception of Aghyohill which is in the West Strategic Planning Area. The role of the village nuclei is to encourage small scale expansion through low-density individual housing in tandem with the provision of services. The local area plan will make provision for new development at a scale, layout and design that reflects the existing built character of each village.

4.3.6. As the following table indicates, together with the village nuclei and rural areas, a total of **476** units are required for the population growth target of **970** people to 2020. Some of these units are already permitted bringing the overall number of new development required to **363**. All of the Villages are in the CASP Ring Strategic Planning Area with the exception of Halfway which is in the Metropolitan Strategic Planning Area.

Villages & Other Settlements Housing Requirement to 2020				
Settlement Name	Dwelling Units Growth Target 2006-2020	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Villages and Other Settlements	568	92	113	363

Other Locations

4.3.7. There are 11 Other Locations in the Bandon Electoral Area. The majority of these settlements are Clustered or Dispersed Rural Communities, largely comprising very low density dwellings which are either dispersed or clustered around a cross roads. Three of the locations are identifiable as resort destinations as they have a more tourist based function. It is intended that these locations would provide for individual dwellings providing an alternative to building in the countryside. Of the three resort destinations, Garrettstown may also require additional lands to accommodate campervan / caravan parking / camping and ancillary uses.

Appendix A

List of Submissions relating to the Bandon Electoral Area

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Ballinadee	5,245	Ballinadee Community Development Association & Ballinadee Tidy Towns	This submission requests that a proper uncontaminated water supply, waste water treatment and disposal system and public toilets are put in place in Ballinadee. The submission requests that enterprise buildings should be provided or built for new businesses, and that a community building should be provided for the purpose of community groups, social events etc. The submission also states that the public lighting is poor and a proper public lighting system needs to be replaced and that a community field needs to be developed for recreational purposes (including a play ground). Finally it requests that a public transport system needs to be provided from Ballinadee to the local towns of Bandon and Kinsale (regularly) and Cork City (at least once weekly).	The points in this submission are noted and where possible it is intended to reflect them in the local area plan.
Ballinspittle	5,745	Courceys Integrated Rural Development Committee	This submission requests consideration be given to designating Ballinspittle as a key village. The submission notes that this area (including Garrettstown) has become a recreational focal point for the people of the Bandon Electoral area and Cork City and as such should be well serviced. Specific references are made also to the development of Waste Treatment facilities for Garrettstown and Ballinspittle and the upgrading and extension of public water services through group water schemes, upgrading and extension of the public footpath and walkways between Ballinspittle village	All of these points are noted and where relevant will be included in the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			and Garrettstown and between Garrylucas and Garrettstown beaches. The submission also requests that the upgrading of existing and new recreational facilities including walking routes, upgrading of existing public toilets, development of water based activities, vehicular access to Old Head pier, planning for a hostel/hotel in the area and the restoration of the Mortella Lookout tower in the Old Head of Kinsale as a maritime heritage centre and signage along the R600/604 routes are considered. Finally, the submission notes a key requirement for existing and potential new business is access to broadband, and also a means of providing for a number of local 'shared services' which could include certain community facilities such as meeting rooms, GP, Pharmacy and an activity centre for the elderly. It is suggested that some of the land zoned for housing development or alternative suitable lands may be zoned for commercial use (enterprise/ incubation units).	
Bandon	5,025	Ryan, Charles & Phil	This submission requests that lands at Cork Road, Bandon be zoned for housing. The submission states that there was an error made in the wording of the objective relating to these lands during the making of the previous County Development Plan and that the new plan should rectify this error by illustrating the Manager's Recommendation in 2002, which allowed for small scale residential development.	Consideration will be given to including these lands for alternative uses in conjunction with the lands directly contiguous to the south in the review of the local area plan.
Bandon	5,145	Hurley, Michael	This submission requests that 0.08 ha is zoned for residential use in Clancool, adjacent to	Submission noted. The site is within the existing

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Bandon	5,181	Hernon, John	new road in Bandon town. The submission notes that although the site was previously zoned as 'established residential use' planning permission has been refused on the site because it is an open area, despite it being in private ownership. This submission requests that the plan reflect present reality and allow a partially disused property to be used for general office activities thus making it consistent with the adjacent site which was recently granted planning permission for office use. This, it argues would involve changing the current specific objective relating to a site to allow for uses other than those connected with the motor trade. In addition the submission requests that the existing zoning on commercial premises and sites should be reassessed to allow for more flexible uses.	development boundary for Bandon. The points raised in this submission are noted and will be considered in the local area plan.
Bandon	5,182	Buckley, Flor	This submission requests that approximately 45 hectares of land at Curravreeda, Bandon be zoned for employment use. The submission states that the landowner is prepared to make the lands available for commercial / industrial development and that it would clearly be of interest for a substantial stand-alone project.	Both of the proposed sites are not within or contiguous to the existing development boundary for Bandon and access to services and public transport is limited.
Bandon	5,598	Tesco Ireland Ltd	This submission requests that the Council must retain areas for town centre development but also acknowledge that they may no longer be suitable for further development due to flood risk. The submission suggests that by virtue of their size, topography and location that the areas identified for town centre expansion in the outline strategy are not suitable for viable retail developments. The submission	These points are noted. The need to expand the town centre area in Bandon in accordance with the best planned orderly development for the existing town centre, taking into account the Department of Environment

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Bandon	5,533	Mehigan, Jerry	<p>also requests that the Council should facilitate retail development away from or above flood risk areas and flood risk levels and that consideration should be given to allow for commercial development in areas currently zoned for industry and enterprise. In addition, the submission suggests that the Council should consider allowing for Foodstore provision to occur in commercially zoned areas and that a zoning matrix should be included in the LAPs to accommodate this. The submission requests that the LAP must consider identifying lands for town centre expansion in areas such as New Cork Road and allowing for retail and commercial activities to be located in edge of centre or out of centre locations in areas that are not prone to flood risk.</p> <p>This submission requests that consideration be given to a proposal to construct a Northern Relief Road to the east of Bandon town, forming the first phase in a potential Northern Ring Road of the town. The submission notes that such a road could serve the businesses located on the R589, Bandon CO-OP Stores and the AIBP plant and provide relief to traffic congestion on Bandon Bridge. The submission argues that the provision of such a road will provide significant improvement to Bandon Bridge by providing a second river crossing and serve the lands zoned for development to the north east of the town. In addition, the submission outlines a future onward connection to provide an</p>	<p>Flood Management Guidelines is noted.</p> <p>It would be inappropriate to include a line for a proposed road on a zoning map pending the completion of a full Route Feasibility Study, Public Consultation and Preliminary Design to determine the most appropriate alignment.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Bandon	5,623	Bandon Nurseries Ltd	access to the lands zoned in the current plan in the north west quadrant of the town. This submission requests that 1.619 ha of land at Kilbrogan, Bandon be included within the development boundary, to consolidate the existing commercial development and extend the proposed area for further Commercial development. The site has been the subject of a previous planning permission where industrial development was granted.	Consideration will be given in the draft plan to the need for additional employment development.
Bandon	5,629	James Murphy & Sons (Bandon) Ltd	This submission is not in favour of a complete ban on lorries through the town as the submitters business depends on deliveries and any restrictions would severely damage the business. The submission also requests that extra loading bays in appropriate areas and that more regular attention to clearing of drains is needed.	The points raised in this submission are noted.
Bandon	5,452	Fleming, N., Murphy, P., Nyhan, C.	This submission requests that approximately 9 hectares of land adjacent to the Riverview Shopping Centre and Lidl discount store in Bandon be zoned for a mix of uses and to include flood relief measures. A preliminary Flood Risk Assessment has been prepared which the submission states, addresses the issue of flood risk and puts forward a number of preliminary measures which could be provided as part of the development of these lands. The submission states that the current zoning of the lands as open space fails to acknowledge the strategic significance of the site and the opportunity to provide a high quality mixed use development to include commercial, employment and amenity uses. The	The merits of this submission must be taken into consideration in conjunction with the Council's flood mapping and the Department of the Environment Flooding Guidelines.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Bandon	5,550	Calnan, Anthony and Cowhig, Tim	<p>accompanying flood study recommends that further analysis would be required to determine more accurate flood levels and assess any backwater influences upstream and any impacts on flooding downstream.</p> <p>This submission requests that 32 ha of land at Killountain, about 2 km west of Bandon, be considered for industrial/enterprise development. The submission states that this site could be of interest as a substantial stand-alone project.</p>	<p>This site is not contiguous to the development boundary settlement for Bandon and is located where access to services and public transport is limited. All of these points are noted and will be included in the local area plan where relevant. In some instances the policies and objectives of the County Development Plan 2009 may already reflect the Council's intention with regard to some of these initiatives.</p>
Bandon	5,634	Bandon Working Together Group	<p>This submission raises a number of issues for Bandon town. Firstly the main drainage scheme and flood relief scheme are now considered to be very important particularly the drains at Ballymoden Place, Bridge Street and Factory Lane. The completion of the Bandon By-Pass, improved lighting, improved pedestrian routes, footpaths and cycle lanes are considered to be important for accessibility and movement throughout the town and as a means of encouraging areas to attract artisan or culinary businesses. The submission requests that a fibre optic cable (Broadband) is provided for enterprise and business with the potential for attracting Telemarketing and other business. The submission requests a number of facilities are proposed to offer amenity and provide a source of employment including a new 4 star hotel, a riverside activity centre, a cinema and a tourist office preferably with new facilities at an edge of town location with touch screen facility to indicate where</p>	

