

County Manager's Report to Members

UNDER SECTION 20 (3)(F) OF THE PLANNING AND DEVELOPMENT ACT 2000

Manager's Recommendations on the Proposed
Amendment to the Bantry Electoral Area
Draft Local Area Plan

August 2005

NOTE: This document should be read in conjunction with the Bantry Electoral Area Draft Local Area Plan (Public Consultation Draft – January 2005)

Section 20(3)(f) Manager's Report to Members

1 Introduction

- 1.1 This report has been prepared in response to the submissions and observations made on the Proposed Amendment to the Bantry Electoral Area Draft Local Area Plan dated June 2005 and sets out the Manager's recommendation.
- 1.2 There are two Appendices to this report. Appendix A includes a full list of all of the submissions and observations made as well as a brief summary of the issues raised in each.
- 1.3 Appendix B contains details of the Manager's opinion in relation to the issues raised relevant to each draft change. To meet the requirements of the Planning and Development Acts, this takes account of:
 - The proper planning and sustainable development of the area;
 - Statutory obligations of local authorities in the area; and
 - Relevant policies or objectives of the Government or Ministers.
- 1.4 In submitting this report to Members it is recommended that the Amendment be accepted subject to the detailed modifications, omissions and other recommendations set out in the text of the report.

2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Bantry Electoral Area Draft Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised. A total of 145 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.
- 2.2 A total of 16 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

3 Remaining Steps in the Process

- 3.1 This report commences the final phase in preparing the Local Area Plan. The Planning and Development Acts require the Members of the Council to consider this report together with the Amendment.
- 3.2 Under the provisions of section 12 (3) (g) the Planning and Development Act (as amended), the Local Area Plan shall be deemed to be made, subject to the modifications recommended by the Manager in this report, six weeks after this report has been furnished to all the members of the Authority unless the members of the planning authority, by resolution, decide to make or amend the plan otherwise (providing that the amendment that authority so decide upon is the original amendment proposed in the document published on 6th June 2005 or such amendment of it as considered appropriate).
- 3.3 These provisions of the Act (as amended) impose constraints on what can be considered for inclusion in the Draft Local Area Plan at this stage. While there is still scope to modify the amendment, it is clear that matters that were not part of the amendment cannot now be introduced. Care should also be taken to ensure that where the amendment is to be modified, restraint should be exercised. This is to ensure that the extent or degree of modification doesn't result materially in a new change that falls outside the scope of what is allowed.
- 3.4 The Act also states as follows: "When performing their functions under this section the members of the authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or

objectives for the time being of the Government or any Minister of the Government" (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

4 Scope for Modifying the Proposed Amendment

4.1 One submission received referred only to matters that do not lie within the scope of the proposed amendment. This submission, which is listed in Table 1 below, referred either to lands or topics that were not included in the amendment or to other general planning matters. As explained above, these submissions cannot now have a bearing on the final plan.

Table 1: Submissions that lie outside the scope of the Proposed Amendment

9209, 9112

5 Summary of Manager's Recommendations

5.1 The following table summarises the Manager's recommendations in relation to the proposed amendment. It sets out the Manager's view on whether the relevant changes should be accepted (as published), omitted, or modified. The reasons for the recommendations, together with the text of any recommended modifications, are set out in the accompanying Appendix B with the relevant page numbers set out below.

| No. | Proposed Change | Accept/Modify/Omit | Page |
|--------------|--|--------------------|------|
| | OVERALL STRATEGY | | |
| BTY 02.04.01 | Amendment to the Schull Green Belt text. | ACCEPT | 20 |
| BTY 02.04.02 | Amendment to the Schull Green Belt map. | ACCEPT | 21 |
| | LOCAL AREA STRATEGY | | |
| BTY 03.05.01 | Inclusion of Church Cross, Dromore, Dunbeacon, Kilcoe, Pearson's Bridge and Rossmackowen as village nuclei within the settlement network, as outlined in Table 3.5.4 | MODIFY | 26 |
| BTY 03.05.02 | Inclusion of text regarding rural housing and the regeneration of rural areas. | MODIFY | 27 |
| | ENVIRONMENT, HERITAGE, CLÁR AND THE ISLANDS | | |
| BTY 07.08.01 | Delete the final paragraph of 7.8.2 and insert additional text for Landscape Character Assessment. | ACCEPT | 30 |
| | SETTLEMENTS AND OTHER LOCATIONS | | |
| | Ballydehob | | |
| BTY 08.04.01 | Extend the development boundary to the south to include lands at Shavanagh, Ballydehob. | ACCEPT | 32 |

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| No. | Proposed Change | Accept/Modify/Omit | Page |
|--------------|---|---------------------------|-------------|
| BTY 08.04.02 | Extend the development boundary to the south west to include lands at Shavanagh, Ballydehob. | ACCEPT | 33 |
| BTY 08.04.03 | Extend the development boundary to the north to include lands at Ballydehob. | ACCEPT | 34 |
| BTY 08.04.04 | Extend the development boundary to the south to include lands at Ballydehob. | ACCEPT | 35 |
| BTY 08.04.05 | Amendment to the text on the Ballydehob Zoning Map. | ACCEPT | 36 |
| BTY 08.04.06 | Extend the development boundary to the south to include lands at Ballydehob. | OMIT | 37 |
| BTY 08.04.07 | Extend the development boundary to the south west to include lands at Ballydehob. | OMIT | 38 |
| | Durrus | | |
| BTY 08.05.01 | Extend the development boundary to the north east to include lands at Durrus. | ACCEPT | 40 |
| BTY 08.05.02 | Amendment to the Zoning Map and text for Durrus to delete the specific zoning objective X-02. | ACCEPT | 41 |
| BTY 08.05.03 | Amendment to the Zoning Map and text for Durrus to delete the specific zoning objective U-03. | ACCEPT | 42 |
| BTY 08.05.04 | Amendment to the Zoning Map for Durrus to modify the boundary of O-01. | ACCEPT | 43 |
| BTY 08.05.05 | Amendment to the Zoning Map for Durrus to include the reservation of lands for the provision of a wastewater treatment plant. | ACCEPT | 44 |
| BTY 08.05.06 | Extend the development boundary to the north west to include lands at Clashadoo, Durrus | OMIT | 45 |
| | Glengarriff | | |
| BTY 08.06.01 | Additional text to support the need to encourage marine development in Glengarriff. | ACCEPT | 48 |
| BTY 08.06.02 | Amendment to text for specific zoning objective X-01 in Glengarriff. | ACCEPT | 49 |
| BTY 08.06.03 | Amendment to text for specific zoning objective X-02 in Glengarriff. | ACCEPT | 50 |
| BTY 08.06.04 | Amendment to text to support the need for additional recycling facilities in the Glengarriff. | ACCEPT | 51 |

| No. | Proposed Change | Accept/Modify/Omit | Page |
|--------------|---|---------------------------|-------------|
| BTY 08.06.05 | Extend the development boundary to the north to include the existing playing fields at Reenmeen East, Glengarriff. | ACCEPT | 52 |
| BTY 08.06.06 | Amendment to the Zoning Map for Glengarriff to include the specific zoning objective X-03 for mixed use/martime related development around the pier area. | MODIFY | 53 |
| BTY 08.06.07 | Amendment to the Glengarriff Zoning Map and text to include a specific zoning objective for holiday home development in Glengarriff. | OMIT | 55 |
| BTY 08.06.08 | Amendment to the Zoning Map for Glengarriff to modify the boundary of O-02. | ACCEPT | 56 |
| BTY 08.06.09 | Amendment to the Zoning Map for Glengarriff to modify the boundary of O-01. | MODIFY | 57 |
| BTY 08.06.10 | Amendment to the Glengarriff Zoning Map and text to include a specific zoning objective for very low density residential development in Glengarriff | OMIT | 59 |
| BTY 08.06.11 | Amendment to the Glengarriff Zoning Map and text to include the provision of an amenity walk. | MODIFY | 61 |
| | Ahaskista | | |
| BTY 08.07.01 | Extend the development boundary to the south west to include lands at Gorteanish, Ahakista. | ACCEPT | 64 |
| BTY 08.07.02 | Extend the development boundary to the west to include lands at Ahakista. | ACCEPT | 65 |
| | Allihies | | |
| BTY 08.08.01 | Amendment to text in Allihies, "Ballybrogan Beach" should be "Ballydonegan Beach". | ACCEPT | 68 |
| | Ardgroom | | |
| BTY 08.09.01 | Extend the development boundary to the south west to include lands at Ardgroom. | ACCEPT | 69 |
| BTY 08.09.02 | Extend the development boundary to the north west to include lands at Ardgroom. | ACCEPT | 70 |
| BTY 08.09.03 | Extend the development boundary to the north east to include lands at Ardgroom. | ACCEPT | 71 |
| BTY 08.09.04 | Extend the development boundary to the south west to include lands at Ardgroom. | ACCEPT | 72 |

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| No. | Proposed Change | Accept/Modify/Omit | Page |
|--------------|--|---------------------------|-------------|
| | Ballylickey | | |
| BTY 08.10.01 | Extend the development boundary to the north west to include lands at Ballylickey. | ACCEPT | 74 |
| BTY 08.10.02 | Amendment to text to include reference to the need to have due consideration for Ballylickey's special scenic and geographical location. | ACCEPT | 75 |
| BTY 08.10.03 | Amendment to text to include reference to the proliferation of holiday homes in Ballylickey. | ACCEPT | 76 |
| | Crookhaven | | |
| BTY 08.11.01 | Amendment to the Zoning Map for Crookhaven to omit the specific zoning objective X-01 | ACCEPT | 78 |
| BTY 08.11.02 | Amendment to the Zoning Map for Crookhaven to include the provision of a new zoning for tourism, leisure or port related development. | MODIFY | 79 |
| BTY 08.11.03 | Amendment to the Zoning Map for Crookhaven to include the provision of a new zoning for residential development. | ACCEPT | 80 |
| BTY 08.11.04 | Amendment to the Zoning Map for Crookhaven to omit a portion of R-02 to reflect permitted development. | ACCEPT | 81 |
| BTY 08.11.05 | Amendment to text to correct inaccuracies regarding facilities serving Crookhaven. | ACCEPT | 82 |
| | Eyeries | | |
| BTY 08.12.01 | Extend the development boundary to the north east to include lands at Eyeries. | ACCEPT | 84 |
| BTY 08.12.02 | Extend the development boundary to the south east to include lands at Eyeries. | ACCEPT | 85 |
| BTY 08.12.03 | Extend the development boundary to the west to include lands at Eyeries. | OMIT | 86 |
| BTY 08.12.04 | Amendment to text of specific zoning objective R-01 to include provision of dwellings primarily for full time occupation at Eyeries. | ACCEPT | 87 |
| BTY 08.12.05 | Amendment to text of specific zoning objective R-02 to include provision of dwellings primarily for full time occupation at Eyeries. | ACCEPT | 88 |
| BTY 08.12.06 | Amendment to text of specific zoning objective R-03 to include provision of dwellings primarily for full time occupation at Eyeries. | ACCEPT | 89 |

