

County Manager's Report to Members

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

Written Report on the Bantry Electoral Area Draft Local Area Plan

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

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

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

Introduction

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

Although not required under the Act, a series of public exhibitions / information days were held during the display period to encourage people to take part in the plan process. These were held in Ballydehob and Glengarriff on 18th January 2005 to help inform the public of the Draft Plan's proposals and to encourage participation in the plan process.

In all, more than 2250 submissions and observations were received on the 13 Draft Local Area and Draft Special Local Area Plans. A total of 145 submissions and observations were received regarding this specific Local Area Plan. A further 15 submissions, which covered countywide issues of relevance to the Bantry Electoral Area were also received.

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

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

The remaining steps in the process

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

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

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

PART A: MAIN ISSUES

General Issues: Issues relating to all Electoral Area draft Local Area Plans

The following issues were raised by the submissions received:

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

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

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

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

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

Electoral Area Issues: Issues relating to this Electoral Area Plan

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

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

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>The Cork County Development Plan 2003 (as varied) as read with the draft Local Area Plan suggests that 1,080 new households will be required in the Bantry Electoral Area during the plan period. It is estimated that the land zoned for residential development in the electoral area will provide adequate new dwellings to meet demand.</p>
F	<p>Does the Bantry draft Local Area Plan make appropriate provision for open space, sports, recreation and amenity uses?</p>	<p>The draft Local Area Plan makes provision for approximately 23ha of open space in addition to that which will be provided incidentally within new development. The open space provided in the draft Local Area Plan is intended to perform a variety of functions ranging from formal sports pitches to areas for informal recreation. Whether or not the draft Local Area Plan makes adequate provision to secure the implementation of its open space proposals is an issue for consideration. Clarification of the type of open space proposed in each case could be included in the draft Local Area Plan together with proposals for its provision as part of the development of nearby or adjoining zoned land.</p>
G	<p>Does the Bantry draft Local Area Plan make adequate provision for the expansion of existing school sites and provision of new sites and is this provision in the correct location?</p>	<p>Many of the submissions identify the need for additional lands to accommodate new schools or school expansion. The Bantry draft Local Area Plan will zone land for the extension of primary school buildings and facilities and/or provision of sites for new schools where appropriate. Consideration will be given to Department of Education requirements in this regard.</p>
H	<p>Does the Bantry draft Local Area Plan support the viability of existing rural schools?</p>	<p>The draft Local Area Plan provides for development in all settlements, which in turn should support the development of schools and maintain the viability of the rural areas in general.</p>
I	<p>Is there adequate provision for commercial development in the Bantry draft Local Area Plan?</p>	<p>A number of sites have been identified for commercial development throughout the Bantry draft Local Area Plan but in many locations specific zonings are not attributed to sites within the development boundaries of settlements. Consideration could be given to the identification of land for such use in appropriate locations should a need be identified.</p>
J	<p>Is there adequate provision for industrial/enterprise development in the Bantry draft Local Area Plan?</p>	<p>Some of the submissions propose that there is insufficient land zoned for local industrial uses. Consideration could be given to the identification of land for such use in appropriate locations should a need be identified</p>
K	<p>Is there adequate provision for town centre/mixed use development in the Bantry draft Local Area Plan?</p>	<p>Town centre/mixed uses are considered to be appropriate uses in settlements that fulfill a service function to a large rural hinterland. However, consideration could be given to enlargement of proposed areas for this use or the identification of areas in other settlements should a need be identified.</p>

Electoral Area Issues	Summary of Issue Raised	Response
L	Does the Bantry draft Local Area Plan address the issues relating to the character and fabric of the settlements in the electoral area?	The Bantry draft Local Area Plan outlines a settlement network which guides the scale and type of development appropriate to each type of settlement. The plans also include settlements with development boundaries within which development that is sympathetic to the rural character of the settlement in design and scale is encouraged. The Council has commissioned a Residential Estates Design Guide and a Village Design Guide which, will inform future development while protecting the character and fabric of the settlements.
M	Does the Bantry draft Local Area Plan make adequate provision for the expansion of existing cemeteries and is this provision in the correct location?	The Bantry draft Local Area Plan has zoned lands for new cemeteries or the expansion of existing ones in some settlements. Where the need for expansion or a new cemetery is identified then consideration will be given to appropriate provision.
N	Should the Bantry draft Local Area Plan carry forward the mapping and zoning provisions of the 1996 County Development Plan (as varied)?	The Bantry draft Local Area Plan is intended to reflect the provisions of the 1996 County Development Plan (as varied) where appropriate, particularly in relation to zonings, development boundaries and stop lines for the smaller settlements. Some submissions have raised questions about the accuracy of the mapping and whether it properly reflects the 1996 County Development Plan, (as varied). Corrections will be made where appropriate.
O	Are health services adequately provided for in the Bantry draft Local Area Plan?	The health board has proposed locations for the intensification of existing services and proposals for new developments in some settlements. Consideration will be given to accommodating these requirements where possible.
P	Does the Bantry draft Local Area Plan adequately support tourism development?	The Bantry draft Local Area Plan recognises the employment and economic potential of the tourism industry and supports established tourist areas. Further tourism development will be supported within the network of settlements and where particular attractions exist, consideration may be given to ventures that compliment the needs of established settlements while protecting the landscape quality for the future development of the industry.
Q	Should the green belt policy in the Bantry draft Local Area Plan be revised to allow additional development?	The draft Local Area Plan establishes green belts around the main settlements, which are intended to protect the setting of the towns and provide lands for agricultural, recreation and open space uses. Within the green belts provision is made for local housing need subject to proper planning and sustainable development. In some parts of the Green Belts established in the Bantry draft Local Area Plan, provision has been made to accommodate limited numbers of individual houses subject to a set of criteria outlined in GB1-2. Consideration may be given to reviewing these areas within the Green Belt