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>certain services are. The submission also highlights the need for sensitively designed heritage signs for Bandon and the importance of the Town Hall, and the requirement of a central square or plaza. In terms of education the submission notes the perceived lack of Adult Education Evening Courses which is notes could yield further employment. Finally, the submission notes the importance of improving the main approaches to the town, in particular the derelict sites and within the town itself to the vacant properties along South Main Street and all other streets or quays. The submission notes that the post flooding improvement works are underway and enquiries are being made as to the possible short term use for some of the derelict buildings. The submission also notes the new campaign 'A Brighter Bandon' which will hopefully see more hanging baskets and flower boxes on the South Main Street, and other areas in conjunction with the Tidy Towns.</p>	
Bandon	5,554	Lehane, Denis and Noreen	<p>This submission request the zoning of 1.133 Ha (2.8 acres) of land at Knockbrogan, Bandon for medium to low density residential development. The submission notes that the site is located immediately on the edge of the town boundary adjacent to lands which have currently got planning permission. The submission states that although the site is higher than the adjacent site, it is more suitable for development as it is more level and is well located in terms of physical and social infrastructure. The submission states that the site is</p>	<p>As stated in the outline strategy, there is no requirement for additional lands for residential development in this plan.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			served by a main access road in public charge and it has the benefit of a main water supply and waste water disposal could be accommodated by means of an individual sewerage treatment unit or a communal treatment unit depending on the density of development. The submission also outlines the education and public transport services available in Bandon.	
Bandon	5,673	Electricity Supply Board (ESB)	This submission requests that the current primarily commercial zoning of the ESB site on Glasslinn Road, Bandon is supported by the current owners the ESB and should therefore be retained.	This request is noted.
Bandon	5,717	Kevin O'Leary Group	This submission requests that a number of sites within Bandon town centre are zoned from existing commercial use to a mixed use opportunity zoning objective and also to town centre use. The first and second sites, are 0.481 ha (1.19 acre) and 1.41 ha (3.5 acres) are located off the Bandon Relief Road and currently zoned existing commercial. It is requested that these sites be zoned for mixed use opportunity in recognition of their gateway location. The third site comprises the O'Leary Group Centra store, forecourt, car dealership and VTN Test Centre, is 0.41 ha (1.014 acres) and is located on the Glasslinn Road, where town centre uses are proposed. Finally the fourth site, 1.14 ha (2.505 acres) is located on New Road, south west of the town centre, and town centre uses is also proposed on this site. The submission argues that the proposed new land uses on these sites will help in achieving better overall urban	These proposals will require further examination and consideration will be given to including these changes during the preparation of the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Bandon	5,754	Coughlan, Dr. Susan	<p>design in the town with the enhancement of important gateways at appropriate scales. In addition the development of these sites will allow for better linkages enabling better permeability and accessibility between existing urban spaces and the proposed new development sites. The submission also notes that the issue of flooding which is particularly relevant on the third site would be dealt with by means of a justification test and flood mitigation measures as part of a wider response to flooding issues in the town.</p> <p>This submission states that there is a lack of emphasis on tourism and amenity in relation to Bandon town and that in the past the town has failed to capitalise on its location and built character. The submission questions the need for the expansion of the town centre to the north and argues that this will disincentivise the sympathetic redevelopment of some of the existing derelict centres in the centre of the town. In addition, it states that there is an absence of specific guidelines on the protection of amenity and suggests that some guidance on 'bad neighbour uses' such as the land use matrix used in the draft Waterford LAP might be considered to help with this problem. The submission also states that regeneration of the area north of the town centre can happen without further zoning and that the effects on transitional areas needs better consideration in the planning process. Finally it is noted that the advent of pay parking in the town has lead to increased congestion on Kilbrogan Hill and that any increased congestion caused</p>	<p>These issues are noted. Any proposed development will need to take the existing residential amenities of the Kilbrogan Hill area into account, including car parking and traffic management. The local area plan will include reference to tourism and amenities and put greater emphasis on the built heritage of the town.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Bandon	5,798	Labour Party Bandon Branch	<p>by further development will only add to this problem.</p> <p>This detailed submission makes a number of suggestions for Bandon regarding the town centre, economic development, traffic management, environmental issues, amenities and facilities. The submission requests that the town be upgraded to Urban District statue.</p> <p>Town Centre: Regarding Town Centre, the submission states that a regeneration programme is critical for the main shopping streets and a number of suggestions are made regarding signage, audits of buildings, enforcement of the derelict sites act, installation of CCTV, lighting, street furniture and pedestrian areas.</p> <p>Economic Development: In terms of economic development a number of initiatives are suggested including the employment of a marketing officer to promote the town, to enhance through better spaces and traffic controls the existing farmers market, supporting all arts and crafts, to encourage the setting up of small co-operatives, to run and upgrade such markets, encourage the setting up of small co-operatives, encourage hotel development, review the twinning policy, promote Bandon as a historic town, encourage close links with the city and CIT / UCC, ensure that high speed broadband using fibre optic cable is delivered as a priority. It is also proposed to support the 'Green economy' through a Council task force linked to other relevant agencies, develop</p>	The local area plan will include policies to encourage these initiatives at a local level where they are within the scope of the Planning and Development Acts and are in accordance with the Co Council's own policies.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>public transport to encourage people from the hinterland to shop and recreate in Bandon, enhance a shuttle service around the town linking into areas such as Old Chapel and provision of more off street parking.</p> <p>Traffic Management Issues: The submission also sets out a number of traffic management proposals and requests that a traffic management plan needs to be developed to take large traffic out of the town.</p> <p>Environmental Issues: In environmental terms the submission states that the commencement of the main sewage scheme is vital and that the Council's Flood Management Plan must be implemented immediately taking on board the views of the newly formed Flood Committee. It also requests better litter management, financial and logistical support for the tidy towns and the provision of cycle paths, audit for disabled persons, and upgrading of footpaths.</p> <p>Amenities and Facilities: In terms of amenity and facilities, the submission proposes that walks and green spaces need to be expanded, a Boardwalk in the town would greatly enhance the river as an amenity, provision of a new community centre for the old and young, the garden centre is identified as a possible site for this use. Finally, the submission requests a swimming pool and leisure centre as a priority and that discussions with commercial interests should take place on providing a cinema for the town.</p>	
Belgooly	5,002	O'Neill, Dan	This submission requests that 40 acres of land at Mitchelstown	Further consideration

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			East, Belgooly be zoned for low density housing.	may be given to including part of the lands which are the subject of this submission if there is a requirement identified for additional lands in Belgooly and subject to flood impact assessment.
Belgooly	5,035	GMC Construction	This submission requests that 16.87 ha of land in Belgooly be zoned for medium density residential development to allow for a mix of house types on the site. The submission states that the site is located 150 meters from the village centre and the existing sewer plant and water main are within 40 meters. The submission also states that a site has been provided to Cork County Council to facilitate the upgrade of the mains water and a car park for Riverstick Village. The submission also proposes that the Clontead Parish (Belgooly - Riverstick) should be upgraded to a Key Village given all of the facilities and amenities that are available in the parish and its proximity to Cork, Kinsale and Carrigaline.	Further consideration may be given to including part of the lands identified in this submission in the event that additional lands are required for development in Belgooly and subject to flood mapping and water services infrastructure.
Belgooly	5,217	Hollycourt Developments	This submission requests that 1.898 Ha of land at Lybe, Belgooly, currently located within the development boundary is zoned for residential development. The submission provides details of the planning application history on the site, which was refused by the Council on flooding grounds and refused by An Bord Pleanla primarily due to flooding grounds and the limited strategic function of the site. The submission	These lands are currently within the development boundary.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			requests that Belgooly be designated as a Key Village arguing that this would strengthen and support the provision of enhanced public transport, that there is a high demand to settle in the area and it is well serviced by schools. The submission also includes a Master Plan for the subject site which it notes has regard to the An Bord Pleanala decision regarding flooding risks, and provides an alternative access to the site, a new village park proposed as part of the overall layout. The submission also states that the proposed zoning would also fulfil one of the 2005 LAP objectives to strengthen the village core.	
Crossmahon	5,258	O'Mahony, Julie & Carl	This submission requests that a one acre site contiguous with the development boundary at Crossmahon, Bandon should be included within the development boundary. The purpose of this submission is to allow for a single house to be build on the land. The submission argues that this would not undermine the strategic gap between Crossmahon and Old Chapel or the objectives of the CDP 2009, NSS and includes references to reports by Council staff indicating that the development boundary might be too tight in Crossmahon and the fact that the site suitability report was favourable. The personal circumstances of the submitters family including an elderly relative are also detailed by way of Doctors reports and attached as an appendix to the submission.	This submission will be given consideration in the drafting of the new plan.
Dunderrow	5,099	Eli Lilly S.A. (Irish Branch)	This submission requests that the plan should be supportive of potential future business and industrial developments in	These comments are noted. The local area plan will be supportive