| No. | Proposed Change | Accept/Modify/Omit | Page |
|--------------|---|---------------------------|-------------|
| BTY 08.12.07 | Amendment to text of specific zoning objective R-04 to include provision of dwellings primarily for full time occupation at Eyeries. | ACCEPT | 90 |
| BTY 08.12.08 | Amendment to text to support the need to encourage light industrial uses within the development boundary for Eyeries. | ACCEPT | 91 |
| | Goleen | | |
| BTY 08.13.01 | Extend the development boundary to the north to include lands at Boulysallagh, Goleen. | ACCEPT | 94 |
| BTY 08.13.02 | Amendment to the Zoning Map for Goleen to accommodate the extension of the development boundary to the east to facilitate the provision of a new zoning for mixed use development at Ballydivlin, Goleen. | ACCEPT | 95 |
| BTY 08.13.03 | Extend the development boundary to the east to include lands at Goleen. | ACCEPT | 96 |
| BTY 08.13.04 | Extend the development boundary to the south east to include lands at Goleen. | ACCEPT | 97 |
| BTY 08.13.05 | Extend the development boundary to the west to include lands at Goleen. | ACCEPT | 98 |
| BTY 08.13.06 | Extend the development boundary to the south to include lands at Goleen. | MODIFY | 99 |
| BTY 08.13.07 | Extend the development boundary to the west to include lands at Goleen. | ACCEPT | 100 |
| | Kealkill | | |
| BTY 08.14.01 | Extend the development boundary to the east to include lands at Kealkill. | ACCEPT | 102 |
| BTY 08.14.02 | Extend the development boundary to the south to include lands at Kealkill. | ACCEPT | 103 |
| BTY 08.14.03 | Extend the development boundary to the south west to include lands at Kealkill. | MODIFY | 104 |
| BTY 08.14.04 | Extend development boundary to the south to include lands at Kealkill. | ACCEPT | 105 |
| BTY 08.14.05 | Extend development boundary to the south west to include lands at Kealkill. | ACCEPT | 106 |
| | Kilcrohane | | |
| BTY 08.15.01 | Amendment to text in Kilcrohane to clarify the capacity in the sewerage treatment plant. | MODIFY | 108 |
| BTY 08.15.02 | Extend development boundary to the west to include lands at Kilcrohane. | MODIFY | 109 |

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| No. | Proposed Change | Accept/Modify/Omit | Page |
|--------------|---|---------------------------|-------------|
| BTY 08.15.03 | Extend development boundary to the east to include lands at Kilcrohane. | ACCEPT | 110 |
| | Adrigole | | |
| BTY 08.16.01 | Amendment to text to clarify where development will be permitted in Adrigole. | MODIFY | 112 |
| BTY 08.16.02 | Amendment to text of GEN-01 in Adrigole. | ACCEPT | 114 |
| | Lowertown | | |
| BTY 08.18.01 | Amendment to text to clarify proximity of Lowertown to Schull Green Belt. | ACCEPT | 115 |
| BTY 08.18.02 | Amendment to the text in Lowertown. | ACCEPT | 116 |
| | Toormore | | |
| BTY 08.19.01 | Amendment to text regarding suitability of area close to Gurtyowen Cross in Toormore for limited small scale development. | ACCEPT | 117 |
| BTY 08.19.02 | Amendment to text to protect the scenic area south of Toormore Bridge to beyond the megalithic tomb at Toormore. | ACCEPT | 118 |
| | Urhan | | |
| BTY 08.20.01 | Amendment to text to include additional information regarding the range of services available in Urhan. | ACCEPT | 119 |
| | Ardnageehy Beg | | |
| BTY 08.21.01 | Extend development boundary to the west to include additional lands at Ardnageehy Beg. | OMIT | 120 |
| | Bere Island | | |
| BTY 08.23.01 | Amendment to objective GEN-01 for Bere Island. | ACCEPT | 122 |
| | Heir Island | | |
| BTY 08.25.01 | Amendment to text in Heir Island to support the need for an Island community meeting place. | ACCEPT | 123 |
| | Long Island | | |
| BTY 08.26.01 | Amendment to text to correct inaccuracies regarding facilities serving Long Island. | ACCEPT | 124 |
| | Church Cross | | |
| BTY 08.28.01 | Inclusion of Church Cross as a village nucleus within the settlement network. | ACCEPT | 125 |

| No. | Proposed Change | Accept/Modify/Omit | Page |
|--------------|---|---------------------------|-------------|
| | Dromore | | |
| BTY 08.29.01 | Inclusion of Dromore as a village nucleus within the settlement network. | ACCEPT | 126 |
| | Dunbeacon | | |
| BTY 08.30.01 | Inclusion of Dunbeacon as a village nucleus within the settlement network. | ACCEPT | 127 |
| | Kilcoe | | |
| BTY 08.31.01 | Inclusion of Kilcoe as a village nucleus within the settlement network. | ACCEPT | 128 |
| | Pearson's Bridge | | |
| BTY 08.32.01 | Inclusion of Pearson's Bridge as a village nucleus within the settlement network. | ACCEPT | 129 |
| | Rossmackowen | | |
| BTY 08.33.01 | Inclusion of Rossmackowen as a village nucleus within the settlement network. | ACCEPT | 130 |

Appendix A

(i) : Numerical List of Submissions

**(ii): Alphabetical List (by Interested Party) and
Summary of Submissions**

(i): Numerical List of Submissions

| <i>Ref</i> | <i>Interested Party</i> | <i>Title</i> |
|-------------------|---|--|
| 9083 | Harvey, Arthur | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09: Glengarriff |
| 9084 | Barron, Ann | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09: Glengarriff |
| 9111 | Harvey, Sarah V. | Issues relating to proposed change BTY 08.06.10; & BTY 08.06.09: Glengarriff |
| 9112 | Gottstein, Achim | Lands at Boulysallagh, Goleen |
| 9143 | O'Connor, Mary Claire | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09 : Glengarriff |
| 9144 | O'Connor, Thomas P.F. | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09: Glengarriff |
| 9209 | Cork Environmental Forum | Issues general to Draft Local Area Plans |
| 9290 | Kelly, John & Emily | Issues relating to proposed change BTY 08.06.06 & BTY 08.06.08: Glengarriff |
| 9295 | Irish Rural Dwellers Association, West Cork | Issues relating to proposed change BTY 03.05.02: Glengarriff |
| 9313 | Daly, Mary | Issues relating to proposed change BTY 08.15.02 : Kilcrohane |
| 9378 | Muldowney, Joe, S. | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09: Glengarriff |
| 9379 | Muldowney, Pauline | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09 :Glengarriff |
| 9410 | McSweeney, Mary | Issues relating to proposed change BTY 03.05.01 & BTY 08.32.01: Pearson's Bridge |
| 9454 | Dixon, Carl | Issues relating to proposed change BTY 08.12.03 : Eyeries |
| 9481 | Donovan, Gerard | Lands at Boulysallagh : Goleen |
| 9515 | Crowley, Cllr. Danny | Issues relating to Bantry Electoral Area Draft Local Area Plan |

(ii): Alphabetical List (by Interested Party) and Summary of Submissions

| <i>Interested Party</i> | <i>Ref</i> | <i>Title</i> | <i>Summary of Submission</i> |
|--------------------------------|-------------------|---|--|
| Barron, Ann | 9084 | Issues relating to proposed changes BTY 08.06.10 & TY 08.06.09:Glengarriff | This submission requests that proposed change 08.06.10 be modified to facilitate low density residential development at lands subject of specific zoning objective O-01 in the draft Local Area Plan. The submission makes a number of points concerning access to O-01, inflexibility of proposed change 08.06.10, extent of tree coverage of site, and visibility of site. |
| Cork Environmental Forum | 9209 | Issues general to draft Local Area Plans | This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extensions to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. The submission also states that there has been a neglect of an opportunity to provide mixed use developments rather than simply housing. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft Local Area Plans. |
| Crowley, Cllr. Danny | 9515 | Issues relating to Bantry Electoral Area Draft Local Area Plan | This submission raises a number of issues. It states that a comprehensive plan will need to be drafted which will encourage local development and inward migration, include a specific zoning objective for CLAR regions, include recommendations for improving infrastructure and service provision and meet local needs. It also makes specific observations on individual proposed changes, requesting modifications to some, and requesting one additional change. |
| Daly, Mary | 9313 | Issues relating to proposed change BTY 08.15.02 : Kilcrohane | This submission objects to the proposed change TY 08.15.02 stating that the proposed additional zoning is on elevated lands and would overlook the submitter's client's property. It also raises a number of concerns including drainage capacity of land, burden on existing sewerage system and water supply, sprawl, loss of character of village. It states that the proposed zoning boundaries have yet to be infilled and it makes a reference to a planning application that was refused on these lands this year. |