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		should a need be identified.
R	Is there sufficient land provided in the Bantry draft Local Area Plan for the development of individual sites?	In the settlement network for the Bantry Electoral Area individual sites can be accommodated on zoned lands such as open space areas which include a specific objective to allow small scale residential development in some cases and in others a specific objective for very low density (less than 5 per ha) subject to a single agreed landscape based scheme. In addition provision has been made for small scale or individual houses in settlements where a public sewerage scheme is not available. In areas outside of the settlement network the provisions of the Cork County Development Plan 2003 (as varied) apply.
S	Does the draft Bantry Local Area Plan for the electoral area provide sufficient detail for the individual islands?	Generally, the response has been supportive from the island community and the plan has been welcomed in all cases. In particular, there have been requests that there should be more specific objectives in each relevant island. Consideration may be given to including these requests in the plan
T	Does the Bantry draft Local Area Plan support the protection and promotion of the fishing industry in the electoral area?	The main fishing areas in the Bantry Electoral Area are located in the main coastal settlements, all of which have protected harbours and appropriate quayside development to support the fishing industry. The Cork County Development Plan 2003 (as varied) identifies a specific objective for the protection and promotion of the fishing industry both as a food industry and as a specialist tourism sector. It has been pointed out by submissions that, in some cases, there is a conflict between the fishing activities and the land uses associated with non fishing activities. The draft local area plan has made provision for the multi-use zone in the harbour in some cases but consideration may be given to a more elaborate set of policies in the harbour settlements in order to ensure that the fishing industry continues to provide a positive contribution to the local economy.
U	Does the Bantry draft Local Area Plan sufficiently address the issue of holiday/second and permanent homes in the electoral area?	The Cork County Development Plan 2003 (as varied), states that new tourist facilities should be located, where possible, within the existing settlement network so that they can support the provision of services and the general economic vitality of the settlement. It is important to ensure that there is a correct balance between commercial holiday homes, second homes and permanent dwellings. The draft Local Area Plan has provided sufficient zoned land to accommodate these needs. Some submissions have raised the need for additional land zoned for holiday homes in some of the coastal settlements, while other submissions have stated that there is an over-provision of holiday homes and that these are affecting the land values

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		and levels of affordability in the settlements. In addition, the submissions state that the plethora of second homes in certain coastal settlements do not contribute to the local economy. It is therefore clear that such developments should be kept to a scale that the settlement can sustain and every effort will be made to ensure that an adequate balance is provided in the plans.
V	Does the Bantry draft Local Area Plan adequately address the issue of scenic landscape in coastal settlements?	Some submissions raised the issue of adequacy of the scenic landscape designation in the draft local area plans. The plans support the provisions of the Cork County Development Plan 2003 (as varied), which designates the majority of the coastal area in West Cork as scenic landscape area. The draft Local Area Plans have also included the draft Landscape Character Assessment values. Comments on the values of local areas have been received and will contribute to the future amendments to the designation in the review of the Cork County Development Plan 2003 (as varied).
W	Does the draft Bantry Local Area Plan recognise the role of tourism in the Electoral Area?	The draft Local Area Plan recognises the crucial role tourism has to play in sustaining the economy of the Electoral Area. The key element in attracting tourists to the area is its landscape, scenery and character and hence, it is vital that the quality of these assets is protected. The draft plan also recognises the special role of integrated tourism developments in contributing to a more diverse range of tourism attractions, encouraging longer visitor stays, helping to extend the visitor season and adding to the quality of life for people who live in the area. Furthermore, the Cork County Development Plan 2003 (as varied) states that new tourist facilities should be located, where possible, within the existing settlement network so that they can support the provision of services and the general economic vitality of the settlement

PART B: LIST AND SUMMARY OF SUBMISSIONS:

General Local Area Plan Submissions

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

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

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

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

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

**Bantry Electoral Area
Draft Local Area Plan Submissions**

List Of Submissions - Bantry Electoral Area

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ballydehob Community Council	5842	Issues relating to Ballydehob	This submission raises issues relating to Ballydehob including the need to upgrade the village septic tank, the need for a parking area near the national school and also on the Schull side of the village. The submission outlined the need to repair the piers dotted along the coastline which are falling into disrepair, in addition to increased access to the amenity area at Audley Cove. It also raises the issue of dredging the Ballydehob Basin as it is silting up. Pedestrian crossing at the playground & traffic calming on Schull Road have also been prioritised. It has also been observed that there is no reference to Derryconnell landfill in the plan or to any future plans for the area. A general comment is also included regarding wheelchair accessibility to public buildings/areas.
Ballylickey Tourist and Development Association	5777	Issues relating to Ballylickey	This submission raises issues relating to the future development of the village & highlights the need for any future development to have due consideration for the areas special scenic and geographical location. It also identifies tourism as a major industry for the area whilst also stating that the implementation of the plan should facilitate local residents who wish to build permanent homes on or near their own land.
Barrett, Donal	6647	Lands at Ballylickey	This submission proposes that the draft development boundary for the village should be extended to facilitate the zoning of the subject lands for low density residential development. The submission states that the site has access off the N71 inside the 50km/hour speedlimit and could be served by both mains water & sewage when both schemes are augmented. The lands are located within a valley and the lower parts are well sheltered. Any development would therefore, not result in an adverse impact on the landscape.
Bere Island projects Group Ltd	6653	Issues relating to Bere Island	This submission highlights editorial changes that are required in the specific objectives outlined under GEN-01. The local community have expressed satisfaction with the majority of the objectives but have identified the required changes to specific objectives no. 2,3,6,7,8 & 18.
Bowler, John	5052	Issues Relating to Glengarriff	This submission raises issues regarding recycling facilities in Glengarriff and states at present there is only glass recycling facilities. It raises the issue of the need for additional recycling facilities to serve the village.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Buckley Peter et al	8291	Lands at Crookhaven	This submission raises the issue that the specific zoning objective R-02 is entirely unreasonable and would impact negatively on the residential amenities of adjoining properties. It also states that the zoning does not take into account current utilities and infrastructure deficiencies. Linked files: 5624, 8292, 8293 & 8294
Buckley, Peter et al	8292	Lands at Crookhaven	This submission raises the issue that the specific zoning objective U-01 for the construction of the access road to serve R-02, is entirely unreasonable and would impact negatively on the residential amenities of adjoining properties. It also states that the zoning does not take into account current utilities and infrastructure deficiencies. Linked files: 5624, 8291, 8293 & 8294
Buckley, Peter et al	8293	Lands at Crookhaven	This submission raises the issue that the specific zoning objective U-02 for the construction of a carpark, is entirely unreasonable and would impact negatively on the residential amenities of adjoining properties. It also states that the zoning is to meet a very short term peak summer demand. Linked files: 5624, 8291, 8292 & 8294
Buckley, Peter et al	8294	Lands at Crookhaven	This submission raises the issue that the specific zoning objective U-03 and U-04 for the construction of the long term loop road, is entirely unreasonable and would impact negatively on the residential amenities of adjoining properties. It also states that the zoning does not take into account current utilities and infrastructure deficiencies. Linked files: 5624, 8291, 8292 & 8293
Buckley, Peter et. al.	5624	Lands at Crookhaven	This submission raises the issue that the specific zoning objective R-01 is entirely unreasonable and would impact negatively on the residential amenities of adjoining properties. It also states that the zoning does not take into account current utilities and infrastructure deficiencies. Linked files: 8291, 8292, 8293 & 8294
Burt, Delia	6754	Issues relating to Adrigole	This submission identifies the need to consider the cumulative impacts of individual planning applications on the environment and landscape. The area around the head of the bay at Adrigole is particularly sensitive. Trafesk bay is a place of natural beauty and also ecological importance which requires protection. Objective Gen 1 is useful. The exemption of many agricultural related developments from the need for planning permission is identified as an issue.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Casey, James	6511	Lands at Kealkil	<p>This submission proposes that the development boundary for the village of Kealkil should be extended in a south easterly direction to facilitate the zoning of the subject lands for residential development, comprising a mix of house types in addition to serviced sites.</p> <p>Linked file:- 8282</p>
Casey, James	6512	Lands at Kilnaruane, Bantry	<p>This submission proposes that the subject lands are zoned for residential development, namely sheltered housing and holiday homes. The submission states the the site is suitable for development given its proximity to Bantry town, its low-lying topography and the precedent set by established development on the adjacent site.</p>
Casey, James	8282	Lands at Kealkil	<p>This submission proposes the zoning of the subject lands for residential development, comprising a mix of house types in addition to serviced sites.</p> <p>Linked file:- 8282</p>
Client	8297	Lands at Goleen	<p>This submission proposes that these lands are zoned for residential development. The submission states that the lands are in the centre of the village, within walking distance of all its amenities & are suitable for medium to high density development.</p> <p>Linked files:- 5580 & 8296</p>
Client	8296	Lands at Goleen	<p>This submission proposes that these lands are zoned for residential development. The submission states that the lands are in the centre of the village, within walking distance of all its amenities & are suitable for medium to high density development.</p> <p>Linked files:- 5580 & 8297</p>
Collins, Michael J.	6753	Issues relating to Lowertown	<p>This submission raises issues about future development in Lowertown. It proposes a 1km radius surrounding the settlement within which development should be permitted, particularly for local people with local ties to the area. The area close to the co-operative is also considered suitable for development.</p>
Cork County Childcare Committee Ltd.	8334	Issues relating to Bantry Electoral Area	<p>This submission forms part of a comprehensive submission covering the entire county. The issues raised which relate specifically to the Bantry Electoral Area include the following:- 1) The need to highlight the inadequate levels of childcare facilities in the area 2) The need for permanent community facilities in Castletownbere and Schull. It also states that the majority of services in the area are run by voluntary groups and are not for profit.</p>