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			the area and that any considerations for zoning should reflect this. The submission also requests that the R605 from Kinsale to Innishannon would benefit from upgrading particularly the bend at Shipool. The submission requests that the plan should take account of and examine opportunities for sustainability practices including wind energy. Finally the submission requests that the plan should examine water demands associated with likely future development in the area.	of potential future business and industrial developments in the electoral area.
Dunderrow	5,479	Tierney, Finbarr	This submission requests that the Bandon LAP should have regard to the policies and objectives of the Bioenergy Action Plan for Ireland by supporting energy crop research and development / production and green energy technology development in general as a sustainable way to support rural diversification. It proposes the location of such a facility at Dunderrow, which it notes is located in close proximity to Kinsale and offers potential to develop as a green energy hub and on which energy crops could be trialled and developed. It argues that this facility would support the growth and development of energy crops in the Electoral Area which contains good quality farmland with good potential to support energy crops. The submission also suggests that this could act as a flagship for County Cork and form the beginning of a 'green quarter' at this location, including developments set up to specifically attract indigenous and international investment in bio-energy, green technology	The County Development Plan 2009 includes policies promoting rural diversification, particularly ECON 5-1 part (b) which supports development initiatives in the bio-fuels sector. The local area plan will include text supporting these initiatives in the Electoral Area generally.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Gaggan	5,546	O'Sullivan, Joe	and related services with the aim of providing support and development for the diversification of the rural economy. The submission includes suggested text for inclusion in the Local Area Plan. This submission requests that lands at Gaggan be zoned for residential development. The submission states that the lands are serviced by electricity and public water and that sewerage treatment can be dealt with by means of a proprietary treatment plant.	It is noted that most of these lands are already within the development boundary of Gaggan.
Garrettstown/Garryluкас	5,081	Nora Lawton (and Family)	This submission requests that the development boundary is extended to include lands at Garryluкас, Garrettstown.	Consideration may be given to tourist camping van / camping on this site.
Garrettstown/Garryluкас	5,524	Tierney, Finbarr and Murray, Margaret	This submission requests that lands (primarily) within the development boundary of Garrettstown be zoned for low density residential development and in addition a site is also identified for a treatment plant to be zoned as infrastructure / utilities. The submission outlines the strong demand for development in the area, evidenced by the population increase between 2002-2006, and it notes that because of infrastructural difficulties that exist in a number of the villages classified as 'other settlements' that much of this increase in population occurred through individual dwellings in the countryside. This submission argues that the proposed zoning offers a more sustainable alternative to building in the countryside and that housing growth should be promoted by zoning of land for residential purposes particularly where existing and proposed infrastructure can accommodate the same. The	These lands are for the most part, currently within the development boundary and do not require a specific zoning objective to achieve the development proposed.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Garrettstown/Garryluкас	5,641	Murphy, Kevin (Cllr)	<p>submission includes a layout which it argues would help to provide a range of housing options and consolidate housing growth in the village centre. In addition, it argues that the provision of a sewerage treatment plant with capacity to accommodate come of the existing settlement could help eliminate existing inappropriate discharges and there is a detailed engineering report from Denis O'Sullivan and Associates Consulting Engineers appended to the submission.</p> <p>This submission requests that action needs to be taken in relation to the improvement of sand dunes, coastal erosion, derelict buildings, sites and unauthorised developments, rights of ways etc. The submission also requests that the proposed Action Plan for this area should be progressed immediately and the implementation of this plan should involve local groups working with the County Council planners, engineers and environmental departments.</p>	These points are noted and where possible will be included in the local area plan.
Garrettstown/Garryluкас	5,231	Lordan, Donal & Barbara	<p>This submission requests that a site for touring caravans, camper vans and tents is zoned in Garryluкас / Garrettstown. The submission states that with the growing area of home tourism, that the provision of basic services including water electricity, showers and waste disposal would encourage people to prolong their stay and generate local revenue. The submission requests that text be included in the LAP supporting this type of facility and that the lands be zoned for this use because of its</p>	Consideration may be given to tourist camping van / camping on this site.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Garrettstown/Garryluкас	5,624	Montgomery, Paul	<p>proximity to the beach and safe distance to the public road.</p> <p>This submission requests that 4.17 ha of land in Garryluкас, Garrettstown be zoned for housing. The submission notes that zoning this land would address the tangible housing need which it argues exists in the area and has resulted in a number of one off houses and this approach would be in line with the NSS, RPGs and the governments guidance on sustainable rural housing. The submission also argues that this would allow for the consolidation of the existing settlement in line with the Council's policy.</p> <p>The submission states that the landowner is happy to contribute to the capital costs of providing wastewater infrastructure by way of a financial contribution levied on any planning permission that may be obtained on the lands. In addition the submission welcomes the completion of the Innishannon Water Supply Scheme and states that the provision of potable water on-site can also be provided through the procurement of a bored well. A master plan outlining a scheme for the proposal is also included in the submission, providing greater detail of the overall concepts and density and it also references a number of waterside developments in Kinsale, Denmark and California.</p>	<p>It is considered that low density residential development would not be in keeping with the primarily tourist function of this settlement. Consideration may be given to some green field development for transient tourist accommodation on this site (camper van / camping).</p>
Gogganshill	5,150	Sherratt, Geraldine	<p>This submission requests that a development boundary be put around Goggins Hill, Ballinhassig, Cork and to have the area within the boundary to be classified as A3.</p>	<p>The Metropolitan Cork Green Belt Maps are part of the County Development Plan 2009 and the request to change the</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Gogganshill I	5,149	Sherratt, Stuart	This submission requests that a development boundary be put around Goggins Hill, Ballinhassig, Cork and to have the area within the boundary to be classified as A3.	designation of these lands to A3 is therefore outside the scope of the local area plan review. The Metropolitan Cork Green Belt Maps are part of the County Development Plan 2009 and the request to change the designation of these lands to A3 is therefore outside the scope of the local area plan review.
Gogganshill I	5,148	Sherratt, Jennifer	This submission requests that a development boundary be put around Goggins Hill, Ballinhassig, Cork and to have the area within the boundary to be classified as A3.	The Metropolitan Cork Green Belt Maps are part of the County Development Plan 2009 and the request to change the designation of these lands to A3 is therefore outside the scope of the local area plan review.
Halfway	5,356	Grainger, Eamonn	This submission requests that 4 no parcels of land be zoned in Halfway. It is proposed that site (A) which consists of planning permission for a hotel should be recognised in the zoning, site (B) is a two acre site which would consist of local services, local shop, ancillary outlets including a chemist, restaurant, site (C) is 1.5 acre site proposed as an open storage area and site (D) adjoins this site to the west and it is proposed that this would also be an open storage area. The submission also proposes an entrance to service sites B, C and D.	It is recognised that part of these lands has permission and consideration should be given to reflecting that in the Draft Plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Innishannon	5,146	Lynch, John	This submission requests that about 9.3 ha of land just north of Innishannon be zoned for commercial / industrial development to facilitate a medium sized project or a number of smaller units. The submission agrees with the overall approach in the outline strategy but argues that in addition some sites for employment use should be identified in other areas which would be suitable for smaller enterprises including the proposed site.	These lands are outside the existing development boundary and not contiguous to it.
Innishannon	5,213	Fleming Construction	This submission requests that 2.9 ha of land at Laherfineen be zoned for medium density residential development. The submission supports this request by referencing the CASP Update, 2009 County Development Plan, National Spatial Strategy (NSS), stating that in order to provide for either a 6 year or a 10 year scenario there is a need to zone a substantial amount of additional lands in line with the objectives of the CDP and the Outline Strategy for the Electoral Area. The submission also argues that the land is ideally located in terms of its proximity to the north of the village and access to services etc.	Further consideration may be given to this submission in the event that additional lands are required for development in Innishannon and subject to infrastructure improvements.
Innishannon	5,639	Murphy, Kevin (Cllr)	This submission requests that some improvements are carried out on the riverside of the village including car parking, playground, tennis courts and a walkway. In addition the submission requests that some work be carried out on Innishannon Tower to avoid further dereliction.	These points are noted and where possible will be included in the local area plan.
Innishannon	5,251	Murphy, Donal & Ina	This submission requests that lands at Farnahoe, Innishannon be zoned for residential development. The submission states that a	Notwithstanding the point made in this submission, these lands are currently outside

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Innishannon	5,571	Valley Rover GAA Club	mapping and texting error appeared on the final Local Area Plan for Bandon in 2005 and requests that this be corrected and to zone it for residential development. This submission from Valley Rovers GAA Club, Innishannon requests that the specific objective relating to the lands includes provision for raising the level of the existing playing pitches, construction of a public amenity riverside walkway (possibly in the form of a raised embankment/berm), provision of a car park (60 spaces), provision of a tennis court, all weather playing field, demolition of existing community hall and construction of a multi purpose community building / dressing rooms etc. The submission indicates that a preliminary report was carried out by John O Donovan Engineers including a master plan has recommended raising the level of the playing fields to overcome the minimal availability of the playing fields use in times of flood. It acknowledges that before a planning application is prepared for any such development a flood study of the area may need to be carried out.	the development boundary and are in an elevated location. It is noted that the current zoning designation on these lands does not preclude the type of development which is requested in the submission.
Innishannon	5,555	Brennan, Tom and Edward	This submission requests that the current zoned land (R-08) at Farnahoe, Innishannon be retained for low density housing. The submission states that planning permission was granted for development on the site but this was refused by An Bord Pleanála due to the proposed upgrade of the Innishannon sewage scheme not having been realized. The submission states that the	Noted.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Kinsale	5,050	O'Leary, Donal	landowners do intend to proceed with this development when there is a definitive time frame in place for the required infrastructure. In addition the submission notes that the site itself is suitable for development because of its location on the Cork side of the village, proximity to the village itself and because of its density (low) it provides a genuine alternative to people who cannot build in the Rural Housing Control Zone which surrounds the settlement. This submission requests that a 2.5 acre site at Summercove Crossroads, Ardbrack, Kinsale is zoned for educational purposes. The submission states that the water services are adequate to the site and that there are various options of servicing the site by means of a connection to the new sewage collection tank opposite the Bullman Public House. In addition, the submission states that this alternative site is more suitable from a traffic point of view.	The question which remains for the forthcoming local area plan is whether a site for a new primary school is still required at Summercove and if so the local area plan will make provision for such a site in conjunction with the relevant authorities.
Kinsale	5,009	Conlon, Ciara	This submission requests that the Gaelscoil Cion tSaille at Cappagh and the primary school at Summercove should be included in the local area plan. The submission notes that the Gaelscoil currently operates out of portacabins and pedestrian access is difficult from the nearby residential areas. It therefore requests that the plan should include an objective for a pedestrian route through the fields to Cappagh from the relief road at Commogue thereby acting as a preventative measure to avoid serious traffic congestion and encourage a 'walking bus' initiative.	These points are noted and where possible will be reflected in the local area plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Kinsale	5,542	Murphy, Michael	This submission requests that lands at Kinsale (Northern Environs) be zoned from Agriculture to Industrial / Commercial in the interests of the orderly development of Kinsale. The submission notes that the existing lands indicated in the LAP for industrial / commercial use are now substantially developed.	Consideration will be given in the local area plan for providing additional lands for employment uses as stated in the Outline Strategy Document.
Kinsale	5,407	Twomey, John	This submission requests that the former shirt factory at Cappagh (4.25 acres) be included in the development boundary of Kinsale with a zoning objective to reflect the planning permission granted 'office-based industry'. It is noted in the submission that this allows for use classes 3-5, office use where the service is not principally to visiting members of the public, light industrial or wholesale warehouse or as a repository. The submission also requests that the LAP text acknowledges that to achieve the standard of design external finish etc, that the County Council might seek that it is likely that the higher end uses of those permitted will be needed. In addition it also requests that the site be zoned for convenience retail purposes, or that the text of the plan does not exclude the possibility that it would be considered in the future if the delivery of alternative sites in Kinsale does not occur providing a retail impact study shows a need for the store and the sequential test can demonstrate that the proposed location is appropriate.	It is considered that there are merits to encouraging the sensitive re-use of this building.
Kinsale	5,490	Fitzgerald, Ciaran and Cormac	This submission requests that the paragraph on integrated tourism projects in the Bandon Electoral Area Plan is	It is proposed, as requested to include reference to the importance