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| <i>Interested Party</i> | <i>Ref</i> | <i>Title</i> | <i>Summary of Submission</i> |
|--|------------|--|--|
| Dixon, Carl | 9454 | Issues relating to proposed change BTY 08.12.03 : Eyeries | This submission supports proposed change BTY 08.12.03. It states that there are a number of access options available to the proposed site due to the extent of the landowners lands and outlines a potential vehicular access. It also states that the land is within close proximity to the village centre. |
| Donovan, Gerard | 9481 | Lands at Boulysallagh : Goleen | This submission requests that proposed change BTY 08.13.07 is modified to include additional land to the south west for safety reasons. |
| Gottstein, Achim | 9112 | Lands at Boulysallagh, Goleen | This submission does not relate to a proposed change in the Proposed Amendment to the Bantry Electoral Area Draft Local Area Plan. |
| Harvey, Arthur | 9083 | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09: Glengarriff | This submission requests that proposed change 08.06.10 be modified to facilitate low density residential development at lands subject of specific zoning objective O-01 in the draft Local Area Plan. The submission makes a number of points concerning access to O-01, inflexibility of proposed change 08.06.10, extent of tree coverage of site, and visibility of site. It also states that outline permission was received for a dwelling in 1980. |
| Harvey, Sarah V. | 9111 | Issues relating to proposed change BTY 08.06.10; & BTY 08.06.09: Glengarriff | This submission requests that development on submitter's lands be facilitated for family members. |
| Irish Rural Dwellers Association, West Cork Branch | 9295 | Issues relating to proposed change BTY 03.05.02 | The submission raises 2 issues: 1) that proposed change BTY 03.05.02 should include scenic routes and coastal zones for persons who have ties with these areas and returning emigrants who wish to reside in their locality; and 2) It states that it is a contradiction to zone lands around villages where sewerage facilities are inadequate. |
| Kelly, John & Emily | 9290 | Issues relating to proposed change BTY 08.06.06 & BTY 08.06.08: Glengarriff | The submission proposes that the amendment to the Glengarriff zoning objective to include the specific zoning objective X-03 should include a low density residential option. In support of its proposal it refers to the topography and aspect of the site. It also states that prohibiting residential development on the site would be a major deterrent to any potential developers. |
| McSweeney, Mary | 9410 | Issues relating to proposed change BTY 03.05.01 & BTY 08.32.01: Pearson's Bridge | This submission supports the proposed inclusion of Pearson's Bridge as an additional village nucleus within the settlement network. It lists a number of services in the area and submits that its inclusion is in line with the principles outlined in the Draft Local Area Plan. The submission also makes reference to the 1996 County Development Plan. The |

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| <i>Interested Party</i> | <i>Ref</i> | <i>Title</i> | <i>Summary of Submission</i> |
|--------------------------|------------|--|--|
| | | | submission states that the inclusion of Pearson's Bridge as a village nucleus would preserve the integrity of the area and would make it attractive to tourists. |
| Muldowney, Joe, S. | 9378 | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09: Glengarriff | This submission objects to the O-01 specific zoning objective for Glengarriff in the draft Local Area Plan. It states that submitter's land is accessed solely via the main road and that the re-zoning will seriously de-value the land. The submission, while not referring to any proposed change, is considered relevant to proposed changes BTY 08.06.10 and BTY 08.06.09. |
| Muldowney, Pauline | 9379 | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09: Glengarriff | This submission objects to the O-01 specific zoning objective for Glengarriff in the draft Local Area Plan. It states that submitter's land is accessed solely via the main road and that the re-zoning will seriously de-value the land. The submission, while not referring to any proposed change, is considered relevant to proposed changes BTY 08.06.10 and BTY 08.06.09. |
| O'Connor, Mary Claire | 9143 | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09 : Glengarriff 08.06.10 | This submission expresses the submitter's disappointment with proposed change and requests that low density residential development be allowed in the entire proposed O-01 area in Glengarriff. The submitter states that her property has access to the main Bantry-Glengarriff road and services. |
| O'Connor, Thomas P.F. | 9144 | Issues relating to proposed changes BTY 08.06.10 & BTY 08.06.09: Glengarriff | This submission expresses the submitter's disappointment with proposed change 08.06.10 and requests that low density residential development be allowed in the entire proposed O-01 area of Glengarriff. The submission makes a number of points concerning road access, extent of tree coverage of land and visibility of the land. The submission questions the logic of proposed change 08.06.10 and claims that it is discriminatory and unfair to the other landowners in the proposed O-01 area. |

Appendix B

SECTION 2: OVERALL STRATEGY

PROPOSED CHANGE NO. BTY 02.04.01 AMENDMENT TO THE SCHULL GREEN BELT TEXT.

PROPOSED CHANGE

It is proposed to make a modification to the text in Paragraph 2.4.39 in Section 2 of the Draft Local Area Plan by deleting the following text:

To the north-east of the town centre an area, whilst prominent, has already a substantial number of dwellings, to the extent that its value as open land has been compromised and the possibility of developing more intensively rendered unlikely. It provides some opportunity for further development of individual dwellings in sight of the sea.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 02.04.02 AMENDMENT TO THE SCHULL GREEN BELT MAP.

PROPOSED CHANGE

It is proposed to make a modification to the Green Belt zoning map for Schull in Section 2 of the Draft Local Area Plan to exclude the area close to Lowertown Church from the green belt.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There was a conflict between the text and map for the green belt surrounding the town of Schull and the General Objective for Lowertown. The green belt generally restricted development in the area whilst the General Objective for Lowertown supported development in principle, subject to normal proper planning considerations. There was a need therefore to modify the boundary of the green belt accordingly, to take Lowertown out of the green belt of Schull.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

SECTION 3:
LOCAL AREA STRATEGY

PROPOSED CHANGE NO. BTY 03.05.01 INCLUSION OF DROMORE, DUNBEACON, KILCOE, PEARSON'S BRIDGE AND ROSSMACKOWEN AS VILLAGE NUCLEI WITHIN THE SETTLEMENT NETWORK, AS OUTLINED IN TABLE 3.5.4.

PROPOSED CHANGE

It is proposed to make a modification to the table in 3.5.4 of Section 3 of the Draft Local Area Plan, which outlines the settlement network for the Bantry Electoral Area, by including Curryglass, Dromore, Dunbeacon, Kilcoe, Pearson's Bridge and Rossmackowen as additional village nuclei.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|------|--|--|--|--|--|--|
| 9410 | 9515 | | | | | | |
| | | | | | | | |

PLANNING ISSUES

One of the relevant submissions supports the proposed inclusion of Pearson's Bridge as a village nuclei within the settlement network. The other submission seeks the addition of Waterfall to Curryglass village nuclei and a change of text to encourage development.

The proposed inclusion of Curryglass in the table in 3.5.4 of Section 3 of the Draft Bantry Electoral Area Local Area Plan, which outlines the settlement network for the Bantry Electoral Area, is a typographical error - this should read 'Church Cross' (see proposed change 08.28.01). It is therefore proposed to modify the proposed change to correct this error.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

It is proposed to make a modification to the table in 3.5.4 of Section 3 of the Draft Bantry Electoral Area Local Area Plan, which outlines the settlement network for the Bantry Electoral Area, by including Curryglass, **Church Cross**, Dromore, Dunbeacon, Kilcoe, Pearson's Bridge and Rossmackowen as additional village nuclei.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 03.05.02 INCLUSION OF TEXT REGARDING RURAL HOUSING AND THE REGENERATION OF RURAL AREAS

PROPOSED CHANGE

It is proposed to make a modification to the text in Section 3 of the Draft Local Area Plan, by inserting additional text regarding rural housing and the regeneration of rural areas:

3.5.8 The Local Area Plan for the Bantry Electoral Area supports the County Development Plan policy as outlined in Section 3.3.13 where it states that there is no specific planning objective in principle to individual rural housing, subject to normal proper planning considerations. This policy is specific to rural areas, which are not experiencing high levels of pressure for development, where there is no restrictive settlement policy and where it contributes to rural regeneration. The Sustainable Rural Housing Guidelines recently published by the Department of the Environment, Heritage and Local Government (April 2005) support this policy approach. The aforementioned guidelines also acknowledge the trends for development of holiday homes in coastal and scenic parts of the country and emphasise the importance of clustering such tourism driven activity in or adjoining small towns and villages. Again, this approach to tourism development is reflected in Objective ECO 4-2 of the County Development Plan.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|------|--|--|--|--|--|--|
| 9295 | 9515 | | | | | | |
| | | | | | | | |

PLANNING ISSUES

One of the submissions received in relation to this proposed change requests that the text should include scenic routes and coastal zones for persons who have ties with these areas and returning emigrants who wish to reside in their locality. The other submission challenges the text of the proposed change.

The proposed change however restates certain policies of the Cork County Development Plan 2003 (as varied) and the Sustainable Rural Housing Guidelines published by the Department of the Environment, Heritage and Local Government in April 2005. The proposed change is an accurate reference to these policies and it is considered that any modification of the text would render the meaning of these policies less accurate.

The only modification to this proposed change that is recommended therefore is to correct a typographical error.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

3.5.8 The Local Area Plan for the Bantry Electoral Area supports the County Development Plan policy as outlined in Section 3.3.13 where it states that there is no specific planning ~~objective~~ **objection** in principle to individual rural housing, subject to normal proper planning considerations. This policy is specific to rural areas, which

are not experiencing high levels of pressure for development, where there is no restrictive settlement policy and where it contributes to rural regeneration.

The Sustainable Rural Housing Guidelines recently published by the Department of the Environment, Heritage and Local Government (April 2005) support this policy approach.

The aforementioned guidelines also acknowledge the trends for development of holiday homes in coastal and scenic parts of the country and emphasise the importance of clustering such tourism driven activity in or adjoining small towns and villages. Again, this approach to tourism development is reflected in Objective ECO 4-2 of the County Development Plan.

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

SECTION 7:

ENVIRONMENT, HERITAGE, CLÁR, GAELTACHT AND THE ISLANDS

PROPOSED CHANGE NO. BTY 07.08.01 DELETE THE FINAL PARAGRAPH 7.8.2 AND INSERT ADDITIONAL TEXT FOR LANDSCAPE CHARACTER ASSESSMENT.

PROPOSED CHANGE

It is proposed to make a modification to Section 7 of the Draft Local Area Plan by deleting the last paragraph of 7.8.2 and inserting additional text for Landscape Character Assessment. As follows:

7.8.2 It is an objective in assessing proposals for development to have regard to the relevant landscape character description and values.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant submission quotes the proposed change number and raises a concern regarding costs to developers. There are no new planning issues in relation to the proposed change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

SECTION 8:

SETTLEMENTS AND OTHER LOCATIONS

PROPOSED CHANGE NO BTY 08.04.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT SHANAVAGH, BALLYDEHOB

PROPOSED CHANGE

It is proposed to make a modification to the Ballydehob Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include lands at Shavanagh, Ballydehob.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ballydehob is a "key village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the south of the village and is 0.73ha. The topography of the land renders it suitable for development.

Given Ballydehob's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.04.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH WEST TO INCLUDE LANDS AT SHANAVAGH, BALLYDEHOB

PROPOSED CHANGE

It is proposed to make a modification to the Ballydehob Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south west to include lands at Shavanagh, Ballydehob.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ballydehob is a "key village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the south west of the village and is 0.37ha. The topography of the land renders it suitable for development.