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Cork Environmental Forum	8319	Issues Relating to Bantry Electoral Area	This submission forms part of a comprehensive submission covering the entire county. The issues raised which relate specifically to the Bantry Electoral Area include the following; The proposals to create a dammed Water Scheme in the Meelagh Valley 2) The proposed line of pylons from the wind farm NE of Bantry through to Colomane and beyond 3) Derryconnell Civic Amenity and Municipal landfill site 4) Drinking Water Quality is an issue 5) The need for further water turbine development need sto be considered to meet energy needs 6) Proliferation of holiday home development in Ballylickey 7) General need for facilities for youth in the area
Coughlan, Gerard	6154	Lands at Ballydehob	This submission proposes that the development boundary should be extended in a south westerly direction to facilitate the zoning of the subject lands for medium density residential development, with road frontage development. The submission states that there is a surplus of holiday accomodation in the villages and there is a need for permanent housing to meet local demand. It also states that the site abuts the proposed development boundary, is served by mains water & sewage & there is an existing surface water drainage system at the northern corner of the site that discharges to Ballydehob Bay.
Coughlan, Michael	6144	Lands at Ballydehob	This submission proposes the zoning of the subject lands for residential development.
Coughlan, Patrick	5240	Lands at Shanavagh, Ballydehob	This submission proposes that the lands in question should be zoned for residential development. Details of connection to the public sewer and water main have been submitted, in addition to proposals to widen the road.
Coughlan, Patrick	5242	Lands at Shanavagh, Ballydehob	This submission requests the zoning of the subject lands for residential development. The subject lands are located 410m from the village and the applicant proposed to extend the water main from the main Ballydehob-Schull road through his lands to service the site. It is also proposed to lay a 225mm sewer from this site along the road to connect into the existing sewer. It is also proposed to widen the road by filling in the railway track.
Coughlan, Vincent	5176	Lands at Shanavagh, Ballydehob	This submission proposes that the lands in question should be zoned for medium density residential development. The submission also outlines proposals for access to the site.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Crookhaven Community Association	8269	Lands at Crookhaven	This submission states that outline planning permission was granted on a portion of R-02 and the site boundary should be amended accordingly. Linked files:-6800, 8268, 8270, 8271, 8272 & 8273
Crookhaven Community Association	8270	Lands at Crookhaven	This submission requests the zoning of the subject lands for residential development. The site is located within the draft development boundary for the settlement but is not zoned for any specific use. Linked files:-6800, 8268, 8269, 8271, 8272 & 8273
Crookhaven Community Association	6800	Issues relating to Crookhaven	This submission raises the following issues:- 1) Editorial changes required to text 2) Traffic congestion and parking problems associated with the pier area - need to make reference to the Crookhaven Development Plan" as approved by the members 3) Local people experiencing difficulties in securing planning permission on their own land - should be allowed to build on own land even if outside the development boundary 4) Preference within the development boundary for rental properties to provide local employment. Linked files:- 8268, 8269, 8270, 8271, 8272 & 8273.
Crookhaven Community Association	8271	Lands at Crookhaven	This submission states that there is already a dwelling on the site zoned for special zoning objective X-01. Linked files:- 6800, 8268, 8269, 8270, 8272 & 8273
Crookhaven Community Association	8272	Lands at Crookhaven	This submission states that zoning objectives U-01, U-03 & U-04 are not suitable for development as they traverse a bog. Development of these lands is totally impractical. Linked files:-6800, 8268, 8269, 8270, 8271 & 8273
Crookhaven Community Association	8273	Lands at Crookhaven	This submission states that the specific zoning objective U-02 is not suitable for a car park as it is a wildlife habitat, which is currently being protected & is fenced off. Linked files:-6800, 8268, 8269, 8270, 8271 & 8272.
Crookhaven Community Association	8268	Lands at Crookhaven	This submission supports the specific zoning objective R-01 & states that it should be retained in the LAP. Linked files:- 6800, 8269, 8270, 8271, 8272 & 8273
Crowley, Christy	6257	Lands at Kilnaruane, Bantry	This submission proposes the zoning of the subject lands for commercial/industrial use. The lands are considered suitable for such a use given their proximity to the proposed Bantry Bypass and the IDA factory.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Crowley, Francis	5367	Lands at Durrus	This submission proposes that the lands north west of the proposed development boundary should be zoned residential development. The land is adjacent to the site for the new St. James National School & is close to public water and sewerage connections.
Daly, Declan	5580	Lands at Goleen	This submission proposes that these lands are zoned for residential development. The submission states that the lands are in the centre of the village & are suitable for medium to high density development. Linked files:- 8296 & 8297
Dewway Developments Ltd	5599	Lands at Kealkil	This submission proposes that these lands are zoned for residential development. The submission states that the lands are in the centre of the village & are suitable for development and access to services is available. Linked file:- 8298
Dewway Developments Ltd.	8298	Issues relating to Kealkil	The submission raises the issue of specific zoning objective O-03 & states that the landowner would be prepared to establish a playground on the site. Linked file:- 5599
Dixon, Carl	6600	Lands at Eyeries	This submission proposes that the development boundary for the village should be extended in a westerly direction. The submission states that the lands are suitable for development & should be included in the boundary given their proximity to the village core & to established development. Linked files:-8345 & 8346
Dixon, Carl	8345	Lands at Eyeries	This submission proposes the zoning of the subject lands for medium density residential development. The site is centrally located within the village and is suitable for short-term letting/holiday home accommodation. Linked files:- 6600 & 8346
Dixon, Carl	8346	Lands at Eyeries	This submission proposes the zoning of the subject lands for mixed use development to include the provision of low density residential/ holiday home accommodation. Linked files:- 6600 & 8345