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			strengthened and amended to have regard to the policies on integrated and agri tourism projects in the County Development Plan 2009. It requests that the LAP should recognise the potential of the lands at Ringrone to provide for an agri/food integrated tourism development which could accommodate food farming and cookery school. The submission outlines the Blue Haven's track record in promoting and raising Kinsale's tourism profile. The submission notes that a food farming / cookery school at Ringrone has the potential to create up to 12 jobs in close proximity to Kinsale's residential areas. The submission includes suggested wording to be incorporated into the Bandon LAP.	of rural based tourism (including food tourism – food farming) in the Bandon Electoral Area, however it may not be appropriate to identify any particular location for any form of built development.
Kinsale	5,640	Murphy, Kevin (Cllr)	This submission requests that consideration be given to adding an extra storey in the Church Square car park in Kinsale town to help local business and tourism in the town. The submission supports the new Sewerage Scheme in Kinsale but requests that the areas currently outside of catchment area are investigated asap. The submission also notes that plans for a Marine Park were drawn up and presented to the public for an area close to Archdeacon Bridge and this should be advanced. Finally the submission requests that the historical (preserved) building on Church Square could be done up for many uses, allowing it to be of benefit to all.	These points are noted and where possible will be included in the local area plan. However, some of the suggestions are outside the scope of the plan and would be better considered during the next review of the Kinsale Town Development Plan.
Kinsale	5,450	Lynch, D & Buckley, Cathal	This submission requests that about 1 acre be zoned (out of a land holding of 2 acres) for one or two detached dwellings at Dromderrig, Kinsale. The submission states	It is proposed to give further consideration to this submission in the draft plan.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Kinsale	5,595	Good, Henry	<p>that development on this site would not negatively impact on adjoining properties and that public water mains scheme runs East / West on the Northern boundary of the site. In addition the submission states: that the lands should not be zoned part of the RHCZ as they are surrounded on all sides by high density development, that it forms part of a garden of an existing dwelling, has direct access to all of the necessary public services and is located at the lower level of the western facing hillside ensuring that it would not negatively impact on the scenic nature of the surrounding area or adjoining properties.</p> <p>This submission argues that the Henry Good site at Knocknabohilly offers an opportunity to establish a gateway to Kinsale and represents a potential location for a mixed use zone providing for tourist / commercial activities which are complementary to the needs of the town. The submission also requests that the Council prepares and includes a zoning matrix for inclusion in the LAPs. The submission also suggests that this wording be included in the Proposed LAP in order to facilitate the longer term reorientation of the town's commercial base and in order to contribute the redevelopment and rejuvenation of the town.</p>	It is proposed to give further consideration to this submission in the draft plan.
Kinsale	5,698	Transition Town Kinsale	<p>This is a detailed submission from Transition Town Kinsale outlining various recommendations regarding food, energy, housing, transport, waste, education and community awareness, health and tourism. Overall,</p>	The local area plan will include policies to encourage these initiatives at a local level where they are in accordance with

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			<p>the submission would like to promote the development of a local food production, green enterprise, local renewable energy sources, sustainable transport, education for sustainability at all levels, and Kinsale and Cork County as a model for eco-tourism. The submission supports the LAP in promoting sustainable commuting patterns and the priority given to 'quality of life' issues. It also states that the consideration usually given to environmental issues in the Outline Strategy documents tends to focus on facilities for providing water and the removal and treatment of sewage however, the evaluation from a sustainability aspect over the entire lifecycle of proposed projects needs to become part of all development policy and to this end a biodiversity plan is requested for each settlement in the Electoral Area. In addition, as a focal point, a sustainability centre should be supported in the town which would serve as an information hub and it notes that the remainder of Mill house might be suitable. As noted, the submission provides greater detail under 8 key headings where it is argued the local area plan can support different initiatives locally, from supporting the community gardens scheme, developing an edible landscaping policy to building new local authority housing to sustainable standards, prioritizing retrofitting to improve BER Ratings of existing public buildings, improving public transport and implementing the less costly aspects of the Kinsale Traffic Management Plan, community education of</p>	<p>the Co Council's own policies over the lifetime of the plan and beyond. In some instances the review of the Kinsale Town Development Plan and the County Development Plan may also be best suited to include general policies in support of these initiatives.</p>

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
Kinsale	5,757	O'Connor, Dermot & Maureen	the 4 R's and community composting including a community shredding system, providing local education initiatives, provision of a community health centre, completion of a looped walk from Charles Fort to Hangmans Point and promotion of Kinsale as a ecotourism hub to name but a few of the many suggestions in the submission. This submission requests that the wording in the 2005 LAP regarding the green fingered separation between the villages of Scilly and Summercove be retained and strengthened in the new plan and stresses the importance of maintaining the distinction and character between the villages of Scilly and Summercove intact. In addition it is also recommended in the submission, that the outline for the 'development area' be removed from the maps in Ardbrack, as there is no new footprint for a house has been granted in this area in over 20 years and it just leads to confusion. The submission commends the Council for the wonderful job that it has done to date in keeping the separation between these two villages and the very low density residential area around the harbour which it argues adds significantly to its beauty and character.	Noted.
Nohoval	5,205	Collins, Declan	This submission requests that a 6.5 ha of land be zoned at Nohoval for mixed land use zoning - for residential development at a very low density with provision for recreation and community uses. The submission sets out the general planning context for supporting this submission,	Further consideration may be given to this submission in the event that additional lands are required for development in Nohoval.

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			from the National Spatial Strategy 2002-2020. Joint Housing Strategy 2009 and the CASP 2001-2020, the Cork County Council Development Plan 2009 and the current Bandon Electoral Area Local Area Plan 2005. In short the submission argues that by including this proposed zoning that it will accommodate a significant proportion of the growth envisaged in CASP and relieve the pressure for one off housing, provide residential development adjacent to the existing village centre and promote a healthy competition in the cost of housing, provide for a greater housing mix, and provide for much needed infrastructure both in terms of water services and social services.	
Nohoval	5,642	Murphy, Kevin (Cllr)	This submission requests that the Robert's Cove, Nohoval and Oysterhaven areas are improved by improving sea walls (some cracks are evident in Robert's Cove), coastal erosion and sewerage disposal without delay. The Oysterhaven area has several breaches to the sea walls and parking in these areas needs to be improved particularly for the summer season.	These comments are noted. Where possible, requirements will be included in the local area plan.
Oysterhaven	5,642	Murphy, Kevin (Cllr)	This submission requests that the Robert's Cove, Nohoval and Oysterhaven areas are improved by improving sea walls (some cracks are evident in Robert's Cove), coastal erosion and sewerage disposal without delay. The Oysterhaven area has several breaches to the sea walls and parking in these areas needs to be improved particularly for the summer season.	These comments are noted. Where possible, requirements will be included in the local area plan.
Riverstick	5,074	McCarthy, Gerard	This submission requests that 0.6 acres of land be zoned for town houses in Riverstick. The submission states that the site is	These lands are currently within the development boundary and

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			located in the centre of the village off a slip road and that there is a water pump house on the site. It notes however, that Cork County Council have acquired another site for the upgrade to the water scheme with full planning permission in place.	consideration may be given to their development potential in the event that the water pump house is no longer required on this site.
Riverstick	5,089	Butler John F & Richard, O'Herlihy, Mairead & Moffat, Marie	This submission requests that 7 acres of land be zoned for residential development in Riverstick. The submission outlines the various services that are available for the site and notes that because it is on a height, it is therefore not prone to flooding. The submission also states the established infrastructure in the villages itself and notes that it has become a very desirable place to live because of its proximity to Cork City, Cork Airport and Kinsale.	Further consideration may be given to this submission in the event that additional lands are required for development in Riverstick.
Riverstick	5,280	Kelleher, Maurice	This submission proposes that Riverstick should be upgraded to a Key Village because of its proximity to Cork Airport, Kinsale, Innishannon and Carrigaline. The submission makes a case for the provision of a purpose built wedding venue to include a man made trout fishing lake and a mix of large scale and medium/high density housing. The submission also includes detail of the facilities which would be proposed as part of the wedding venue including the car parking, play area and lake. The submission outlines how the lake would be a central feature to the wedding venue providing recreational fishing and a lighted walkway.	The requirement for Riverstick to be a Key Village is noted.
Robert's Cove	5,642	Murphy, Kevin (Cllr)	This submission requests that the Robert's Cove, Nohoval and Oysterhaven areas are improved by improving sea walls (some cracks are evident	These comments are noted. Where possible, requirements will be included in the

Settlement Name	Submission No.	Interested Party	Summary of Submission	Response
			in Robert's Cove), coastal erosion and sewerage disposal without delay. The Oysterhaven area has several breaches to the sea walls and parking in these areas needs to be improved particularly for the summer season.	local area plan.

Appendix A (ii)

List of General Submissions for the Electoral Area

Submission No.	Interested Party	Summary of Submission	Response
5,010	Burke, Paul	This submission is from a current resident of Courtmacsherry who is looking to acquire a site free of planning control restrictions in a suitable location namely in the Innishannon / Riverstick / Kinsale triangle in order to be near to his place of work. The submitter states that while he agrees with the thrust of the current rural housing policy, the fact that he has remained in the same place of employment for almost two decades suggests that his case is a genuine one and that some leniency should be allowed. The submitter also states that in the current economic climate building a house would be creating much needed employment in the construction sector and could cut carbon emissions through reduced journey times.	The policies regarding rural housing outside of the settlement network are contained in the County Development Plan 2009. It is intended that the local area plan will make provision for alternative sites for self build / low density housing within development boundaries of settlements
5,057	O'Sullivan, John	This submission requests that a 0.75 acre site be zoned from A1 to A3 at Ballyleigh to enable a family member and his wife to build a house. The submission gives detail of the personal circumstances of the couple who wish to build on this site, outlining their attempts to secure planning permission on a number of sites and also their attempt to purchase a house in the Rivers Edge Housing estate in Ballinhassig village which was withdrawn from the market. It also notes that this housing estate has flooded three times in recent months and should be considered for re-zoning.	The merits of the current zoning in Ballinhassig Village will be considered as part of the SEA of the Carrigaline Local Area Plan. The Metropolitan Cork Green Belt Maps are part of the County Development Plan 2009 and therefore the request to change the designation of these lands from A1 to A3 is outside the scope of the local area plan review.
5,596	Good, David & Cameron	This submission requests that Sandycove should be designated as a Village Nuclei with the inclusion of the existing built up area within a development boundary. The submission argues	It is considered that the spatial distribution of the existing settlement network is more than capable of serving the Bandon