Given Ballydehob's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.04.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS AT, BALLYDEHOB

PROPOSED CHANGE

It is proposed to make a modification to the Ballydehob Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north to include lands at Ballydehob.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ballydehob is a “key village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the north of the village and is 2.12ha. The topography of this portion of the land renders it suitable for development.

Given Ballydehob’s role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.04.04 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT SHANAVAGH, BALLYDEHOB

PROPOSED CHANGE

It is proposed to make a modification to the Ballydehob Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include lands at Shavanagh, Ballydehob.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ballydehob is a "key village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the south of the village and is 1.0ha. The topography of the land renders it suitable for development.

Given Ballydehob's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.04.05 AMENDMENT TO THE TEXT ON THE BALLYDEHOB ZONING MAP

PROPOSED CHANGE

It is proposed to make a modification to the text on the Ballydehob Zoning Map in Section 8 of the Draft Local Area Plan by amending the word "Bandon" to "Bantry" on the title bar and omitting the specific zoning objectives R-06 & R-09 on the map.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.04.06 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT SHANAVAGH, BALLYDEHOB

PROPOSED CHANGE

It is proposed to make a modification to the Ballydehob Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include lands at Shavanagh, Ballydehob.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The land in question is located south/south west of the development boundary. The general topography of the area results in an extremely elevated, rugged and rocky landscape. The total area of land proposed for inclusion is 5.55ha.

Any development on this substantial site would be visually prominent and would detract from the visual setting of the village, as it would be situated along the ridgeline.

Ballydehob’s attractiveness is largely derived from the nestling character of the village, much of which is designated as an Architectural Conservation Area in the Cork County Development Plan 2003 (as varied). The proposed inclusion of the elevated land, which provides this nestling character to the village, would have a seriously adverse impact on its attractiveness.

Three designated scenic routes, A114, A112 and A106, converge on Ballydehob and this site is visible from the approach roads to Ballydehob (A114), and (A106) from Schull and Skibbereen respectively. It is also visible from the approach road from Bantry.

Access to the site could prove difficult due to the steep gradients involved. While there are water and sewerage services in Ballydehob, these lands, given their location, are likely to be difficult to service adequately.

There have been several previous refusals on this land due to the prominent and elevated position of the site stating that the proposals would be unduly obtrusive on the landscape and would be out of character with and seriously detract from the scenic amenities of the area.

For these reasons it is considered that the land is unsuitable for development and any development on it would be contrary to proper planning and sustainable development. Furthermore, there is sufficient undeveloped land that is more suitable within the development boundary to meet demand and to facilitate growth during this plan period with much of the land zoned for residential development in Ballydehob in the 1996 County Development Plan remaining undeveloped.

MANAGER’S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.04.07 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH WEST TO INCLUDE LANDS AT SHANAVAGH, BALLYDEHOB

PROPOSED CHANGE

It is proposed to make a modification to the Ballydehob Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south west to include lands at Shavanagh, Ballydehob.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

The land in question is located south west of the development boundary for the village and is not connected to same. The total area of land proposed for inclusion is 0.93ha.

The location of the land is considered too remote from the village centre and would extend the development boundary too far in a southerly direction threatening the vitality and character of the village and creating unnecessary, isolated and premature development.

The land is rocky and particularly elevated in relation to the approach road from Schull, designated scenic route A106 and development of the land would be visually prominent from this road.

It is likely that development of this land would give rise to proliferation of access points onto the main road to Schull.

Much of the land zoned for residential development in the 1996 plan remains undeveloped. There is more than sufficient land available for development purposes within the proposed development boundary and this land is therefore considered unsuitable for development during this plan period.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.05.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH EAST TO INCLUDE LANDS AT DURRUS

PROPOSED CHANGE

It is proposed to make a modification to the Durrus Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north east to include lands at Durrus.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Durrus is a “key village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the north east of Durrus, between the two approach roads into the village. The total area of land proposed for inclusion is 1.29ha.

The topography of the land renders it suitable for development.

Given Durrus’ role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.05.02 AMENDMENT TO THE ZONING MAP AND TEXT FOR DURRUS TO DELETE THE SPECIFIC ZONING OBJECTIVE X-02

PROPOSED CHANGE

It is proposed to make a modification to the Durrus Zoning Map and text in Section 8 of the Draft Local Area Plan by deleting the specific zoning objective X-02.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There is more than sufficient land available for development purposes elsewhere within the proposed development boundary, and it is therefore considered that the specific zoning objective for potential future development is premature at this stage.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.05.03 AMENDMENT TO THE ZONING MAP AND TEXT FOR DURRUS TO DELETE THE SPECIFIC ZONING OBJECTIVE U-03

PROPOSED CHANGE

It is proposed to make a modification to the Durrus Zoning Map and text in Section 8 of the Draft Local Area Plan by deleting the specific zoning objective U-03.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There is more than sufficient land available for development purposes elsewhere within the proposed development boundary. It is considered that the X-02 specific zoning objective for potential future development is premature at this stage.

As U-03 was proposed as a potential access road to X-02, consequentially, acceptance of proposed change 08.05.02 would render the proposed zoning objective U-03 inappropriate.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.05.04 AMENDMENT TO THE ZONING MAP FOR DURRUS TO MODIFY THE BOUNDARY OF O-01.

PROPOSED CHANGE

It is proposed to make a modification to the Durrus Zoning Map and text in Section 8 of the Draft Local Area Plan by amending the boundary of O-01 in order to facilitate the provision of a wastewater treatment plant.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

A new wastewater treatment plant is being designed for Durrus and is being located on land that was previously zoned for open space. It is necessary to change the zoning to reflect the new use.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.05.05 AMENDMENT TO THE ZONING MAP AND TEXT FOR DURRUS TO INCLUDE THE RESERVATION OF LANDS FOR THE PROVISION OF A WASTEWATER TREATMENT PLANT.

PROPOSED CHANGE

It is proposed to make a modification to the Durrus Zoning Map and text in Section 8 of the Draft Local Area Plan to include the reservation of lands for the provision of a wastewater treatment plant.

The existing text should be amended by adding the following paragraph:

U-01 Proposed wastewater treatment plant.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

A new wastewater treatment plant is being designed for Durrus and is being located on land that was previously zoned for open space. It is necessary to change the zoning to reflect the new use.

As the Draft Local Area Plan already contains a U-01 specific zoning objective and as it is proposed to delete specific zoning objective U-03 it is proposed that the new objective should be referred to as U-03.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

~~U-01~~ **U-03** Proposed wastewater treatment plant.

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.05.06 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH WEST TO INCLUDE LANDS AT CLASHADOO, DURRUS

PROPOSED CHANGE

It is proposed to make a modification to the Durrus Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north west to include lands at Clashadoo, Durrus.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

The land in question is situated north west of the development boundary and is very remote and disjointed from both the village core and the development boundary and is served by an extremely narrow, substandard road.

The topography of the land renders it unsuitable for development due to its elevated and undulating nature. The total area of land proposed for inclusion is 3.60ha.

It is likely to be difficult to service the land with water and sewerage due to its elevated nature and that pumping would be required.

There is more than sufficient land located within the development boundary to meet demand during this plan period. Furthermore, the remainder of this undeveloped land is considered far more suitable for development due to both its proximity to the village core (within walking distance of all amenities) and its general topography.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.06.01 ADDITIONAL TEXT TO SUPPORT THE ENCOURAGEMENT OF MARINE RELATED DEVELOPMENT IN GLENGARRIFF.

PROPOSED CHANGE

It is proposed to make a modification to the text in Glengarriff in Section 8 of the Draft Local Area Plan to include additional text to support the encouragement of marine related development in Glengarriff.

The existing text should be amended by adding the following paragraph to 6.1.5:

6.1.5 Glengarriff is heavily reliant on tourism and it is considered that the encouragement of marine related development in the village would enhance its tourist potential whilst simultaneously providing a broader employment and economic base for the settlement and its surrounding area.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.06.02 AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE X-01 IN GLENGARRIFF.

PROPOSED CHANGE

It is proposed to make a modification to the text in the Glengarriff section of Section 8 of the Draft Local Area Plan.

The existing text should be amended by deleting the wording of the existing specific objective X-01 and replacing it by inserting the following paragraph:

X-01 Within the village core area indicated on the map built development should usually abut the road frontage. Where development is, exceptionally, permitted set back from the road frontage, this should be set far enough back so that the road frontage line can be reinforced by dense tree planting or retention, and/or substantial walls of quality design and materials across as much of the frontage as is practicable. Off street car parking, where provided, should usually be accommodated to the rear or side of buildings, and frontage parking avoided. Any further development of sites which already have their buildings set back from the road should incorporate frontage treatments along the lines indicated above.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.06.03 AMENDMENT TO TEXT FOR SPECIFIC ZONING OBJECTIVE X-02 IN GLENGARRIFF.

PROPOSED CHANGE

It is proposed to make a modification to the text in the Glengarriff section of Section 8 of the Draft Local Area Plan. The existing text should be amended by deleting the wording of the existing specific objective X-02 and replacing it with the following paragraph:

X-02 Holiday homes complex

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO.BTY 08.06.04 AMENDMENT TO TEXT TO SUPPORT THE NEED FOR ADDITIONAL RECYCLING FACILITIES IN GLENGARRIFF.

PROPOSED CHANGE

It is proposed to make a modification to the text in the Glengarriff section of Section 8 of the Draft Local Area Plan to include additional text to support the encouragement of additional recycling facilities in Glengarriff.

The existing text should be amended by adding the following paragraph to 6.1.6:

6.1.6 At present there is only glass recycling facilities in Glengarriff and where possible, additional recycling facilities shall be encouraged in the village.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.06.05 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE THE EXISTING PLAYING FIELDS AT REENMEEN EAST, GLENGARRIFF.

PROPOSED CHANGE

It is proposed to make a modification to the Glengarriff Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north east to include lands at Reenmeen East, Glengarriff.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Glengarriff is a "key village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The purpose of the proposed boundary extension to the north is to include the existing playing fields and associated facilities within the development boundary for the village.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.06.06 AMENDMENT TO THE ZONING MAP AND TEXT FOR GLENGARRIFF TO INCLUDE THE SPECIFIC ZONING OBJECTIVE X-03 FOR MIXED USE/MARTIME RELATED DEVELOPMENT AROUND THE PIER AREA.

PROPOSED CHANGE

It is proposed to make a modification to the Glengarriff Zoning Map and text in Section 8 of the Draft Local Area Plan to include the specific zoning objective X-03 for mixed use/maritime related development around the pier area.