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Donovan, Gerard	5462	Lands at Goleen	This submission proposes that lands west of the proposed development boundary should be zoned for mixed development. The submission states that the lands are ideally suited given their proximity to the village centre and are suitable for serviced sites, medium density residential development, sheltered housing/ nursing home, with a portion of the lands dedicated to recreational /amenity uses. The land is easily accessed via the adjoining county road. The landowner has stated that he is willing to cede some land to the Council for road widening & the provision of footpaths. Public water is available and it is possible to connect into the public sewer from the site.
G.W. Biggs & Co. Cork Ltd	6518	Lands at Carrignagat, Bantry	This submission proposes the zoning of the subject lands for residential development. The submission states that a large portion of the site has comprised of a commercial area for several decades but given its proximity to the town centre and to all services including churches, schools shops ect.. the site is imminently suitable for total re-development for residential use.
Goleen & District Community Council	6225	Issues relating to Goleen	This submission highlights issues of concern to the residents of the area and includes a map & photos of local amenities and enterprises, in addition to recent developments in the area. The submission also includes proposals regarding housing, retail, enterprise & tourism. Linked files:- 8301, 8302, & 8303
Goleen & District Community Council	6562	Issues relating to Goleen & District	This submission raises issues regarding the future development of Goleen & its surrounding villages. The submission is quite comprehensive & details specific requests for separate locations such as Goleen, Lowertown, Toormore and Dunbeacon. In order to ensure that due attention is paid to each component of the submission, it is considered essential to break the submission down into 5 separate files 1) General File 2) Goleen 3) Lowertown 4) Toormore 5) Dunbeacon General issues raised by the submission include: a) Sufficient residentially zoned land to maintain services in the parish b) Need for employment generating uses and sufficient land zoned for tourism & enterprises. c) Improved pre-planning facilities for potential applicants d) More flexible approach to planning for local people.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Goleen & District Community Council	6102	Issues relating to Lowertown	This submission highlights issues of concern to the residents of the area and includes a map & photos of local amenities and enterprises. The submission also includes proposals regarding housing, retail, enterprise & tourism. Reference is also made to the green belt surrounding Schull & states that there is a contradiction in the text. The general objective for the area refers to permitting development within 1km of the church. However, this area lies within the green belt for Schull where there strict planning controls exist.
Goleen & District Community Council	6160	Issues relating to Dunbeacon	This submission proposes the inclusion of Dunbeacon, as a village nucleus. The submission states that the land close to the church is suitable for small scale medium density development/serviced sites. It states that there is an opportunity for the area to develop Craft Enterprises zones. A map & photos of local amenities and enterprises have been included.
Goleen & District Community Council	8303	Lands at Goleen	This submission proposes a mix of uses for the subject lands which include a car park, recycling facilities, retail/offices, B&B, tourist accommodation, community open space, a waste water treatment plant and a helipad. Linked files:- 6225, 8301 & 8302.
Goleen & District Community Council	8302	Lands at Goleen	This submission proposes the extension of the development boundary to facilitate the zoning of the subject lands for educational use. There are proposals to amalgamate the two small local schools and maximise the use of the new facilities at this location, ie. the community field & sports hall. Linked files:- 6225, 8301 & 8303.
Goleen & District Community Council	8301	Lands at Goleen	This submission proposes the extension of the development boundary to facilitate the zoning of the subject lands for recreational/amenity use. The subject lands are the site of the new community field & sports hall which are currently under construction. Linked files:- 6225, 8302 & 8303.
Goleen & District Community Council	5643	Issues relating to Toormore	This submission highlights issues of concern to the residents of the area and includes a map & photos of local amenities and enterprises. The submission also includes proposals regarding housing, retail, enterprise & tourism. Additional parking at Ballyrisode Strand is also identified as an issue. The land behind the Ridge on the R591 within 1km of Gurtyowen Cross is deemed suitable for housing/serviced sites and the former school building has been identified as a potential area for enterprise development.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Hanley, Mary	6648	Lands at Eyerias	This submission proposes that the development boundary for the village should be extended to facilitate the zoning of the subject lands for indepth/streetfrontage type residential development. The site is suitable for development given its proximity to the village core & can be served by mains water and sewage.
Harrington Plant Hire Ltd	5519	Lands at Castletownbere	This submission proposes that the development boundary for the town of Castletownbere, as outlined in the Cork County Development Plan 2003 should be extended in a northerly direction to accommodate the zoning of these lands for industrial/commercial development.
Harrington, Bob	5856	Lands at Skeaghanore West, Ballydehob	This submission proposes the zoning of the subject lands for low density residential development. Mains water is available, mains sewerage is not. Access is available off the N71.
Harrington, Flor	6436	Lands at Ardgroom	This submission proposes that the draft development boundary for the village should be extended in a north westerly direction. The purpose of this boundary adjustment is to include a site where permission was granted for 13 no. holiday homes and also where there is an application pending for a further 10 dwellings, within the same scheme. The developer states that these lands are ideally suited to development given their proximity to the village core. The developer also comments that the inclusion of the objective of gravity connection to the sewer is unfair and inappropriate as he is currently installing a new treatment system with a p.e. of 250 which will cater for the new development and the existing population of Ardgroom, with spare capacity. Linked file:-8289
Harrington, Flor	8289	Lands at Ardgroom	This submission requests the zoning of the subject lands for a modest amount of residential development. The services are being put in place to facilitate the development across the road & there is adequate capacity in same to cater for additional development. Linked file:-6436
Health Services Exectuvie	8263	Issues relating to Bantry Electoral Area	This submission makes reference to some general points regarding health services, CLAR areas and community halls in West Cork and identifies needs for additional services. The submission mentions the need for a community creche, supervised care housing and a youth centre in Schull, Bantry & Castletownbere, in addition to a family resource centre, pre-school, travellers health services and social satellite centre in Bantry and Castletownbere. Linked file:- 6755 in Skibbreen