Submission No.	Interested Party	Summary of Submission	Response
		that this is based on the fact that the settlement displays many of the characteristics of a village nuclei, because of the Council services that are available in the area and its consistency with the other settlements currently designated as village nuclei in the LAP. The submission also argues that the designation of the settlement as a village nuclei will give impetus to the provision of low level local services to meet local need and provide a focus for consolidating the development that has already occurred.	Electoral Area. Furthermore, it is considered that this location is not suitable for inclusion on the network of settlements because it is not served by any public water services infrastructure. It is noted that the policies for scenic and coastal zones outlined in the County Development Plan 2009 should remain as the overriding policies for this area.
5,445	McCutcheon Mulcahy	The submission outlines the current planning policy context regarding rural development policies particularly the policies of the CDP 2009 which it notes, does endorse the principle of rural diversification. The submission suggests a number of changes to the policies of both the LAP and CDP 2009 as it argues that the current framework for rural enterprise does not fully exploit the linkage between tourism and the local food and beverage sector. It states that the potential for diversification of the rural economy would be enhanced if there was more support for establishing enterprises in rural locations which would be attractive to tourists and add value to indigenous resources. The submission requests that the review of the LAPs provides an opportunity to clarify that the established use of an agricultural holding includes 'food production' as well as 'husbandry' and as a result enterprises which add value to farm produce would be deemed to be open to consideration in agricultural zones. The submission also requests that part b of objective ECON 5-4 as currently	The content of this submission is noted. The requests for text regarding the importance of rural diversification will be reviewed as part of the local area plan, however the requests for a change to the County Development Plan policy are outside the scope of this process and should be raised in the context of the next County Development Plan Review.

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		worded suggests that one-off new enterprises in rural areas should be considered within the RHCZ as it argues there is no compelling reason why this designation should be used to restrict rural enterprise. In addition, it requests that the floor area limit of 200m ² under objective ECON 5-4 should be removed and the issue of scale should be addressed on a case-by-case basis having regard to the nature of the enterprise and the planning context of the local area.	
5,350	Keoghan, Tracy	This submission requests the zoning of a 1.6 acre site at Ballyhabooly, Kinsale for mixed use of recreation and modest residential use. The submission argues that this would be in the interests of the orderly development of Tourist Facilities in the Village of Sandycove, that the land is suitable for scenic views, safe off road walking and cycling trails and the integration of recreation activities with a modest sustainable unobtrusive residential development. The submission includes extracts of the CDP 2009 regarding Countyside Recreation and Coastal Areas.	These lands are not within or contiguous to existing development boundary. The submissions requests for road walking and cycling trails can be considered under the policies of the County Development Plan 2009 (ECON 6-6).
5,015	Flavin, Tony	This submission questions why local authorities are outside the control of the county senior planner and despite having development plans and guidelines can do what they like. The submission proposes that local authorities and councillors should have no control what so ever as they are not qualified and they disregard the decisions of qualified people.	The contents of the submission are noted.
5,024	County Cork VEC	This submission welcomes the emphasis on the need for educational, sports and recreational facilities and considers the zoning of lands for these purposes as essential. Submission makes reference to	The review of the LAP will include consideration of and provision for the educational requirements of each EA.

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5,027	Bus Eireann	<p>the recent success in securing sites for schools in Bantry and Skibbereen where the CCVEC, Cork County Council and the Department of Education & Science collaborated. The submission identifies the need to zone sites for post-primary education in Carrigaline and Carrigtwohill and welcomes the opportunity to discuss this further. This submission highlights the improvements to bus services in the county in recent years and the commitment to continue this with the assistance of the Councils. The submission highlights the need to encourage modal shift in line with Government and local strategies and the key role infrastructure improvements play in achieving a positive whole trip experience.</p> <p>Key elements in ensuring modal shift are listed as follows; competitive and reliable journey times; range and scope of destinations; attractive frequency; and, convenience of use. Adequate bus priority measures and infrastructure (bus stops) as an integral part of the planning process are highlighted as essential.</p> <p>The submission welcomes the referral of planning applications of a certain scale to Bus Eireann for comment and highlights the following infrastructural items as being of importance to public transport provision - accessible, safe, comfortable, well lit, wheelchair accessible bus stops that can be accessed by people with disabilities; bus stops at schools should provide a safe environment to school children; maximise free-flow of traffic by adjusting parking and traffic systems; and consideration to allowing public transport use the hard shoulder when entering and</p>	<p>The LAP review will take into consideration bus services availability and how the use of such services can be maximised.</p>

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		existing towns.	
5,068	Rossdale Enterprises Ltd	<p>The submission also suggests that provision be made for overnight parking of buses for early morning departures in outlying towns. The submission is accompanied by recommended designs from the Quality Bus Network Project Office for Bus Stops suitable for Wheelchair Accessible Coaches. The submitter urges the Council to recognise the need for greater co-operation between the Council and Developing Companies. It acknowledges the clear vision of the strategy for development along the rail line and the investment made by developers to achieve this objective. The availability of infrastructure in Blackpool, Glounthaune, Carrigtwohill, Middleton and Cobh is referenced.</p> <p>The submission requests that the area plans recognise a) the need to maximise the use of land along the rail line and limit development / zoning elsewhere, b) that minor deficiencies in infrastructure are challenges and not obstacles to development or zoning, c) the reduction in cashflow / profit of developers in current market means they will no longer be able to carry cost of addressing these deficiencies and this should be considered when assessing zoning proposals, d) the prioritizing of Developing Areas like Carrigtwohill for investment by the DoEHLG, e) the need for the Council to identify infrastructure deficiencies and seek Departmental funding to address them and , f) the need to concentrate employment and residential development along the railway line in recognition of the investment already made in this area and to ensure optimal return on this investment.</p>	Further consideration will be given to the issues raised in preparing the draft plans.

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5,119	National Roads Authority	<p>Submission states that primary function of NRA is to secure the provision of a safe and efficient network of national roads. National roads account for 6% of road network but carry 40% of traffic and 98% of freight traffic.</p> <p>The submission welcomes consultation on the ten Outline Strategy papers and requests that the following be considered:</p> <p>1. Protection of Existing National Routes: The submission advises that local area policies should be adopted so as to avoid the undermining of the strategic transport function of existing national roads, by proposing measures intended to cater for the needs of local traffic which should more appropriately be addressed within the framework of providing an adequate local road infrastructure as advocated in the current Cork County Council Development Plan. The traffic generated from planned development should be quantified and addressed in the preparation of the local area plans, with appropriate planning strategies identified as to how such traffic/trip demand is to be catered for. All options in catering for trip demand should be addressed, including the appropriateness of enhancements to the local road network, walking, cycling and public transport modes, promoting good planning strategies and avoiding inappropriate development that negatively impacts on national roads. Council consider the impact (cumulative) that the development of the settlement plans could potentially have on the national road network. Strategic transport assessments are undertaken to inform land use and access proposals in preparing the plans and</p>	<p>The contents of the NRA submission will be taken into consideration when reviewing each of the Local Area Plans</p>

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		<p>identifying development lands. The LAP should reflect and safeguard the strategic role of national roads and associated interchanges/junctions in catering for the safe and efficient movement of major inter urban and inter regional traffic. When zoning land regard should be had to the preferences outlined in the Retail Planning Guidelines. The policies outlined in the Sustainable Rural Housing Guidelines should also be taken account of.</p> <p>2. National Road Projects. A list of such projects is provided in a table with the Electoral Areas which each scheme affects also indicated. Objectives, policies or rezoning should not compromise the road planning and route selection, alter the function of these roads or increase the cost of land.</p> <p>3. Metropolitan Cork Area. The NRA recognises the strategic national importance of the development of the MCA as a gateway and supports priorities identified in the NDP and NSS. LAP needs to protect the carrying capacity of the existing and proposed national roads network. Submissions states that a number of LAP's in particular Blarney, Blarney-Kilbarry SLAP, Carrigaline, Midleton and Midleton SLAP fail to meet CDP objectives INF 3-1, 3-3 and 3-6. Local traffic should be catered for on local roads.</p> <p>4. Park and Ride/Green Bus Routes. Supports the provision of public transport but notes that funding of public transport infrastructure such as park and ride and bus priority lanes are outside their normal remit and costs of such should be borne by local authority.</p>	

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5. Development Contribution Schemes. If road improvements required as part of a development then such costs of road upgrades should be borne by the developer.

6. Noise. Planning applications should identify and implement noise mitigation measures where additional traffic generated breaches noise design goals on national routes.

The submissions addresses issues within each of the 10 EA as follows;

a) Blarney EA LAP. Need to ensure that policy objectives and planned development of the Atlantic Road Corridor are not undermined by inappropriate or premature development. Need to ensure that the planned upgrade of the Dunkettle Interchange is supported in the plan. Current Council proposals for accessibility mitigation measures do not constitute an adequate response to what is required to ensure the intended function of the interchange and more work is required. Also the councils current proposals to upgrade the interchange are incompatible the NRA's objectives for the junction. It will not be appropriate to have development junctions along the N22/N20/N8 Cork Northern Ring road as it is not intended as a distributor road. Does not support the inclusion of a junction to serve the proposed Monard development.

b) Midleton EA LAP. Supports the preparation of the Midleton and Carrigtwohill Traffic and Transportation Study. Does not support the proposed location of retail development in Carrigtwohill. Should reconsider

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		objectives I-06 and I-07 in Carrigtwohill and Knockgriffin/Water Rock and Baneshane in Midleton, such employee intensive uses should be located close to the railway station. A single access should be provided to I-01 and I-02 in Killeagh and I-01 in Castlemartyr. The N25 Carrigtwohill-Midleton scheme is at preliminary design stage and the N25 Midleton-Youghal is at constraints stage.	
		c) Carrigaline EA LAP. Appropriate local transportation infrastructure to service generated trip demands should be put in place for Ringaskiddy Port, Airport, Carrigaline, Cork City-South Environs and Curraheen. A fully integrated LUTS should be carried out for the Ringaskiddy port and industrial areas and the proposed Cork Science Park. It is noted that the Science Park has excellent potential accessibility to public transport/sustainable transport. The CIT link road to the national road network would only be considered if provided as a busway scheme. The proposed Cork Southern Ring Road interchange upgrades are dependent on the availability of funding. Consultants were appointed in 2006 to advance preparation of the N28.	
		d) Macroom EA LAP. The N22 road improvement scheme which includes the Macroom Bypass has been published and submitted to an Bord Pleanála.	
		e) Mallow EA LAP. The N20 Mallow/Charleville/Croom road scheme, the N20 Blarney to Mallow is been progressed as a single scheme. Re-examine land use objective CO-1 and statement included 10.4.8 with	