The existing text should be amended by adding the following new specific zoning objective X-03:

X-03 An action plan shall be prepared for mixed, primarily marine related tourism and leisure uses, parking areas, community, and amenity walk, excluding any new residential development.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9290 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Glenagarriff is a “key village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

This land in question occupies a very prominent site on the approach road into Glengarriff and any development at this location will have to be very sensitively designed. The total area proposed for inclusion is 2.29ha.

The area is situated within a designated scenic landscape as identified in the Cork County Development Plan 2003 (as varied). Views of the land are protected under the Scenic Route designation A127 in same.

The relevant submission proposes that the text of specific objective X-03 text should include a low density residential development option.

Given the opportunity this site presents it would not be appropriate to permit residential development at this site. It is considered that residential development would compromise the X-03 specific objective. There is more than sufficient land available for residential development purposes elsewhere within the proposed development boundary.

The majority of the site should be used for amenity/community uses and the existing tree coverage maintained, where possible. The site is considered unsuitable for residential development of any kind but marine related tourism and leisure uses are acceptable along the eastern portion of the site, towards the pier area.

Given Glengarriff’s role as a key village within the settlement network, the proposed extension and special zoning objective are acceptable.

MANAGER’S RECOMMENDATION:

MODIFY THE TEXT OF THE PROPOSED CHANGE AS FOLLOWS:

~~X-03 —An action plan shall be prepared for mixed, primarily marine related tourism and leisure uses, parking areas, community, and amenity walk, excluding any new residential development.~~

“X-03 An action plan shall be prepared for the entire site outlining proposals for mixed use, comprising primarily community, and amenity uses, in addition to some marine related tourism and leisure uses along the eastern portion of the site, close to the pier area. Provision shall be

made for additional parking areas and existing trees and landscaping shall be maintained where possible. Any form of new residential development will not be permitted on the site. “

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.06.07 AMENDMENT TO THE GLENGARRIFF ZONING MAP AND TEXT TO INCLUDE A SPECIFIC ZONING OBJECTIVE FOR HOLIDAY HOME DEVELOPMENT IN GLENGARRIFF.

PROPOSED CHANGE

It is proposed to make a modification to the Glengarriff Zoning Map and text in Section 8 of the Draft Local Area Plan by including a specific zoning objective for holiday home development.

The existing text should be amended by including the following specific zoning objective:

X-04 Provision of low density holiday home development, with a high quality of design which has due consideration to this sensitive scenic location.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

These lands were not the subject of a section 20 (3)(c) submission and were raised for inclusion by the Elected Members at the Council meeting on 13/05/05.

The lands in question are situated to the rear of what can be described as an established and important streetscape along the western end of the main street in the village. The total area proposed for inclusion is 0.75ha.

The lands also back onto the Glengarriff River, and the entire area is situated within a designated scenic landscape as identified in the Cork County Development Plan 2003 (as varied). Views of the lands are also protected under the Scenic Route designation A127/A129 in the aforementioned Plan.

Access to the site would necessitate the demolition of existing buildings, which would have a detrimental impact on the character and the established streetscape of the area.

The land is within Council ownership and contributes significantly to the amenity and scenic setting of the village. The reason for the acquisition of the lands by the Council is cited as 'public amenity' in the Council's Property Register.

The topography is extremely elevated, rugged and rocky and any development at this location would be visually obtrusive and hence, would detract from the visual amenities of the area.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.06.08 AMENDMENT TO THE ZONING MAP FOR GLENGARRIFF TO MODIFY THE BOUNDARY OF O-02 IN GLENGARRIFF

PROPOSED CHANGE

It is proposed to make a modification to the Glengarriff Zoning Map in Section 8 of the Draft Local Area Plan by amending the boundary of specific zoning objective O-02.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9290 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

These lands were not the subject of a section 20(3)(c) submission and were raised for inclusion by the Elected Members at the Council meeting on 13/05/05. This is a consequential change pending the adoption of change numbers BTY 08.06.06. and/or BTY 08.06.07.

The relevant submission concerns proposed change BTY 08.06.06.

This area contributes significantly to the scenic and visual amenities of the area and is situated within a designated scenic landscape as identified in the Cork County Development Plan 2003 (as varied). Views of the lands are also protected under the Scenic Route designation A127 in the aforementioned Plan.

It is considered however that modification to the proposed open space boundary to exclude the site subject of proposed objective X-03 would not seriously detract from such visual amenities.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.06.09 AMENDMENT TO THE ZONING MAP FOR GLENGARRIFF TO MODIFY THE BOUNDARY OF O-01.

PROPOSED CHANGE

It is proposed to make a modification to the Glengarriff Zoning Map in Section 8 of the Draft Local Area Plan by amending the boundary of specific zoning objective O-01.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|------|------|------|------|------|------|------|
| 9083 | 9084 | 9111 | 9143 | 9144 | 9378 | 9379 | 9515 |
| | | | | | | | |

PLANNING ISSUES

These lands were not the subject of a section 20(3)(c) submission to the Draft Local Area Plan and were raised for inclusion by the Elected Members at the Council meeting on 13/05/05. This was proposed as a consequential change pending the adoption of change number BTY 08.06.10.

The total area of land included in this proposed change is 3.26 hectares. The entire O-01 area proposed in the Glengarriff section of the Draft Local Area Plan is 3.71ha.

The essence of the relevant submissions received subsequent to the publication of the proposed change is a request that the entire O-01 area as proposed in the Draft Local Area Plan be available for low density residential development. The submissions question the value and density of the tree coverage. A number of access points to the land are proposed from the main road. It is suggested that the tree coverage and topography of the land would militate against the visibility of any development. Some of the submissions raise a concern with the inflexibility of the identification of only one portion of land in proposed change 08.06.10. Concern regarding the devaluing of land should it be zoned as open space is also raised.

The relevant planning issue is whether the O-01 zoning is justified, and whether specific objective O-01 should be further modified to facilitate limited very low density development of individual dwellings and what would be the most appropriate modification if any.

This land contributes significantly to the scenic and visual amenities of the area and is situated within a designated scenic landscape as identified in the Cork County Development Plan 2003 (as varied). Views of the lands are also protected under the Scenic Route designation A127 in the aforementioned Plan.

The land in question forms a distinctive backdrop to the village and is situated along the approach road into the village from the east. The scenic value of the land has been compromised somewhat in the past by visually obtrusive accesses from the main road to existing dwellings. It is located on very elevated ground and comprises a rock outcrop in parts. There is dense tree coverage on much of the site (some of which is oak) and the site is largely inaccessible to pedestrians. Given the topography of the land and its scenic and amenity value it is considered that the lands should remain predominantly open in character.

It is considered that it may be more appropriate to exclude these lands from the development boundary, thus removing the entire specific zoning objective O-01 proposed in the Draft Local Area Plan. Any applications for development to serve local needs would be considered on their merits subject to proper planning and sustainable development.

Therefore, in order to enable the land to be free of the open space reservation (O-01), it is recommended that the land revert to its status in the 1996 County Development Plan, i.e. scenic landscape, and tree protection. Similarly, it is recommended that the land be free of the village development boundary.

It is proposed to make a modification to the Glengarriff Text and Map in Section 8 of the Draft Local Area Plan by deleting the text of specific zoning objective O-01, by deleting specific zoning objective O-01 from the map, by

amending the development boundary to exclude same and inserting additional text about the visual and scenic value of the land to the village.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

~~It is proposed to make a modification to the Glengarriff Zoning Map in Section 8 of the Draft Local Area Plan by amending the boundary of specific zoning objective O-01.~~

It is proposed to make a modification to the Glengarriff Zoning Map and text in Section 8 of the Draft Local Area Plan by deleting the specific zoning objective O-01 and by amending the development boundary to exclude it from same.

Insert the following text in 6.2.7

“The land immediately north of the village development boundary contributes significantly to the scenic and visual amenity of the village and is designated as Scenic Landscape in the Cork County Development Plan 2003 (as varied). There are a number of distinctive trees that need protection and together with its topography and rocky terrain, it is considered important that these lands should remain predominantly open in character. Any development in this area would have to consider these aspects in addition to the normal planning considerations.”

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.06.10 AMENDMENT TO THE GLENGARRIFF ZONING MAP AND TEXT TO INCLUDE A SPECIFIC ZONING OBJECTIVE PRIMARILY OPEN SPACE WITH PROVISION FOR VERY LOW DENSITY RESIDENTIAL DEVELOPMENT IN A PARKLANDS SETTING IN GLENGARRIFF

PROPOSED CHANGE

It is proposed to make a modification to the Glengarriff Zoning Map and text in Section 8 of the Draft Local Area Plan to include a specific zoning objective for primarily open space with provision for very low density residential development in a parklands setting in Glengarriff

The existing text should be amended by adding the following new specific zoning objective:

O-03 Lands to remain predominantly open in character with limited potential for individual dwellings at very low density, subject to a single agreed landscaping scheme which protects the visual amenity and scenic qualities of the area, including dense tree coverage of these lands.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|------|------|------|------|------|------|------|
| 9083 | 9084 | 9111 | 9143 | 9144 | 9378 | 9379 | 9515 |
| | | | | | | | |

PLANNING ISSUES

The lands in question are situated along the approach road into the village from the east. They are located on very elevated ground and comprise a rock outcrop in parts and the total area proposed for inclusion is 0.45ha. There is dense tree coverage on the western and eastern portion of the overall site, which is subject to specific zoning objective O-01, of which the proposed lands form part.

These lands were not the subject of a section 20(3)(c) submission to the Draft Local Area Plan and were raised for inclusion by the Elected Members at the Council meeting on 13/05/05.

The essence of the relevant submissions received subsequent to the publication of the proposed change is a request that the entire O-01 area as proposed in the Draft Local Area Plan be available for low density residential development. The submissions question the value and density of the tree coverage. A number of access points to the land are proposed from the main road. It is suggested that the tree coverage and topography of the land would militate against the visibility of any development. Some of the submissions raise a concern with the inflexibility of the identification of only one portion of land in proposed change 08.06.10. Concern regarding the devaluing of land should it be zoned as open space is also raised.

The relevant planning issue is whether the O-01 zoning is justified, and whether specific objective O-01 should be further modified to facilitate limited very low density development of individual dwellings and what would be the most appropriate modification if any.

This land contributes significantly to the scenic and visual amenities of the area and is situated within a designated scenic landscape as identified in the Cork County Development Plan 2003 (as varied). Views of the lands are also protected under the Scenic Route designation A127 in the aforementioned Plan.