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Heapes, Kevin	6530	Lands at Ballydehob	This submission proposes that the draft development boundary for the village should be extended in a north easterly direction to facilitate the zoning of the subject lands for residential development. The submission states that there is a need for mixed type development ranging from high to medium to low density & incorporating both permanent & holiday homes in order to meet the local demand for sites & also to sustain the local economic base. The submission divides the site into 3 sections, detailing where each type of development should be accommodated. It also states that the client proposes to upgrade the existing infrastructure to serve the proposed zoning.
Hegarty, Dermot	5365	Lands at Ardmanagh, Schull	This submission proposes that the parcel of land within the green belt area surrounding Schull, which is subject to GB1-2 should be enlarged to include the lands in question.
Hegarty, Joe	8130	Lands at Ahakista	This submission proposes the extension of the draft development boundary in order to facilitate the zoning of the subject lands for residential development. Linked files:- 5338, 8131, 8132 & 8133.
Hegarty, Joe	8131	Lands at Foilakilly	This submission proposes the zoning of the subject lands for residential development. Linked files:- 5338, 8130, 8132 & 8133.
Hegarty, Joe	8133	Lands at Foilakilly	This submission proposes the zoning of the subject lands for residential development. Linked files:- 5338, 8130, 8131 & 8132
Hegarty, Joe	5338	Lands at Ahakista	This submission proposes that the lands south west of the proposed development boundary should be zoned residential development. Linked files:- 8130, 8131, 8132, 8133.
Hegarty, Joe	8132	Lands at Foilakilly	This submission proposes the zoning of the subject lands for residential development. Linked files:- 5338, 8130, 8131 & 8133.
Hill, Sue	6561	Lands at Ballydevlin, Goleen	This submission requests the extension of the development boundary to facilitate the zoning of the subject lands for development. The submission outlines various different land uses which may be suitable for this site and include the following: 1) Community open space 2) Serviced visitor accommodation/B&B 3) Goleen sewage treatment system 4) Goleen relief road upgrade 5) Goleen helipad. The submission states that the site is suitable for development given its proximity to the village centre and stresses the need for additional development in the village in order to sustain its economic base.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Hourihane, Darren	6529	Lands at Goleen	This submission proposes that the draft development boundary for the village should be extended in a southerly direction to facilitate the zoning of the subject lands for a mix of low and medium density residential development. The submission states that there is a need for permanent dwellings in order to sustain the local economy, in addition to some further holiday home development. The subject site abuts the draft development boundary.
Hughes, Diarmuid	6680	Lands at Crookhaven	This submission proposes the extension of the draft development boundary to include the subject lands for residential development. The lands abut the draft boundary and are approx. 600m east of the village centre.
Jermyn, Thomas	6563	Lands at Toormore	This submission proposes that the subject lands are zoned as a car park and amenity area to serve the settlement as both are urgently required. Linked file:- 8283
Jermyn, Thomas	8283	Issues relating to Toormore	This submission raises issues relating to Toormore and highlights the need for sheltered housing, for more houses for young people, for houses for permanent occupation, for B&B's and for more self catering units. Most appropriate direction for future development is off the R591 from Toormore to Durrus and the link roads off the R591. Linked file:- 6563
Jones, Kathleen	8350	Lands at Coorydorrigan, Schull	This submission proposes that the development boundary for the town of Schull, as outlined in the Cork County Development Plan 2003 should be extended in a northerly direction to accommodate the zoning of these lands for residential development. Linked files:- 5547 & 8349
Jones, Kathleen	5547	Lands at Coorydorrigan, Schull	This submission proposes that the development boundary for the town of Schull, as outlined in the Cork County Development Plan 2003 should be extended in a northerly direction to accommodate the zoning of these lands for development. Linked files:- 8349 & 8350
Jones, Kathleen	8349	Lands at Coorydorrigan, Schull	This submission proposes that the development boundary for the town of Schull, as outlined in the Cork County Development Plan 2003 should be extended in a northerly direction to accommodate the zoning of these lands for residential development. Linked files:- 5547 & 8350