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		respect to the Section 6.3 of the CDP, 2009.	
		f) Fermoy EA LAP. Notes para. 3.1.13 and 3.1.43 of the Outline Strategy and request consultation with respect to any proposal in proximity to national roads and refers to section 6.3 of the CDP. Supports reference to NRA online service area under section 4.1.9.	
		g) Kanturk EA LAP. The N20 Mallow/Charleville/Croom road scheme, the N20 Blarney to Mallow is been progressed as a single scheme.	
		h) Bantry, Skibbereen and Bandon EA LAP. The Draft Clonakilty Transportation Plan should address the protection of capacity of the N71. Should re-examine landuse objective I-01 with respect to Section 6.3 of CDP. In Skibbereen land use objectives I-02, I-03 and R-03 should be re-examined with respect to Section 6.3 of CDP. In Bandon any additional employment and retail development lands referred to under sections 3.1.5 and 3.1.8 in the Outline strategy are tested stringently with respect to Section 6.3 of CDP.	
		The protection of the safety, carrying capacity and efficiency of the existing and future national roads network is maintained and an integrated approach to land use and transportation solutions should be undertaken, such that local traffic generated by developments is catered for primarily within the framework of the local roads i.e non national. Would welcome an opportunity to further discuss the issues raised in the submission.	
5,129	Irish Farmers Association (Cork)	The submission is made by Cork IFA and highlights the important role that agriculture and food	The LAP review will continue to support the key role of the

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		production plays in Co Cork. The submission states that planning policy at national and local levels should support and reflect this important role. More specifically the submission states that: 1. Agriculture and food production is more progressive and efficient here in Cork than other counties, leading to job creation in food production and associated services, which is a major benefit to local people and the local economy. 2. The industry should be supported in every way by the authorities, particularly in terms of encouraging people into food production and agriculture generally. 3. REPs and other schemes have been beneficial for the community and economy. 4. Planning policy should support farm enterprise and the provision of the necessary farming facilities. 5. The provision of infrastructure and the maintenance of the network of rural roads will pay dividends to the rural economy	agricultural industry in rural Ireland and make provision where possible for its continued development.
5,277	Keane, Margaret C	<p>Need to emphasise the importance of agriculture in the commercial and social life of County Cork. Need to maintain all existing services in rural areas such as post offices etc. Access and the transport of goods a key issue, the Bandon Bypass in its current form is too steep. Need to provide overtaking bays along main road where opportunities for overtaking are limited. Notes that last CDP dealt comprehensively with rural areas but this review should not ignore such areas.</p> <p>This submission raises a number of issues relating to the County as a whole 1) the rivers should be dredged yearly to help reduce the risk of flooding 2) All housing in rural areas should be low density 3) The sewerage and waste from key villages should be directed to the nearest town and have one</p>	The flooding and infrastructure issues raised will be dealt with further in the draft LAP's.

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5,281	Construction Industry Federation (Cork Branch)	<p>treatment plant for each area. 4) Waste should not be allowed to enter rivers 5) In order to finance the preceding points water rates and rates should be charged for five years. 6) Finally, where possible there should be a white or yellow line along the kerb side of all secondary roads.</p> <p>(1) This submission stresses the increased imperative, in the current economic climate, of the Council working in partnership within the CIF in preparing the LAPs and for all parties to strive to promptly realise the plans once adopted. If the right plans, and all necessary infrastructure are put in place then a development upturn can be facilitated, assisting local and national economic growth. The LAP review process provides the Council with the opportunity to:</p> <p>a) demonstrate leadership, innovation and a sense of urgency in resolving current challenges, b) commit to a programme of focussed and prioritised infrastructural investment and the equitably embrace solutions which can be delivered by, or in partnership with, the construction industry; and c) embrace measures which simplify the increased quantum of plans/ masterplans, regulations and assessments required. (2) Submission continues to state that Council should provide clear zoning objectives and pursue alternative approaches to securing objectives, such as working closely with the construction sector, to provide infrastructure. The LAPs should be reviewed after 2 years to ensure they reflect demand and market conditions. (3) CIF continues to have concerns about the spatial distribution of zoned development land while it is accepted that overall, there is enough land to meet a 6 year</p>	<p>Noted. The issues raised will be given further consideration during the preparation of the draft LAP's</p>

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		<p>LAP timeframe. Clarity needs to be brought to the issue of the time span of these LAP – 6 or 10 years as this has significant implications for the land supply required. (4) A number of specific measures have been identified would could help hasten more favourable development conditions:</p> <p>CASP & CASP UPDATE: The CIF is of the view that the dwelling output targets set for Cork City for the 2006-2020 period are unachievable and will constrain development within Metropolitan Cork. In addition the Departments Guidelines on Sustainable Residential Development in Urban Areas will serve to limit development in the smaller towns and villages thus limiting their ability to absorb additional development in the future. The County Metropolitan Area will need to accommodate additional growth and the County Development Plan should be amended to enable the LAPs to make adequate allowance for this. The disparity between CASP targets and estimated growth patterns are indicative of a number of issues which should be addressed by the LAPs: - a) the lack of zoned lands in preferred market locations, b) the lack of adequate road and service infrastructure, c) lack of emphasis on Market needs, d) lack of front loading of infrastructure provision and strong marketing campaigns for key target growth areas, and e) lack of effective implementation structure to drive forward the needs of the key target growth areas. CASP Update should be reviewed when 2011 census figures are available so that appropriate strategy adjustments can be pursued.</p>	

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		<p>INFRASTRUCTURE: CIF supports the concept of targeted infrastructure investment, especially in areas where development of zoned land has been constrained for some time by lack of infrastructure e.g Mallow and Blarney which both have significant water supply constraints. Council should adopt a more aggressive approach in seeking necessary funds, tax designations etc. to progress the CASP strategy. Approach to infrastructure delivery needs to be overhauled and time frame for delivery shortened and a number of suggestions are given in this regard. Opportunities for PPPs to fund infrastructure need to be identified. Unrealistic for the Council to require future infrastructure provision to be the primary responsibility of developers – there needs to be an equitable balance between public and private sector funding.</p> <p>PLANNING GAIN: two major planning gain policies have been introduced in the last 10years - Part V requirements in relation to the provision of social and affordable housing and Councils Recreation and Amenity Policy requiring the provision of facilities within developments / payment of a contribution in lieu of provision. In addition development contributions have increased dramatically. The Planning Bill proposes further planning gain requirements in the form of schools, flood relief schemes and broadband provision. An 80% windfall tax is also proposed. Cumulative impact of all these measures is to stifle the recovery of the residential development market. Council should call for a national review of planning gain and undertake its own review and address issues within the LAPS</p>	

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		<p>where possible. Specifically the LAP's should acknowledge that many areas have limited or no demand for affordable housing and a reduced Part V obligation should apply in these areas – varying percentages to apply as appropriate to each area.</p> <p>In relation to the Council's Recreation & Amenity Policy it is suggested that where there is a specific objective on a site for the provision of a specific amenity such as a playing pitch or a walk, this should be capable of being off set against the facilities required under the Recreation and Amenity Policy. At present no allowance is made for such objectives in calculating requirements under the Policy. Furthermore, the CIF is concerned that the Council is progressing this policy in advance of its own ability to effectively manage the additional estate management burden. The Council's insistence on the provision of facilities with easy maintenance, tarmac surfaces surrounded by fencing and limited or no play equipment can lower the residential amenity of many developments and is a retrograde step. LAP's should establish clear objectives to ensure that residential amenity is enhanced by the provisions of the Recreation and Amenity Policy even if this means a greater reliance on monetary contributions for the provision of off site facilities or more emphasis on 'casual play spaces' in line with Departmental Guidelines on Sustainable Residential Development in Urban Areas.</p> <p>CRÈCHES : While acknowledging national guidelines on crèche provision it is felt that these result in an over provision of facilities and the standards of the Barcelona Agreement are more</p>	

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		<p>appropriate. Local Area Plans should reinforce the flexibility offered by the County Development Plan policy on crèche provision (.. normally be provided) by noting that if it is clearly established that there is no demand for an existing crèche, favourable consideration will be given to changing its use.</p> <p>MARKET CONSIDERATIONS : While development needs to be planned, it is important that the planning process takes account of what the market requires and in many areas, for example, very high density developments will not be accepted by the market and density provisions need to be more flexible. In the majority of locations the market will not accept density greater than 10-12 units per acre and favours detached, semi detached and terraced housing. Apartment schemes have been of limited success in the city and have little prospect of being successful in the Satellite / Ring Towns or smaller outline towns and villages. Higher densities only work in urban locations or on special sites with a combination of beneficial factors such as good public and private transport access and views of water. Development of units for which there is no market demand is not socially or economically sustainable and LAP's need to critically review density requirements for all settlements and consider market needs in each area.</p> <p>ZONING / WINDFALL TAX: concerns about lack of information on how windfall tax is to be applied on "any change in zoning" and potential impact of any changes to the current zoning objectives in terms of liability for this tax e.g. a change from stand alone industry to</p>	

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		<p>general industry. Council needs to have regard to the potential economic impact of amending zoning objectives and give consideration to maintaining the zoning provisions the 2005 LAPs as they are.</p> <p>SEA / HIA : concerned at impact of these Directives on the complexity of planning process and the status of long established zonings. Where environmental issues arise which result in the omission, part omission or amendment of existing zoned lands the CIF request that they are consulted in advance of the publication of the relevant draft plans. Clarification on timeframes for these processes is also sought.</p> <p>Document usability – Better linkages should be provided between the County Development Plan mapped objectives for the greenbelt, rural housing control zone and heritage objectives and the LAP documents. It should be evident from the LAP documents where controls / constraints apply without having to revert back to the County Development Plan documents.</p>	
5,605	Crean, John	<p>This submission suggests that the Council prepare a general zoning matrix in all Local Area Plans in order to offer greater clarity to the Development Control function of the Council and An Bord Pleanála. The submission states that at present there are areas in the County where the limited suite of development zonings applied in the Local Area Plans lead to situations where certain small scale developments may be interpreted as non conforming. The submission acknowledges that while there are certain provisions in the</p>	<p>Noted. The Council intend to review how zoning is applied and zoning definitions as part of the review process and further consideration will be given to the issues raised.</p>

