

Report to Members

Bantry Electoral Area Local Area Plan Public Consultation Draft

Interim Report on Proposed Amendments
Following Electoral Area Committee meeting
of 7th March 2011.

18th March 2011

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Bantry Electoral Area Committee Meeting on 7th of March 2011.

Part 1 of this report details issues raised by Members where no additional change to the Plan is recommended.

Part 2 of the report details issues raised by Members where an additional change to the Plan is now to be recommended by the Manager. A brief indication of the additional change proposed is given in this interim report. Detailed text/maps in relation to additional changes will be circulated prior to the Special Council meeting to be held on 30th march 2011

In each case a brief justification for the position is outlined.

Members wishing to further pursue any matters raised, especially those detailed in Part 1, or any other matters, are reminded that they must give formal Notice of Motion for the Council Meeting on 30th March, to Maurice Manning by 22 March 2011.

Part 1: Issues Raised by Members where no additional change is recommended.

Issues Raised by Members where No Additional Change is Recommended.		
Issue	Response	Action
Bantry: Elected Member Raised submission 11/1273. Support for extension of development boundary to include these lands.	Approximately half of the lands identified were included within the development boundary in the Draft Local Area Plan. It is considered that there are adequate lands zoned within the development boundary of Bantry for the level of growth targeted for the settlement over the plan period.	No change proposed to the original Manager's Recommendation.

<p>Bantry: A number of Elected Members sought clarification in relation to the retail amendment proposed in the Manager's Report. (multiple submissions)</p>	<p>The Director of Services outlined that the approach to retail in Bantry is considered reasonable, robust and is now aligned clearly with the Retail Planning Guidelines.</p>	<p>No change proposed to the amendment as per original Manager's Recommendation.</p>
<p>Bantry: Elected Member requested that part of the R-07 be considered for retail. (Submission 11/741)</p>	<p>Senior Planner advised that the Relief Road would need to be constructed and this was unlikely to happen in the short/medium term. Other more suitable sites have been identified for larger scale retail. Some retail could be given consideration as part of the overall development brief that has to be prepared for the overall R-07 site.</p>	<p>No change proposed to the amendment as per original Manager's Recommendation.</p>
<p>Schull: Elected Member requested that addition to GB1-2 Schull Greenbelt at Colla Pier be considered (Submission 11/934)</p>	<p>Colla Pier is a coastal/scenic location which is under considerable development pressure adjoining Schull. The area is designated as Scenic Landscape in the County Development Plan and is located along the S100 Scenic Route. Any spare capacity in this area should be retained for local persons with a genuine rural housing need. The area is located adjoining waters which are part of a Special Area of Conservation and lacking in infrastructure.</p>	<p>No change proposed to the original Manager's Recommendation.</p>

<p>Schull: Elected Member requested that addition to GB1-2 Schull Greenbelt to facilitate a single site be considered (Submission 11/692)</p>	<p>It is considered that there are ample GB1-2's and village nuclei within the Electoral Area which can cater for small scale development including lands within the development boundary of Schull and adjoining settlements. It is considered appropriate to consolidate development within the development boundary.</p>	<p>No change proposed to the original Manager's Recommendation.</p>
<p>Allihies: Elected Member raised concerns with the wording of objective DB-01(I) Allihies (page 96).</p>	<p>The Senior Planner responded during the meeting stating that they considered that the wording was appropriate and allows for 'genuine' locals including farm families.</p>	<p>No change proposed to the original Manager's Recommendation.</p>

Part 2: Issues Raised by Members where an additional change is recommended.

Issues Raised by Members where an additional change is recommended.

Issue	Response	Action
<p>Bantry: (Sub no. 11/1010) Clarification that X-02 zoning would allow for development commitments on the site</p>	<p>Presently there is no outstanding planning permission on the site in question. The only land area within the X-02 site is the quayside on the southern side of the harbour. The designation has been included across all the harbour to allow for an integrated approach to marine related tourism. Built development aspects of any proposed development would be confined to the southern shoreline. It is proposed to modify the text to allow for a greater flexibility of uses on this portion of the site.</p>	<p>Propose to include additional text in the objective allowing for retail and office uses and clarify where such uses will apply</p> <p>Details of the text will be provided to members prior to the Special Council Meeting on the 30th March 2011.</p>

<p>Bantry: (Sub no. 11/927) Elected Members requested that consideration be given to inclusion of a petrol filling station on lands zoned B-03.</p>	<p>Petrol filling stations are not normally permitted within the Business Zoning Category unless the individual zoning specifies. It is considered in this instance that the inclusion of additional text in the objective to allow for a petrol filling station is considered reasonable.</p>	<p>Include additional text in the objective to allow for a petrol filling station accessed by the existing single access to the site.</p> <p>Details of the text will be provided to members prior to the Special Council Meeting on the 30th March 2011.</p>
<p>Bantry: Elected Members Raised submission 11/700. Support low density on this upland site.</p>	<p>Given the nature of the land and the screening provided by higher land to the south and east, consideration could be given to some development.</p>	<p>Proposed to zone the site for low density residential development subject to conditions. Details and revised maps will be circulated prior to the Special Council Meeting proposed for 30th March 2011</p>
<p>Ballydehob: Elected Members Raised issue in relation to the Proposed Amendment in the Manager's Report (page 56) (arising from the SEA). Concern was expressed that the wording could be overly negative.</p>	<p>This is a factual addition to the local area plan. Consideration to be given to revised wording.</p>	<p>Proposed to revise wording of text.</p> <p>Details of the text will be provided to members prior to the Special Council Meeting on the 30th March 2011.</p>