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Kelly, John	6117	Lands at Glengarriff	This submission requests that the pier area (which is currently zoned O-02 in the draft plan) be rezoned for mixed use/ maritime related development. The submission states that the subject site is ideal for this type of development and is currently under utilised & is in close proximity to the village core & its associated facilities.
Keohane, Frank	5286	Lands at Dromore	This submission proposes that the village of Dromore should be included as a village nucleus in the Local Area Plan. The submission states that the village comprises a cluster of houses, a shop, a school and a parish church. It also includes proposals for a development boundary for the settlement.
Logan, Mary	5442	Lands at Ahakista	This submission proposes that the development boundary for Ahakista should be extended in a north easterly direction to include these lands. The landowner wishes to have the lands zoned for a "modest amount of development, dispersed individual dwellings" similar to that specified for the remainder of the village in the draft Plan. The submission states that the land is close to all village facilities & comments that individual sites could be privately serviced with respect to water and sewerage.
Long Island Residents and Householders Association	5247	Issues Relating to Long Island.	This submission raises issues regarding the future of the island. It clearly supports the specific objectives as outlined in the plan and clarifies some inaccuracies in the text. The submission states that there is in fact a regular ferry service serving the island. It also confirms that there is scope for a limited amount of tourism based development on the island. However, holiday homes will not suffice and economic development to serve the tourist industry is required. The residents do not agree that there is a danger of complete depopulation over time, as indicated in the plan & give several examples in support of this theory. The entire island is a pNHA and a cSAC and any development which takes place will have to have due regard to the sensitivity of the landscape.
Lynch, Eithne	6572	Issues relating to Toomore	This submission raises the issue of the provision of a larger carpark near the Altar Stone & also the need for some sheltered housing in the area.
MacCarthy, Colm	5051	Issues relating to Glengarriff.	This submission highlights the fact that the zoning objectives for X-01 & X-02 have been mixed up with the Durrus objectives & clarification of same is sought. It also states that the area in the centre of the village is suitable for high density development and that some reference to marine related tourism facilities should be included.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Matt, Sean	6376	Lands at Bantry	This submission requests the zoning of the subject lands for commercial development. The site is situated adjacent to an established commercial area and is the grounds of the old Rectory in Bantry. The submission outlines the proposal to refurbish the Rectory as a restaurant and leisure/treatment centre, with an upmarket complex of holiday homes and apartments in the surrounding grounds, including the existing courtyard and walled garden. Access is available off the N71 and the site would have to be privately serviced.
McCarthy, Aidan	6510	Lands at Coomhola	This submission proposes the zoning of the subject lands for low density residential development. The submission states that the lands are ideal for development given their proximity to the village core & all its associated amenities.
McCarthy, Brian	5529	Lands at Eyeries	This submission requests that the proposed development boundary for the village of Eyeries should be extended in a north easterly direction to include the zoning of these lands for low density residential development. The submission states that the site is suitable for development given its proximity to the village, surrounded by existing residential development & is served by public water mains.
McCarthy, Diarmuid	6435	Lands at Drom North, Castletownbere	This submission proposes that the development boundary for the town of Castletownbere as outlined in the Cork County Development Plan 2003 should be extended in a south westerly direction to accommodate the zoning of these lands for residential development.
McCarthy, Donal	5561	Lands at Goleen	This submission proposes that these lands are zoned for residential care/nursing/retirement home uses with associated residential care chalets and permanent local housing. The lands are situated in the centre of the village, in close proximity to all services.
McCarthy, Donal	6424	Lands at Goleen	This submission proposes that these lands are zoned for residential care/nursing/retirement home uses with associated residential care chalets and permanent local housing. The lands are situated in the centre of the village, in close proximity to all services.
McCarthy, Jerome	5366	Lands at Kilcrohane	This submission proposes that the lands south east of the proposed development boundary should be zoned residential development. The lands are served by public water mains. It is envisaged that the development of these lands will enhance the utilization of the public pier and beaches and provide parking facilities for Kilcrohane cemetery.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
McLoughlin, Michael	5303	Issues relating to Bere Island	This submission raises issues regarding the natural skyline of the island and the preservation of the quality of its night sky.
McNulty Sreenan Investment Partnership	6231	Issues relating to Pearsons Bridge, Ardnacroggy.	This submission proposes that Pearson's Bridge should be included in the plan as a village nucleus. It clearly outlines the suitability of the area given the extent of recent development in the vicinity. It is situated on the main Ballylickey/Bantry road with good road connections & has an established pub, restaurant and B&B. Linked files:- 8286 & 8287
McNulty Sreenan Investment Partnership	8287	Lands at Pearson's Bridge	This submission requests the zoning of the subject lands for residential development. The submission states that the development of the subject site for residential purposes would represent a logical and synergistic extension to the existing village fabric. Linked files:- 6231 & 8286
McNulty Sreenan Investment Partnership	8286	Lands at Pearson's Bridge	This submission requests the zoning of the subject lands as amenity site to serve the settlement. The site has extensive river frontage & would be of benefit to residents & tourists alike. Linked files:- 6231 & 8287
McSweeney, Dan	5710	Lands at Ardmanagh, Schull	This submission proposes that the parcel of land within the green belt area surrounding Schull, which is subject to GB1-2 should be enlarged to include the lands in question.
McSweeney, Mary	8284	Lands at Pearson's Bridge	This submission requests the zoning of the subject lands for residential development. Linked file:- 6612
McSweeney, Mary	6499	Lands at Ardnageehy Beg, Bantry	This submission proposes the zoning of additional lands at Ardnageehy Beg for residential development. The submission states that the subject site is close to Bantry & is served by mains water & sewage and is close to all local amenities.
McSweeney, Tim	5723	Lands at Coorydorigan, Schull	This submission proposes that the subject lands are zoned for residential development. The site can be served by mains water.
McVeigh, J.C	5310	Issues relating to Energy Policy	This submission raises the issue of energy policy at national, regional and county level. The submission focuses on public transport, landscape and scenery (the burying of overhead power lines), tourism and the inevitable problem of rising sea levels from an energy perspective.. Linked file:- 8299
McVeigh, Professor J.C	8299	Issues relating to the Bantry Electoral Area	This submission supports the reference in Section 3.1.2 to the inadequacy of public transport. It also highlights the fact that the Bantry Bay Charter appears to be discarded (ref Section 4.1.10)

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ms Sweeney, Mary	6612	Issues relating to Pearson's Bridge	This submission proposes that Pearson's Bridge should be included in the plan as a village nucleus. It clearly outlines the suitability of the area given the extent of recent development in the vicinity. It is situated on the main Ballylickey/Bantry road with good road connections, has an established pub, restaurant and B&B, a community centre and GAA playing facilities. Linked file:- 8284
Murnane, Brian	5071	Lands at Lisheen Kealkil	This submission proposes that the lands in question be zoned for residential development. The lands immediately adjoin Kealkil village, join the main road linking Kealkil to Bantry and have access to public sewer and public water facilities. Part of the lands are higher than the public road and there is a secluded area which may accommodate development.
Murphy, Joe	6245	Lands at Eyeries	This submission proposes that these lands are zoned for medium density in-depth residential development. The submission states that the proposal would be a continuation of what already exists and would add to the visual compactness of the village.
Murphy, Joe	6434	Lands at Eyeries	This submission proposes that these lands are zoned for medium density in-depth residential development. The submission states that the proposal would be a continuation of what already exists and would add to the visual compactness of the village.
Murphy, Marion	6514	Lands at Boulysallagh, Goleen	This submission proposes that the subject lands be zoned for residential development given their proximity to the village core. The submission also states that the site can be fully serviced and is a natural location for expansion of the village.
O'Brien, Donal	6649	Issues relating to Dromore.	This submission proposes the inclusion of Dromore, which is situated 8 miles outside Bantry on the R586, as a village nucleus. The submission states that the location has a primary school and a Catholic Church and is suitable for low density development. It states that there is a group water scheme in operation which could be augmented. However there are no sewage facilities at the location and it would be necessary to provide a proprietary treatment plant to cater for the development. Linked file:- 8285
O'Brien, Donal	8285	Lands at Dromore	This submission requests the zoning of the subject lands for residential development. Linked file:-6649