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5,482	O'Flynn Construction	<p>County Development Plan that seek to address this issue (Objective LAP 3-1) in some manner this is insufficient and vague. The submission states that the inclusion of a matrix in the Cork LAP's would allow for general and specific local issues to be taken into account and invite the Council to consider preparing a Zoning Matrix for the definition of uses "Permitted in Principle", "Open for Consideration" or "Not Permitted" in various zones.</p> <p>Permission was granted for a crèche facility as part of the Brightwater and Drakes Point development, however the crèche has remained vacant for 4 years despite serious efforts to secure an operator. This submission highlights the difficulties of the blanket application of the "Childcare Facilities Guidelines for Planning Authorities, June 2001". The submission states the LAP guidelines on child care provision are taken as requiring a crèche for every 75 dwellings. The submission states that in fact this should be treated as only a guideline. In some cases there is little demand for such facilities and it therefore does not make sense to provide them.</p> <p>Request that Council adopt a more flexible policy in relation to the provision of childcare, community and commercial facilities so that the relevant facilities can be provided within a particular area.</p> <p>The submission also includes a detailed proposal for a change of usage for a crèche facility in the Brightwater development in Crosshaven. The proposal makes the case for a combined crèche and primary care centre on the existing vacant crèche site.</p>	<p>The contents are noted. The policy issues raised relating to childcare provision are more appropriately dealt with in the County Development Plan. The site specific issues raised are considered a matter best dealt with by Development Management.</p>

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5,285	Birdwatch Ireland	<p>Submission states that Cork harbour supports wetlands and wild bird species of local, national and international importance. The wetlands and the bird species they support provide significant public benefits including amenity and recreation, flood protection, ecotourism as well as protection for priority wildlife habitats and species.</p> <p>The submission states that any proposal which adversely affects a site covered by the EU Habitats Directive and any decision making process must be subject to Appropriate Assessment. Concerned about impact of increased disturbance, loss of habitat or increased fragmentation of wetlands. Highlights the fact that the even small areas can be vital for the future of a species. Welcomes a strategic approach to all forms of development in coastal areas and the need for an ICZM approach. Need to consider regional and national port requirements. LAP process should be used to enhance and further protect the valuable wildlife assets of the harbour area so that the public benefits provided by this wildlife resource are protected for future generations and a truly sustainable approach to the future of Cork Harbour is adopted.</p> <p>The submission includes a summary of national and international obligations to protect wild bird interests in particular the Habitats and Birds Directives.</p> <p>The submission also includes a copy of "Protecting Irelands wild birds and their habitats- Why Birds Count- Policy and Advocacy</p>	<p>The contents of the submission are noted and consideration will be given to addressing the issues raised as part of the preparation of the draft LAP's</p>

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		<p>Priorities" This document highlights the main areas of concern for wild bird conservation and provides a framework for developing policy relating to a wide range of areas of relevance to protecting wild bird species and their habitats. These include social and economic benefits, halting loss of biodiversity, network of protected areas, management and monitoring, sustainable management of land and sea, safeguarding our seas, protecting our wetlands, farming and wildlife, upgrading of uplands, providing wilder woods, dealing with climate change and delivering bird conservation.</p> <p>A list of birds on the "Red" and "Amber" endangered lists is included in a separate document.</p>	
5,712	Reynolds, Stan	<p>This submission makes suggestions on improving the public utility of Cork Harbour for residents and tourists. In order to avail of the potential recreational opportunities offered by the harbour the public need safe means of access in the form of public slipways, public piers and public pontoonage. Almost all of the current infrastructure dates from the Victorian era, with the exception of more recent public facilities (pier and pontoon) provided in Crosshaven. Public access to the River Lee within the city is limited to ladders along the quay walls. It is suggested that Cork harbour be viewed as a public "commons" and that public access be provided. The review of the LAPs should make provision for the provision of publicly owned and operated marinas at a number of strategic locations around the harbour including Cork city centre, Passage West, Cobh, Aghada etc. Pontoons could also be provided at smaller</p>	<p>Noted. Further consideration to the issues raised around Cork harbour will be given during the preparation of the draft LAP's.</p>

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		<p>locations and have advantages from a safety perspective as well as facilitating older / less mobile members of society in physically accessing their boats. Such facilities would open up opportunities for city dwellers to use the river and harbour for recreation. Regulations and charges could be introduced to give preference to smaller boats with no engine /low horse power engines to encourage gently pottering on the river rather than high powered zooming of power boats and jet skis. It is important that the marina and pontoons are publicly owned to ensure access is available and affordable in the public interest. Facilities for launching trailered boats are also required. Within the City a marina would also facilitate the Fire Brigade to station a small rescue boat on a pontoon with which to rescue people who fall into the river - at present the fire men have enter the river as swimmers to rescue people. The provisions such facilities will improve access to the harbour and contribution to economic growth and job creation.</p> <p>It is further suggested that the number and density of boats moored upstream of Crosshaven could easily be quadrupled by switching to a mooring system based upon rows of timber piles, spaces 60m apart, as seen for example on the Hamble River in Hampshire.</p> <p>Submission continues to express concern that the Council continues to view Ringaskiddy as a suitable location for the relocation of the Port of Cork having regard to the fact that An Bord Pleanala have outlined several reasons why it is logistically and strategically unsuitable for such development . opportunity</p>	

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5,718	The Campaign for Sustainable Rural Housing	<p>should be taken with the LAP to delete references to Ringaskiddy being a suitable location for the relocation of the Port of Cork. Finally submission includes some suggestions for developing tourism in the harbour - all the Napoleonic fortifications around the harbour should be restored and opened up to the public</p> <p>This submission consists of a copy of STRIVE Report Series No.44 "Sustainable Rural Development: Managing Housing in the Countryside" prepared for the EPA.</p> <p>The report addresses the question of housing development in rural areas. central to this contentious debate is the concept of sustainability and its application to rural areas.</p> <p>Rural housing is a complex and multidimensional faceted public policy issue. A range of novel methodologies and the collection of significant new data in relation to rural change and housing in Ireland underpins the report.</p> <p>Key Findings</p> <ul style="list-style-type: none"> - Rural Ireland is not a homogeneous area with a single shared experience. Depending on geographical location and economic circumstances rural areas face contrasting experiences. - The buoyancy of the 1990's helped rural areas to absorb the decline in the primary sectors of agriculture and fisheries. - Case studies found that rural housing and settlement was underpinned by fairly stable community (35.5% lived in their current dwelling for 20 years or more). Over half recent movers had moved from a more urban location. Over half that group were from a rural background. - Reasons for moving to rural area 	<p>The contents of this detailed report are noted. The main issues relating to rural housing policy raised in the report are more appropriately dealt with in the County Development Plan.</p>

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		<p>included social and physical characteristics of rural areas, good place to raise kids, sense of community, social networks, importance of dwelling type.</p> <p>-Marked growth in the numbers of second homes concentrated in certain rural and coastal areas. Significant increase in the number of long term vacant dwellings in such areas.</p> <p>- Effective environmental design can provide a valuable tool in mitigating some of the impacts of rural dwellings.</p> <p>- Scattered rural housing presents additional costs such as maintaining minor roads, supplying electricity, school transport and postal services. cost are generally passed on to the wider community. Economic costs must also be evaluated in terms of perceived social benefits.</p> <p>- Some evidence that in-migration can encourage investment, however this appears more complex and less inevitable than sometimes presumed.</p> <p>- Local elected members overwhelmingly proactive in relation to further rural housing. This view is framed in the context of sustainable communities, sustaining viable rural population levels and maintaining local services</p> <p>Report states that policy implications would include</p> <p>- Planning policy that reflects the diversity of rural Ireland</p> <p>-Need to develop integrated, holistic and multidimensional approaches to rural sustainable development.</p> <p>-Need to understand residential behaviour</p> <p>-need to move beyond development control to a more positive planning response.</p> <p>-Good design plays a key role in</p>	

Submission No.	Interested Party	Summary of Submission	Response
		<p>mitigating some of the visual and environmental impacts of rural housing.</p> <ul style="list-style-type: none"> -Need a more interactive deliberative communication between decision makers, technical experts, other stakeholders and the public. - Need to identify new instruments which encourage the delivery of sustainable rural development. - Need improved data in relation to numbers, distribution uses and impacts of second homes. - Report encourages further research in areas of rural housing affordability, implications of rural housing and an aging society, supply-side issues and technological innovation in relation to improving environmental performance. 	