The land in question forms a distinctive backdrop to the village and is situated along the approach road into the village from the east. The scenic value of the land has been compromised somewhat in the past by visually obtrusive accesses from the main road to existing dwellings. It is located on very elevated ground and comprises a rock outcrop in parts. There is dense tree coverage on much of the site (some of which is oak) and the site is largely inaccessible to pedestrians. Given the topography of the land and its scenic and amenity value it is considered that the lands should remain predominantly open in character.

It is considered that it may be more appropriate to exclude these lands from the development boundary, thus removing the entire specific zoning objective O-01 proposed in the Draft Local Area Plan. Any applications for development to serve local needs would be considered on their merits subject to proper planning and sustainable development.

Therefore, in order to enable the land to be free of the open space reservation (O-01), it is recommended that the land revert to its status in the 1996 County Development Plan, i.e. scenic landscape, and tree protection. Similarly, it is recommended that the land be free of the village development boundary.

As it is proposed to make a modification to the Glengarriff Text and Map in Section 8 of the Draft Local Area Plan by deleting the text of specific zoning objective O-01, by deleting specific zoning objective O-01 from the map and by amending the development boundary to exclude same, it follows that this proposed change is not necessary and is therefore recommended for omission.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.06.11 AMENDMENT TO THE GLENGARRIFF ZONING MAP AND TEXT TO INCLUDE THE PROVISION OF AN AMENITY WALK

PROPOSED CHANGE

It is proposed to make a modification to the Glengarriff Zoning Map and text in Section 8 of the Draft Local Area Plan to include a specific zoning objective for the provision of an amenity walk.

The existing text should be amended by adding the following new specific zoning objective:

U-03 Provision of an amenity walk and landscaped area to enhance to the scenic quality of the area.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

It is proposed to include this amendment in order to comply with the provisions of the 1996 Development Plan. It is further proposed to modify the proposed change to so that the proposed amenity walk connects to the pedestrian link, U-02, proposed in the Draft Local Area Plan, combining to form a new specific objective, U-02.

The relevant submission proposes an extension of this amenity walk to incorporate Cromwell's Bridge and lead onto Castletownbere road. The proposed extension would traverse privately owned and Council owned land. It is regarded that such an extension is a material change and cannot be considered under the Planning and Development Act 2000.

However, there is a need to modify the proposed change because of changes to the numbering of the specific objectives.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

~~U-03 Provision of an amenity walk and landscaped area to enhance to the scenic quality of the area.~~

U-02 Provision of a pedestrian link, amenity walk and landscaped area to enhance the scenic quality of the area.

The zoning map will be amended accordingly.

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

MAP

PROPOSED CHANGE NO. BTY 08.07.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH WEST TO INCLUDE LANDS AT GORTEANISH, AHAKISTA.

PROPOSED CHANGE

It is proposed to make a modification to the Ahakista Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south west to include lands at Gorteanish, Ahakista.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ahakista is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the west of the village and the total area proposed for inclusion is 0.76ha.

The topography of the land and the amount of road frontage available render it suitable for development.

Given Ahakista’s role as a village within the settlement network, the proposed extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.07.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT AHAKISTA.

PROPOSED CHANGE

It is proposed to make a modification to the Ahakista Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include lands at Ahakista.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The land outlined in the submission is located on the western approach road into the village. The total area of land proposed for inclusion is 3.54ha.

Any development on this land would be visually obtrusive due to its elevated nature.

Whilst there may be concerns raised that the additional lands may impact on the setting of the village on balance the need for additional housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.08.01 AMENDMENT TO TEXT IN ALLIHIES, "BALLYBROGAN BEACH" SHOULD BE "BALLYDONEGAN BEACH".

PROPOSED CHANGE

It is proposed to make a modification to the text in the Allihies section of Section 8 of the Draft Local Area Plan to rectify a typographical error and the following text should be inserted to rectify same:

"Ballydonegan Beach" instead of Ballybrogan, wherever the error occurs.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant submission requests that paragraph 8.2.9 of the Draft Local Area Plan be deleted. The proposed deletion is not supported and would be regarded as a material change and cannot be considered under the Planning and Development Act 2000.

The submission does not raise any new planning issues in relation to this proposed change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.09.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH WEST TO INCLUDE LANDS AT ARDGROOM.

PROPOSED CHANGE

It is proposed to make a modification to the Ardgroom Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south west to include lands at Ardgroom.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ardgroom is a "village" within the settlement network as defined in the Draft Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the west of the village and the total area proposed for inclusion is 0.74ha. The topography of the land renders it suitable for development.

Given Ardgroom's role as a village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.09.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH WEST TO INCLUDE LANDS AT ARDGROOM.

PROPOSED CHANGE

It is proposed to make a modification to the Ardgroom Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north west to include lands at Ardgroom.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ardgroom is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The purpose of this proposed amendment is to reflect both permitted and pending planning applications.

The lands are adjacent to the church and are contiguous with the development boundary north of the village. The total area proposed for inclusion is 1.55ha. Adequate services are available to cater for additional development at this location.

Given Ardgroom’s role as a village within the settlement network, the proposed extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.09.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH EAST TO INCLUDE LANDS AT ARDGROOM.

PROPOSED CHANGE

It is proposed to make a modification to the Ardgroom Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north east to include lands at Ardgroom.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ardgroom is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The lands in question are contiguous with the development boundary north of the village and the total area proposed for inclusion is 1.62ha. Adequate services are available to cater for additional development at this location. Given Ardgroom's role as a village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.09.04 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH WEST TO INCLUDE LANDS AT ARDGROOM.

PROPOSED CHANGE

It is proposed to make a modification to the Ardgroom Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south west to include lands at Ardgroom.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ardgroom is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The lands in question are contiguous with the development boundary south west of the village and the total area proposed for inclusion is 2.14ha. The topography of the land renders it suitable for development.

The relevant submission requests a considerable extension to this proposed change to include all of the lands proposed in Section 20 (3)(c) submission 5381.

Such a significant extension to the development boundary is not appropriate. The scale of the proposed extension is not compatible with Ardgroom's role as a 'village' in the settlement hierarchy of the Draft Local Area Plan. In addition, the lands are considered remote from the village core and their development during the period of this plan would be premature.

Furthermore such an extension of the development boundary would constitute a material change and cannot be considered under the Planning and Development Act 2000.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.10.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH WEST TO INCLUDE LANDS AT BALLYLICKEY.

PROPOSED CHANGE

It is proposed to make a modification to the Ballylickey Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north west to include lands at Ballylickey.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Ballylickey is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The lands in question are contiguous with the development boundary north west of the village and the total area proposed for inclusion is 0.90ha. The topography of the land renders it suitable for development.

Given Ballylickey's role as a village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.10.02 AMENDMENT TO TEXT TO INCLUDE REFERENCE TO THE NEED TO HAVE DUE CONSIDERATION FOR BALLYLICKEY'S SPECIAL SCENIC AND GEOGRAPHICAL LOCATION.

PROPOSED CHANGE

It is proposed to make a modification to the text in the Ballylickey section of Section 8 of the Draft Local Area Plan to include additional text to support the need to have due consideration for the area's special scenic and geographical location.

The existing text should be amended by adding the following paragraph to 10.1.3:

10.1.3 In this respect, any further development in the settlement will have due consideration for the area's special scenic and geographical location.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.10.03 AMENDMENT TO TEXT TO INCLUDE REFERENCE TO THE PROLIFERATION OF HOLIDAY HOMES IN BALLYLICKEY.

PROPOSED CHANGE

It is proposed to make a modification to the text in the Ballylickey section of Section 8 of the Draft Local Area Plan to include additional text highlighting the proliferation of holiday home development in Ballylickey and to identify the need to restrict further development of this type.

The existing text should be amended by adding the following paragraph to 10.2.2:

10.2.2 Ballylickey has experienced a growth in the construction of holiday homes in the recent past and it is considered that there is now a need to restrict further development of this type in the area.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.11.01 AMENDMENT TO THE TEXT AND ZONING MAP FOR CROOKHAVEN TO OMIT THE SPECIFIC ZONING OBJECTIVE X-01

PROPOSED CHANGE

It is proposed to make a modification to the Crookhaven Zoning Map and text in Section 8 of the Draft Local Area Plan by deleting the specific zoning objective X-01.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The purpose of the proposed amendment is to rectify a mapping error. There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.11.02 AMENDMENT TO THE TEXT AND ZONING MAP FOR CROOKHAVEN TO INCLUDE THE PROVISION OF NEW TOURISM, LEISURE OR PORT RELATED DEVELOPMENT.

PROPOSED CHANGE

It is proposed to make a modification to the Crookhaven Zoning Map and text in Section 8 of the Draft Local Area Plan to include the provision of a new tourism, leisure or port related development.

The existing text should be amended by adding the following new specific zoning objective X-01:

X-01 Tourism, leisure or port related development, subject to connection to and availability of capacity of mains water and sewerage. High standards of design will be required for this prominent site.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The purpose of the proposed change was to rectify a mapping error. However the pier was inadvertently proposed as specific zoning objective X-01. Given that the proposed change is inappropriate and unpractical it is now proposed to delete the new specific zoning objective X-01 and incorporate the lands within the development boundary.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

~~X-01 Tourism, leisure or port related development, subject to connection to and availability of capacity of mains water and sewerage. High standards of design will be required for this prominent site.~~

Modify the Crookhaven Zoning Map and text in Section 8 of the Draft Local Area Plan by deleting the specific zoning objective X-01.

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.11.03 AMENDMENT TO THE TEXT AND ZONING MAP FOR CROOKHAVEN TO INCLUDE THE PROVISION OF NEW RESIDENTIAL DEVELOPMENT.

PROPOSED CHANGE

It is proposed to make a modification to the Crookhaven Zoning Map and text in Section 8 of the Draft Local Area Plan to include the provision of a new zoning for residential development.

The existing text should be amended by adding the following new specific zoning objective R-03:

R-03 Medium density residential development for permanent occupation, subject to satisfactory servicing arrangements, and incorporation of the proposed relief road U-03.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Crookhaven is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The lands in question are situated within the development boundary on the approach into the village from the west. The total area proposed for inclusion is 0.95ha.

The lands can be described as infill and are suitable for medium density residential development. The topography of the land renders it suitable for development.