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Connell, Margaret	6646	Lands at Ballylickey	This submission proposes that the subject lands be zoned for residential development. The landowner sees the site as being suitable for backland development with access to the public water supply. However, sewage disposal would be via a proprietary treatment plant on the site.
O'Donoghue, Denis	5466	Lands at Boulysallagh, Goleen	This submission proposes that lands north of the proposed development boundary should be zoned for mixed development. The submission states that the lands are suitable given their proximity to the proposed boundary for the village and are suitable for serviced sites, medium density residential development, sheltered housing/ nursing home, educational and recreational /amenity uses. The land is easily accessed via the adjoining county road. Public water is available and it is possible to connect into the public sewer from the site via pumping. The submission outlines a portion of land suitable for the installation of sewage treatment facilities if pumping is not a viable option.
O'Donovan, T.J	6515	Lands at Cullomane West, Bantry	This submission proposes the zoning of the subject lands for residential development (low density country lane type) The submission states the the lands are located near established cross-roads, can be served by means of a minor public road, off N71 and can be privately serviced within the site itself.
O'Dowling, Niall	5243	Lands at Ardmanagh, Schull	This submission proposes that the parcel of land within the green belt area surrounding Schull, which is subject to GB1-2 should be enlarged to include the lands in question.
O'Driscoll, Con	6559	Lands at Lowertown	This submission requests the zoning of the subject lands for low density residential development. The submission states that the lands are suitable for development given the status of Lowertown as a village nucleus and given the site's proximity to Lowertown Church.
O'Driscoll, Padraig	5758	Lands at Eyerics	This submission requests that the entire area covered by the proposed O-01 zoning should not be included. The landowner concurs that the eastern portion of the site does contain sensitive views. However, he states that the area marked B on the western side of the narrow road does not contain such views & is suitable for development.
O'Driscoll, Sheila	6550	Lands at Carrigboy, Durrus	This submission proposes that zoning of the subject lands for residential development. The submission states that the lands are suitable for development given their proximity to the village core and will enhance the physical, social and economic composition of the village.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Mahony, Eucharia	6089	Lands at Schull	This submission proposes that the subject lands, which are located within the development boundary for Schull should be zoned for medium density residential development.
O'Mahony, Frank	8300	Lands at Kilcrohane	This submission proposes that the lands east of the proposed development boundary should be zoned residential development. The lands about the proposed development boundary and some of the landowner's holding is already included within the said boundary. Linked file:- 5368
O'Mahony, Frank	5368	Lands at Kilcrohane	This submission proposes that the lands west of the proposed development boundary should be zoned residential development. The lands about the proposed development boundary and some of the landowner's holding is already included within the said boundary. Linked file:- 8300
O'Mahony, John	6439	Lands at Ballydehob	This submission proposes that the development boundary for the village be extended in a southerly direction to facilitate the zoning of these lands for low density residential development. The submission states that the lands are deemed suitable for development as the site is adjacent to the school, playschool and church and within walking distance of the village. It also states that mains water and sewerage facilities can easily be extended to service the proposed site.
O'Rourke, Donal	6860	Lands at Glengarriff	This submission requests the zoning of the subject lands for high density residential development. Linked files:- 8304 & 8305
O'Rourke, Donal	8304	Lands at Glengarriff	This submission raises the issue that the area of land zoned H3 in the 1996 Plan has not been zoned in the draft LAP & requests that this be amended. Linked files:- 6860 & 8305
O'Rourke, Donal	8305	Lands at Glengarriff	This submission requests the extension of the draft development boundary in a northerly direction to facilitate the zoning of the subject lands for very low density residential development. Linked files:- 6860 & 8304
O'Sullivan, Donal	5165	Lands at Goleen	This submission proposes that the lands in question should be zoned for residential development.
O'Sullivan, Donal	6195	Lands at Goleen	This submission proposes that the subject lands should be zoned for residential development Linked file:- 8288