List of Submissions by Interested Party – Bandon Electoral Area

Interested Party	Submission No.	Settlement Name (where relevant)
Ballinadee Community Development Association & Ballinadee Tidy Towns	5,245 X	Ballinadee
Bandon Nurseries Ltd	5,623 ✓	Bandon
Bandon Working Together Group	5,634 ✓	Bandon
Birdwatch Ireland	5,285 ✓	
Brennan, Tom and Edward	5,555 ✓	Innishannon
Buckley, Flor	5,182 ✓	Bandon
Burke, Paul	5,010 ✓	
Bus Eireann	5,027 ✓	
Butler John F & Richard, O'Herlihy, Mairead & Moffat, Marie	5,089 ✓	Riverstick
Calnan, Anthony and Cowhig, Tim	5,550 ✓	Bandon
Collins, Declan	5,205 ✓	Nohoval
Conlon, Ciara	5,009 ✓	Kinsale
Construction Industry Federation (Cork Branch)	5,281 ✓	
Coughlan, Dr. Susan	5,754 ✓	Bandon
County Cork VEC	5,024 ✓	
Courceys Integrated Rural Development Committee	5,745 ✓	Ballinspittle
Crean, John	5,605 ✓	
Electricity Supply Board (ESB)	5,673 ✓	Bandon
Eli Lilly S.A. (Irish Branch)	5,099 ✓	Dunderrow
Fitzgerald, Ciaran and Cormac	5,490 ✓	Kinsale
Flavin, Tony	5,015 ✓	
Fleming Construction	5,213 ✓	Innishannon
Fleming, N., Murphy, P., Nyhan, C.	5,452 ✓	Bandon
GMC Construction	5,035 ✓	Belgooly
Good, David & Cameron	5,596 ✓	
Good, Henry	5,595 ✓	Kinsale
Grainger, Eamonn	5,356 ✓	Halfway
Hernon, John	5,181 ✓	Bandon
Hollycourt Developments	5,217 ✓	Belgooly
Hurley, Michael	5,145 ✓	Bandon
Irish Farmers Association (Cork)	5,129 ✓	
James Murphy & Sons (Bandon) Ltd	5,629 ✓	Bandon
Keane, Margaret C	5,277 ✓	
Kelleher, Maurice	5,280 ✓	Riverstick
Keogh, Tracy	5,350 ✓	
Kevin O'Leary Group	5,717 ✓	Bandon
Labour Party Bandon Branch	5,798 ✓	Bandon
Lehane, Denis and Noreen	5,554 ✓	Bandon
Lordan, Donal & Barbara	5,231 ✓	Garretstown/Garylucas
Lynch, D & Buckley, Cathal	5,450 ✓	Kinsale
Lynch, John	5,146 ✓	Innishannon
McCarthy, Gerard	5,074 ✓	Riverstick
McCutcheon Mulcahy	5,445 ✓	
Mehigan, Jerry	5,533 ✓	Bandon

Montgomery, Paul	5,624✓	Garrettstown/Garyluc as
Murphy, Donal & Ina	5,251✓	Innishannon
Murphy, Kevin (Cllr)	5,642✗	Robert's Cove
Murphy, Kevin (Cllr)	5,641✓	Garrettstown/Garyluc as
Murphy, Kevin (Cllr)	5,639✗	Innishannon
Murphy, Kevin (Cllr)	5,640✗	Kinsale
Murphy, Michael	5,542✓	Kinsale
National Roads Authority	5,119✓	
Nora Lawton (and Family)	5,081✓	Garrettstown/Garyluc as
O'Connor, Dermot & Maureen	5,757✓	Kinsale
O'Flynn Construction	5,482✓	
O'Leary, Donal	5,050✓	Kinsale
O'Mahony, Julie & Carl	5,258✓	Crossmahon
O'Neill, Dan	5,002✓	Belgooly
O'Sullivan, Joe	5,546✓	Gaggan
O'Sullivan, John	5,057✓	
Reynolds, Stan	5,712✓	
Rossdale Enterprises Ltd	5,068✓	
Ryan, Charles & Phil	5,025✓	Bandon
Sherratt, Geraldine	5,150✓	Gogganshill
Sherratt, Jennifer	5,148✓	Gogganshill
Sherratt, Stuart	5,149✓	Gogganshill
Tesco Ireland Ltd	5,598✓	Bandon
The Campaign for Sustainable Rural Housing	5,718✓	
Tierney, Finbarr	5,479✓	Dunderrow
Tierney, Finbarr and Murray, Margaret	5,524✗	Garrettstown/Garyluc as
Transition Town Kinsale	5,698✓	Kinsale
Twomey, John	5,407✓	Kinsale
Valley Rover GAA Club	5,571✓	Innishannon

Appendix B

Issues arising from Stakeholder Meeting

Venue: Bandon Town Hall Date: 22nd of January, 2010

List of those present at the meeting:

Elected Representatives:

Cllr Veronica Neville, Cork County Council

Cllr Kevin Murphy, Cork County Council

Stakeholders:

Denis Kelly, Muintir na Tire

Gerard McCarthy, CIF

Niall ODriscoll, Property Owner, Bandon

Anne Keohane, IFA

Harold Kingston, IFA

Alice Taylor, Innishannon Tidy Towns

Gavin Falk, Innishannon Tidy Towns and Innishannon Parish Hall, Elected Member of the Cork County Council Community and Voluntary Forum.

Paddy Sweetnam, Innishannon Tidy Towns

Eileen Cronin, HSE

1. Presentation given by Andrew Hind and Pdraig Moore

2. Each representative gave a brief outline of the main issues for their area and a general discussion followed. All of these issues are summarised under the following main headings.

1. Issues regarding Community Groups and Communities generally

- Generally, the feeling among the Muintir na Tire community groups was that their views had not been taken into consideration the last time and there could be a difficulty in persuading them to engage in the process again this time.
- There is very good work done by community groups generally. There is a good community spirit in Riverstick and Belgooly.
- The village needs space to breath, need to provide greater space for people – especially children in order to create attractive places for people to live. If this does not happen these areas will become choked and could become future slums.

2. Issues regarding Community Facilities (all)

- There is a need for facilities for the elderly and non sporting organisations to be catered for.
- There are very good social, community and education facilities in both Belgooly and Riverstick, however sewerage treatment plant is an issue for both villages and in Belgooly water needs to be provided.
- The walkway in Belgooly is very popular.
- The schools are very good – there are no prefabs required.

- Senior citizens are also catered for in the villages including the meals on wheels which is covered by the Kinsale area.
- Facilities could be improved – there used to be a tennis court in Innishannon – this should be considered in the local area plan.
- Courtmacsherry has lost its post office – villages should be able to hold onto the services that they have. Not every settlement needs to have the exact same services.
- Consideration must also be given to providing services for those who are unemployed, especially in rural areas. Unemployed people cannot live in rural areas without services (including travel etc.)
- Friendship clubs – elderly need clubs which they can access easily. They need facilities and amenity areas. The hall in Knockvilla is rarely used.
- Children's playground needs to be replaced – consideration should be given to this in the local area plan.

Healthcare

- Focus on Primary Care Centres. Bandon and Kinsale have expressed interest in this. The basic idea is to have a number of health care practitioners under one roof.
- These centres need to be located in areas that are accessible to services including public transport in other words they need to be part of the community so that they can provide useable space (rooms) for use outside of the normal office hours. There is a real opportunity for these buildings to provide a 'social care' as well as a 'healthcare' role in the community.

3. Issues regarding Heritage and Conservation

- There is a difficulty regarding the timely restoration of buildings within Architectural Conservation Areas in the town. It can be very expensive to get specialist engineers to provide reports for submission to the Council as part of the development proposal.
- Anti-social behaviour in derelict properties is becoming a real problem (Crossbarry mentioned).

4. Issues regarding Infrastructure

- Concern that the required infrastructure for Bandon was 'subject to finance'.
- The sewerage treatment plant is required in Courtmacsherry in order to improve the water quality in the nearby harbour.
- Important that developer-lead improvements to required infrastructure are supported.

Car Parking (Innishannon)

- One very important consideration for Innishannon is off street parking, in order to encourage people to shop in the village. At the moment people are living but not shopping in Innishannon.

- The field beside the GAA could be considered to help with off street parking in the village. The Community Association would require assistance from the County Council on this issue.
- Could the alignment of car parking be changed to allow more spaces in Innishannon? (right angle instead of parallel).

Public Transport and Footpaths

- Public transport needs to be improved between the two main settlements in the Electoral Area (Bandon and Kinsale). Rural transport needs to be improved.
- The footpaths need to be kept in better repair in Innishannon – need to be level at a minimum otherwise they are just dangerous.

Roads

- The Bandon by-pass is used by very few HGV's because it is safer to go through the town. Too steep a gradient and dangerous junction at western end of existing bypass.
- A passing lay-by every few miles along roads would greatly improve the situation without costing a fortune.
- On a positive note – the Innishannon community are delighted that the road improvement works are done.
- The volume of through traffic passing through Innishannon every day (35,000 vehicles per day) is enormous and the village suffers greatly because of this. A by-pass north of the town is urgently required. It could take the line from Web's caravans – cross country to Brinny and some out at the County Council refuse centre at the junction with Clonakilty. At the moment it is difficult to cross the road and this leads to isolation on the south side of the street.
- Until a route has been selected on paper it is difficult to see how it will get off the ground. A lot of background work must be undertaken on selection and a line must be put on a map before any real progress can be made.
- A ring road is critical for the future development of Kinsale – the local area plan needs to aspire to this.
- The Regional Planning Guidelines are due to be published in the next couple of months and they need to reinforce this issue of roads network particularly in this part of the region.
- The speed of traffic in residential areas is excessive. Standards introduced in the UK 18-20 mph. Should they be introduced here? Difficult to enforce.
- The N71 must get on the NRA's agenda CDP has helped by designating it as part of the 'Strategic Transport Improvement Corridor' linking Cork with Clonakilty. The starting point for the project is to get it on the agenda at a higher level.
- The Brinny Bridge – is an impediment to westbound traffic. It should be done relatively quickly. Speed up the free flow of traffic.

Flooding

- There were past proposals to raise the level of the GAA pitch in Innishannon – this is an important flood plain and should never be considered.
- Ten million euro has been put aside for the Bandon Flood relief which should include a number of measures including desilting the river (this was done 15 years ago and was very successful), retaining wall at McSweeney Quay needs to be improved.
- There needs to be one organisation set up to deal with flooding, the IFA have been calling for this and it is important if we are to make progress on this issue.

5. Issues regarding Agriculture and other Rural Issues

- Keeping people in the country side is very important to sustain jobs in Agriculture and keep rural areas vibrant.
- Need to avoid the possibility of derelict abandoned rural areas and rural isolation.
- Agriculture produces bulky commodities and therefore depends on a good roads infrastructure in order to transport goods / animals. The Bandon by-pass is used by very few HGV's because it is safer to go through the town.
- We need to hold onto what we have in terms of Agricultural jobs.
- Need to allow for people to build on their own land – the required services infrastructure is available in most locations.
- Past studies into rural population showed a general decline in population of 2% but on further analysis it was found that 35% of this was in the 25-35 age group.

6. Issues regarding Tourism and Heritage

- There are a number of opportunities for tourism in Innishannon, there is a 6th century stone carving which is unique and should be promoted there is also a castle.
- Historic properties need to be preserved and not be allowed to fall into ruin (Dundaniel tower example in Bandon).
- The proposed walkway along the river – not in favour because if it is not policed it could attract anti social behaviour (cider parties etc).
- There can be a difficulty with having walks too short. (Seven Heads example of good length – Innishannon needs to be longer if it is to attract tourists). Where walks have an expensive section they need to be identified and developed properly.
- Don't just have to look at coastal areas – River Valleys have good potential.