Given Crookhaven’s role as a village within the settlement network, the proposed residential zoning is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.11.04 AMENDMENT TO THE ZONING MAP FOR CROOKHAVEN TO OMIT A PORTION OF R-02 TO REFLECT PERMITTED DEVELOPMENT.

PROPOSED CHANGE

It is proposed to make a modification to the Crookhaven Zoning Map in Section 8 of the Draft Local Area Plan to omit a portion of R-02 to reflect permitted development.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The purpose of the proposed amendment is to reflect a permitted planning permission. There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.11.05 AMENDMENT TO THE TEXT FOR CROOKHAVEN TO CORRECT INACCURACIES REGARDING THE RANGE OF FACILITIES SERVING CROOKHAVEN.

PROPOSED CHANGE

It is proposed to make a modification to the Crookhaven text in Section 8 of the Draft Local Area Plan to clarify the extent of facilities available in the settlement. The text in 11.1.1 should be amended as follows:

- a) **Omit the reference to the school as there is none**
- b) **The Church of Ireland Church is only open for part of the summer months**

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.12.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH EAST TO INCLUDE LANDS AT EYERIES.

PROPOSED CHANGE

It is proposed to make a modification to the Eyeries Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north east to include lands at Eyeries.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Eyeries is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the north east along the approach road into the village. The total area proposed for inclusion is 1.26ha.

The topography of the land renders it suitable for development.

Given Eyeries’ role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.12.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH EAST TO INCLUDE LANDS AT EYERIES.

PROPOSED CHANGE

It is proposed to make a modification to the Eyeries Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south east to include lands at Eyeries.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Eyeries is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the south east along the approach road into the village. The total area proposed for inclusion is 0.67ha.

The topography of the land renders it suitable for development.

Given Eyeries' role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.12.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT EYERIES.

PROPOSED CHANGE

It is proposed to make a modification to the Eyeries Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include lands at Eyeries.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9454 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Eyeries is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The total area of land proposed for inclusion is 0.52ha.

The relevant submission states that there are a number of access options available to the proposed site due to the extent of the landowners lands and outlines a potential vehicular access. It also makes a point that the land is within close proximity to the village centre and that it will provide much needed land for development in Eyeries.

The land in question is located to the rear of an established streetscape along the main street in Eyeries. The streetscape is particularly picturesque largely due to its compact nature which would be severely undermined were the development boundary to be expanded at the proposed location.

The topography of the area generally renders it unsuitable for development and the land is disjointed from and has no real connection to the village core.

The entire area is situated within a designated scenic landscape as identified in the Cork County Development Plan 2003 (as varied). The site offers seaward views to the west, which are also protected under the Scenic Route designation A131/A133 in the aforementioned Plan.

Given the attractiveness of the village itself, the fact that it is situated within an area of extremely high scenic value, and given that the land is completely disjointed from the village it is considered that the land is totally unsuitable for development during this plan period and that the inclusion of this land within the development boundary would be contrary to proper planning and sustainable development. Furthermore there is more than sufficient land available for development purposes within the proposed development boundary.

MANAGER’S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.12.04 AMENDMENT TO TEXT OF SPECIFIC ZONING OBJECTIVE R-01 TO INCLUDE PROVISION OF DWELLINGS PRIMARILY FOR FULL TIME OCCUPATION AT EYERIES

PROPOSED CHANGE

It is proposed to make a modification to the text in Eyeries in Section 8 of the Draft Local Area Plan by amending the existing specific zoning objective R-01 to include the provision of dwellings primarily for full time occupation.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

**PROPOSED CHANGE NO. BTY 08.12.05 AMENDMENT TO TEXT OF SPECIFIC ZONING
OBJECTIVE R-02 TO INCLUDE PROVISION OF DWELLINGS PRIMARILY FOR FULL TIME OCCUPATION AT
EYERIES**

PROPOSED CHANGE

It is proposed to make a modification to the text in Eyeries in Section 8 of the Draft Local Area Plan by amending the existing specific zoning objective R-02 to include the provision of dwellings primarily for full time occupation.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.12.06 AMENDMENT TO TEXT OF SPECIFIC ZONING OBJECTIVE R-03 TO INCLUDE PROVISION OF DWELLINGS PRIMARILY FOR FULL TIME OCCUPATION AT EYERIES

PROPOSED CHANGE

It is proposed to make a modification to the text in Eyeries in Section 8 of the Draft Local Area Plan by amending the existing specific zoning objective R-03 to include the provision of dwellings primarily for full time occupation.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.12.07 AMENDMENT TO TEXT OF SPECIFIC ZONING OBJECTIVE R-04 TO INCLUDE PROVISION OF DWELLINGS PRIMARILY FOR FULL TIME OCCUPATION AT EYERIES

PROPOSED CHANGE

It is proposed to make a modification to the text in Eyeries in Section 8 of the Draft Local Area Plan by amending the existing specific zoning objective R-04 to include the provision of dwellings primarily for full time occupation.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.12.08 AMENDMENT TO TEXT TO SUPPORT THE NEED TO ENCOURAGE LIGHT INDUSTRIAL USES WITHIN THE DEVELOPMENT BOUNDARY FOR EYERIES.

PROPOSED CHANGE

It is proposed to make a modification to the text in Eyeries in Section 8 of the Draft Local Area Plan by including reference to the need to support the encouragement of light industrial uses within the development boundary for Eyeries.

12.2.3 The need to broaden the economic base of the settlement is acknowledged and any proposals for light industrial development within the boundary will be encouraged, subject to normal proper planning and development considerations.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.13.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS AT BOULYSALLAGH, GOLEEN.

PROPOSED CHANGE

It is proposed to make a modification to the Goleen Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the north to include lands at Boulysallagh, Goleen.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Goleen is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the north along the approach road into the village. The total area proposed for inclusion is 1.31ha.

The topography of the land renders it suitable for development.

Given Goleen’s role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.13.02 AMENDMENT TO THE ZONING MAP AND TEXT FOR GOLEEN TO ACCOMMODATE THE EXTENSION OF THE DEVELOPMENT BOUNDARY TO THE EAST TO FACILITATE THE PROVISION OF A NEW ZONING FOR MIXED USE DEVELOPMENT AT BALLYDIVLIN, GOLEEN.

PROPOSED CHANGE

It is proposed to make a modification to the Goleen Zoning Map and text in Section 8 of the Draft Local Area Plan to include the provision of a new zoning for mixed use development at Ballydivlin, Goleen.

The existing text should be amended by adding the following new specific zoning objective X-01:

X-01 An opportunity exists for the development of a range and mix of land uses covering retail, residential, tourism, commercial and amenity. A detailed planning brief needs to be prepared for the overall site to enable the orderly and most functional development of the land. Such a brief shall include drainage and flood prevention proposals.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Goleen is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The lands in question are located in the centre of the village and offer significant potential for a mixed use type development, as outlined above. The total area proposed for inclusion is 2.44ha.

An opportunity exists to integrate the development into the streetscape, with some in-depth development to the rear. Access is also available off the adjoining minor road. The topography of the land renders it suitable for development, however drainage and flood prevention proposals may be required.

Given Goleen's role as a village within the settlement network, the proposed special zoning objective is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.13.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE LANDS AT GOLEEN.

PROPOSED CHANGE

It is proposed to make a modification to the Goleen Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the east to include lands at Goleen.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Goleen is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the east, to the rear of existing development. The total area proposed for inclusion is 0.30ha.

The topography of the land renders it suitable for further limited development.

Given Goleen’s role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.13.04 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH EAST TO INCLUDE LANDS AT GOLEEN.

PROPOSED CHANGE

It is proposed to make a modification to the Goleen Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south east to include lands at Goleen.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Goleen is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the south east, along the approach road into the village. The total area proposed for inclusion is 0.85ha. The topography of the land renders it suitable for further limited development.

Given Goleen's role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.13.05 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT GOLEEN.

PROPOSED CHANGE

It is proposed to make a modification to the Goleen Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include lands at Goleen.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Goleen is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the west, and is situated to the rear of existing development. The total area proposed for inclusion is 0.62ha.

The landscape of the area is very rugged and the lands are extremely elevated comparative to the remainder of the village. The land is considered suitable for very limited development, in a high quality well designed layout, with a comprehensive landscaping scheme.

Given Goleen’s role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.13.06 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT GOLEEN.

PROPOSED CHANGE

It is proposed to make a modification to the Goleen Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include lands at Goleen.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Goleen is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the south, along the approach road into the village. The total area proposed for inclusion is 0.83 hectares. The land in question has road frontage on both sides and the topography of the general area renders it suitable for development.

It is proposed to include a further small portion of land adjoining the land subject of the proposed change at its south eastern boundary.

Given Goleen's role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE:

The zoning map will be amended accordingly.

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.13.07 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT GOLEEN.

PROPOSED CHANGE

It is proposed to make a modification to the Goleen Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include lands at Goleen.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9481 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Goleen is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the west, and is situated to the rear of existing development. The total area proposed for inclusion is 1.24ha.

The landscape of the area is very rugged and the lands are extremely elevated comparative to the remainder of the village. The land is considered suitable for very limited development, in a high quality well designed layout, with a comprehensive landscaping scheme.

Given Goleen's role as a village within the settlement network, the proposed boundary extension is acceptable.

The submission relevant to this proposed change requests a modification to include additional land to the south west citing unspecified safety reasons. This may concern an access outlined in an earlier submission to the Draft Local Area Plan however it is not considered that including the additional portion could facilitate a more appropriate access to the land.

Furthermore, to modify the proposed change to include additional land to the south west of same would constitute a material change which cannot be considered under the Planning and Development Act 2000.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.14.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE LANDS AT KEALKILL.

PROPOSED CHANGE

It is proposed to make a modification to the Kealkill Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the east to include lands at Kealkill.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Kealkill is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the east, and is situated adjacent to the church and opposite the national school. The total area proposed for inclusion is 0.45ha. The lands are elevated above the main approach road into the village. However, the land continues to rise to the rear of the school and any development on the site will therefore not break the skyline.

Given Kealkill’s role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.14.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT KEALKILL.

PROPOSED CHANGE

It is proposed to make a modification to the Kealkill Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include lands at Kealkill.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Kealkill is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the south, along the approach road into the village. The total area proposed for inclusion is 1.29ha.

Given Kealkill's role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.14.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH WEST TO INCLUDE LANDS AT KEALKILL.

PROPOSED CHANGE

It is proposed to make a modification to the Kealkill Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south west to include lands at Kealkill.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Kealkill is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the south, along the approach road into the village. The total area proposed for inclusion is 0.80ha. The land has road frontage on both sides and the general topography of the area renders it suitable for development.