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Sullivan, Donal	8288	Lands at Goleen	This submission requests the zoning of the subject lands for residential development. Linked file:- 6195
O'Sullivan, Margaret	5464	Lands at Foildarrig, Castletownbere	This submission proposes that the development boundary for the town of Castletownbere, as outlined in the Cork County Development Plan 2003 should be extended to accommodate the zoning of these lands for residential development.
O'Sullivan, Mortimer	6603	Lands at Caherdaniel West, Bantry	This submission requests that the area zoned O-05 in the Cork County Development Plan 2003 should be extended and the specific objective amended to allow for high/ medium density residential development. The Council water reservoir is located adjacent to the lands and the public sewer comes to within approx. 100m of the property.
O'Sullivan, Nicholas	6605	Lands at Hollyhill/Gortacloona, Bantry	This submission requests the the subject lands be zoned for industrial estate type development for small to medium sized industrial units, with possible storage facility in one portion of the land. The submission states that the site is ideally located on the outskirts of Bantry town, is located under the adjoining road level and is screened by the old railway line to Bantry. Furthermore, the submission also states that there are two established businesses at this location namely Bantry Plant Hire and Hurley's Car Sales and hence, the precedent has been set for this type of landuse.
O'Sullivan, Oliver	5381	Lands at Ardgroom	This submission proposes that the lands south west of the proposed development boundary should be zoned residential development. The submission states that the lands are considered suitable given their proximity to the village centre.
O'Sullivan, Timothy Noel	6085	Lands at Kealkil	This submission proposes that the development boundary for the village be extended in a southerly direction to facilitate the zoning of the subject lands for residential development.
Roycroft, Thomas	5608	Lands at Colla Road, Schull	This submission proposes that the development boundary for the town of Schull, as outlined in the Cork County Development Plan 2003 should be extended in a southerly direction to accommodate the zoning of these lands for commercial/residential development.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ryan, Sean	6357	Lands at Seafield, Bantry	This submission requests the zoning of the subject lands for a nursing home development. Car parking and ancillary works subsequent to a detailed design and landscape brief. The site is located outside the proposed development boundary for Bantry as defined in the Cork County Development Plan, 2003 and lies within the proposed green belt for the town. The subject site is deemed suitable for development as it has good road frontage, access to the towns water supply, is within walking distance of the town and the hospital is also close by.
Scully, Madeline	5053	Lands at Dromore, Bantry	This submission proposes that a portion of the lands zoned O-02 and I-02 in the Cork County Development Plan 2003 should be rezoned for residential development. Furthermore, it also proposes that the development boundary should be extended in a north-westerly direction and the relevant lands zoned for residential development.
Sheehan, Dan	5364	Lands at Coorydorrigan Road, Schull.	This submission proposes that the development boundary for the town of Schull, as outlined in the Cork County Development Plan 2003 should be extended to accommodate the zoning of the lands as submitted, for development.
Shine, Pat	8295	Lands at Townlots, Bantry	This submission proposes that the subject lands should be zoned for residential development. Linked file:- 6513
Shine, Pat	6513	Lands at Townlots, Bantry	This submission proposes that the subject lands should be zoned for residential development. Linked file:- 8295
Simpson, Tracey	6516	Lands at Durrus	This submission requests the extension of the draft development boundary for the village to facilitate the zoning of the subject lands for residential development. The submission states the the site abuts the development boundary, is adjacent to the village core and can be fully serviced.
Sullivan, Margaret	6019	Issues relating to Ballylickey	This submission proposes a new park with walks & trees at the site of the Reendesert Hotel.
Unknown	6560	Issues relating to Landscape Character Assessment	This submission highlights the importance of heritage when assessing landscape character and states the importance of protecting our local heritage. A map has been submitted which identifies all of the sites of historial and archaeological importance along the Beara Peninsula. Mizen Head and Barley Cove are identified as important in economic terms. Reference is also make to the need to protect SACs, hedgerows and wild flowers. The role that each of these has to play in sustaining the tourism of the area cannot be over emphasized.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Vaughan, Brian	5585	Lands at Ballydehob	This submission proposes that the development boundary for the village should be extended in a north westerly direction to accommodate the zoning of these lands for residential development, both permanent and holiday home. The submitter makes reference to fact that some of the lands zoned in the draft plan are not suitable for development. Linked file:- 8290
Vaughan, Brian	8290	Issues relating to Ballydehob	This submission raised issues regarding the need for the provision of rental holiday accommodation. The submission also makes refers to editorial changes which are required 1) Change "Bandon" to Bantry 2) Zoning ojective R-06 & R-09 Linked file:- 5585
Walsh, Ricky	6263	Lands at Schull	This submission requests the extension of the development boundary to include the subject lands and to facilitate the zoning of these lands as "established residential " use.
West Cork Green Party	6342	General Issues relating to the Bantry Electoral Area	This submission raises general issues pertaining to the Bantry Electoral Area & include the following: 1) The pending energy crisis and the effects of climate change 2) The need to include proposals for each settlement as per the recently adopted Waste Management Plant & in particular the need for additional recycling facilities in each settlement 3) Amenities for youth in each settlement 4) Need to upgrade the road network, need for speed limits and pedestrian priority zones. Linked file: 8274, 8275, 8276, 8277, 8278, 8279, 8280, 8281
West Cork Green Party	8274	Issues relating to Bantry	This submission raises issues relating to 1)The proposals to create a damned Water Scheme in the Meelagh Valley is a matter of considerable local public concern 2) The quality of the drinking water 3) The proposed line of pylons from the wind farm NE of Bantry through to Colomane 4)The construction of the new sewerage treatment plant 5) The local beaches need to be upgraded and kept litter free. Linked files:-6342, 8275, 8276, 8277, 8278, 8279, 8280, 8281
West Cork Green Party	8281	Issues relating to Killcoe/Church Cross	This submission proposes the inclusion of Killcoe/Church Cross as a village nucleus in the LAP. The settlement has a national school, a church and a pub.
West Cork Green Party	8275	Issues relating to Castletownbere	This submission raises issues relating to 1) The quality of the drinking water 2) The construction of the new sewerage treatment plant 3) The local beaches need to be upgraded and kept litter free 4) The town's potential as a Architectural Conservation Area Linked files:-6342, 8274, 8276, 8277, 8278, 8279, 8280, 8281

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
West Cork Green Party	8276	Issues relating to Schull	This submission raises issues relating to 1) The quality of the drinking water 2) The construction of the new sewerage treatment plant Linked files:-6342, 8274, 8275, 8277, 8278, 8279, 8280, 8281
West Cork Green Party	8277	Issues relating to Ballydehob	This submission raises issues relating to 1) The quality of the drinking water 2) The construction of the new sewerage treatment plant 3)The small 3 arch bridge should be listed as a protected structure 4) Reference should be made to the Derryconnel Civic Amenity site. Linked files:-6342, 8274, 8275, 8276, 8278, 8279, 8280, 8281
West Cork Green Party	8278	Issues relating to Glengarriff	This submission raises issues relating to the quality of the drinking water in the area. Linked files:-6342, 8274, 8275, 8276, 8277 8279, 8280, 8281
West Cork Green Party	8279	Issues relating to Ballylickey	This submission raises issues relating to the proliferation of holiday home development in the area. Linked files:-6342, 8274, 8275, 8276, 8277 8278, 8280, 8281
West Cork Green Party	8280	Issues relating to Coomhola	This submission states that the map in the LAP is outdated & does not reflect recent development. Linked files:-6342, 8274, 8275, 8276, 8277 8278, 8279, 8281
Whooley, John	5768	Issues relating to Kilcoe	This submission proposes the inclusion of Kilcoe, which is situated outside Ballydehob, as a village nucleus. The submission states that the community is centred around the local school and church and there is also a public house. It also states that there is a strong local attachment to Ilen Rovers GAA.
Willford, Joanna	5455	Lands at Newtown, Bantry	This submission requests the rezoning of zoning objective O-01 to facilitate medium density residential development with an option for commercial development/ leisure or tourism development or for small-scale office based industry and enterprise uses.