The relevant submission proposes extending the development boundary to include a further portion of land proposed in section 20(3)(c) submission 5071. However, part of the additional land proposed is elevated and unsuitable for development. To modify the proposed change to include all of this land would constitute a material change and cannot be considered under the Planning and Development Act 2000.

It is proposed however to include the lower portion of land adjoining the land subject of the proposed change at its south eastern boundary.

MANAGER’S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE.

The zoning map will be amended accordingly.

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.14.04 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT KEALKILL.

PROPOSED CHANGE

It is proposed to make a modification to the Kealkill Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include lands at Kealkill.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Kealkill is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the south, and is situated close to the church and national school. The total area proposed for inclusion is 1.24ha.

The lands are elevated above the main approach road into the village. However, the land continues to rise to the rear and any development on the site will therefore not break the skyline.

Given Kealkill's role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.14.05 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH WEST TO INCLUDE LANDS AT KEALKILL.

PROPOSED CHANGE

It is proposed to make a modification to the Kealkill Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include lands at Kealkill.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Kealkill is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the south, along the approach road into the village. The total area proposed for inclusion is 3.22ha. The land has road frontage on both sides and the general topography of the area renders it suitable for development.

Whilst there may be concerns raised that the additional lands may impact on scale of the village on balance the need for additional housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

Given Kealkill’s role as a village within the settlement network, the proposed boundary extension is acceptable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.15.01 AMENDMENT TO TEXT IN KILCROHANE TO CLARIFY THE CAPACITY IN THE SEWERAGE TREATMENT PLANT.

PROPOSED CHANGE

It is proposed to make a modification to the text in Kilcrohane in Section 8 of the Draft Local Area Plan by deleting the following text in 15.1.5

The sewerage system has some spare capacity

And replacing it with

15.1.5 Preliminary design work has commenced on the need for a new treatment plant to serve the settlement. Although at the initial stages, this work highlights the urgent need to increase the capacity of the existing plant has been identified.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change. It is proposed to modify the text for reasons of clarity.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

15.1.5 Preliminary design work has commenced on the need for a new treatment plant to serve the settlement. Although at the initial stages, this work highlights the urgent need to increase the capacity of the existing plant. ~~has been identified.~~

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.15.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT KILCROHANE

PROPOSED CHANGE

It is proposed to make a modification to the Kilcrohane Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include lands at Kilcrohane.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9313 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Kilcrohane is a "village" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the west, along the approach road into the village. The total area proposed for inclusion is 2.43ha.

The relevant submission raises concerns including the elevation of the land relative to a dwelling to its south and sanitary issues. It also raises concerns regarding poor drainage capacity of the land due to the rocky and marshy nature of the land. The submission refers to the fact that there is land within the development boundary that is yet to be developed.

Both the water and sewerage systems in Kilcrohane need to be upgraded and development of this land would therefore place an additional burden on these systems. In addition the assimilative capacity of the river is also an issue and the site has no road frontage.

Whilst there may be concerns raised that the additional lands may impact on the setting and scale of the village and the pressure on existing services in the village it is proposed that this land should be included within the development boundary subject to additional text outlining the servicing constraints in Kilcrohane and the particulars of this site. Any proposals for development on these land will have to include acceptable proposals for access and services.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

ACCEPT THE PROPOSED AMENDMENT TO THE DEVELOPMENT BOUNDARY AND INSERT ADDITIONAL TEXT INTO PARAGRAPH 15.1.5 AS FOLLOWS:

15.1.5 Preliminary design work has commenced on the need for a new treatment plant to serve the settlement. Although at the initial stages, this work highlights the urgent need to increase the capacity of the existing plant. **Given the servicing constraints in Kilcrohane it is pertinent to emphasise that any development proposed in Kilcrohane will need to demonstrate acceptable servicing proposals. Land at the western extremity of the development boundary, has additional constraints due to its rocky and boggy nature and any development will need to take cognisance of this and also provide acceptable access.**

NOTE: THIS CHANGE REFERS TO THE MAP AND TEXT OF THE PLAN.

PROPOSED CHANGE NO. BTY 08.15.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE LANDS AT KILCROHANE.

PROPOSED CHANGE

It is proposed to make a modification to the Kilcrohane Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the east to include lands at Kilcrohane.

RELEVANT SUBMISSIONS RECEIVED

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| None | | | | | | | |
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PLANNING ISSUES

Kilcrohane is a “village” within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan.

The proposed extension is contiguous with the existing development boundary to the east, along the approach road into the village. The total area proposed for inclusion is 1.94ha.

Both the water and sewerage systems in Kilcrohane need to be upgraded and development of this land would therefore place an additional burden on these systems. In addition the assimilative capacity of the river is also an issue.

Whilst there may be concerns raised that the additional lands may impact on the setting and scale of the village on balance the need for additional housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO. BTY 08.16.01 AMENDMENTS TO TEXT TO CLARIFY WHERE DEVELOPMENT WILL BE PERMITTED IN ADRIGOLE.

PROPOSED CHANGE

It is proposed to make a modification to the text in Adrigole in Section 8 of the Draft Local Area Plan by amending the text to clarify the nodes where development will be accepted in principle, subject to proper planning and development.

The existing text should be amended by adding the following paragraph to 16.1.3:

Development in Adrigole shall be concentrated in the following four development nodes:-

- a) **The sign at the entrance to the settlement from the Glengarriff side, where there is a cluster of houses and a pub**
- b) **The area around the church, the sailing club & pier, the playing fields, hostel, pub, petrol pumps and the arts & crafts shop**
- c) **The area around the National School and the housing cluster**
- d) **The area around the camp site, Peg's Shop and the Garda Station.**

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
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PLANNING ISSUES

Adrigole is a "village nucleus" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The purpose of this change is to clarify where development will be accepted in principle, subject to proper planning and development.

The relevant submission requests a modification of the text and the inclusion of additional text regarding the location of holiday homes in the village. This however would conflict with the policy outlined in objective ECO 4.2 of the County Development Plan.

It is proposed to further amend paragraph 16.1.3 by changing the word 'concentrated' to the more positively perceived word 'encouraged'.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

The existing text should be amended by adding the following paragraph to 16.1.3:

Development in Adrigole shall be ~~concentrated~~ encouraged in the following four development nodes:-

- e) **The sign at the entrance to the settlement from the Glengarriff side, where there is a cluster of houses and a pub**

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- f) **The area around the church, the sailing club & pier, the playing fields, hostel, pub, petrol pumps and the arts & crafts shop**
- g) **The area around the National School and the housing cluster**
- h) **The area around the camp site, Peg's Shop and the Garda Station.**

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.16.02 AMENDMENTS TO TEXT OF GEN-01 IN ADRIGOLE.

PROPOSED CHANGE

It is proposed to make a modification to the text in Adrigole in Section 8 of the Draft Local Area Plan by amending the text of GEN-01.

The existing text should be modified as follows:

GEN-01 Encourage small-scale growth close to the settlement service centres.....

RELEVANT SUBMISSIONS RECEIVED

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| None | | | | | | | |
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PLANNING ISSUES

Adrigole is a "village nucleus" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The purpose of this change is to clarify where development will be accepted in principle, subject to proper planning and development.

There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.18.01 AMENDMENT TO TEXT TO CLARIFY PROXIMITY OF LOWERTOWN TO SCHULL GREEN BELT.

PROPOSED CHANGE

It is proposed to make a modification to the text in Lowertown in Section 8 of the Draft Local Area Plan by amending the text to clarify the proximity of Lowertown to the Schull Green Belt.

The existing text should be amended by adding the following paragraph to 18.1.1:

18.1.1Lowertown is situated adjacent to the Schull Green Belt.....

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

Lowertown is a "village nucleus" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.18.02 AMENDMENT TO TEXT IN LOWERTOWN.

PROPOSED CHANGE

It is proposed to make a modification to the text in Lowertown in Section 8 of the Draft Local Area Plan by amending the text to clarify the extent of the area where development will be considered.

The existing text should be amended by deleting the reference to permitting development within 1km of the church and replacing it with:

18.1.1 & GEN-01 Limited development will be permitted within close proximity to the settlement centre and the area surrounding the church.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
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PLANNING ISSUES

Lowertown is a "village nucleus" within the settlement network as defined in the Bantry Electoral Area Local Area Plan. The purpose of this change is to clarify where development will be accepted in principle, subject to proper planning and development.

The relevant submission requests that the word limited is deleted from GEN-01. Given the limited services in Lowertown, it is considered that only limited development is appropriate at this settlement.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.19.01 AMENDMENT TO TEXT REGARDING SUITABILITY OF AREA CLOSE TO GURTYOWEN CROSS IN TOORMORE FOR LIMITED SMALL SCALE DEVELOPMENT.

PROPOSED CHANGE

It is proposed to make a modification to the text in Toormore in Section 8 of the Draft Local Area Plan by amending the text to clarify the suitability of area close to Gurtyowen Cross in Toormore for limited small scale development.

The existing text should be amended by adding the following paragraph to 19.1.1:

19.1.1 The area close to Gurtyowen Cross, behind the ridge on the R591, is considered suitable for very low density development, subject to satisfactory servicing arrangements.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

Toormore is a "village nucleus" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The purpose of this change is to clarify where development will be accepted in principle, subject to proper planning and development.

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.19.02 AMENDMENT TO TEXT TO PROTECT THE SCENIC AREA SOUTH OF TOORMORE BRIDGE TO BEYOND THE MEGALITHIC TOMB AT TOORMORE

PROPOSED CHANGE

It is proposed to make a modification to the text in Toormore in Section 8 of the Draft Local Area Plan by amending the text to protect the scenic area south of Toormore Bridge to beyond the megalithic tomb at Toormore.

The existing text should be amended by adding the following paragraph to 19.1.1:

19.1.1 The area south of Toormore Bridge to beyond the megalithic tomb consists of a very sensitive coastal landscape, where development will be discouraged.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

Toormore is a "village nucleus" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The purpose of this change is to clarify where development will be accepted in principle, subject to proper planning and development.

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.20.01 AMENDMENT TO TEXT TO INCLUDE ADDITIONAL INFORMATION REGARDING SERVICES AVAILABLE IN URHAN.

PROPOSED CHANGE

It is proposed to make a modification to the text in Urhan in Section 8 of the Draft Local Area Plan by amending the text to clarify the range of services available in the settlement.

The existing text should be amended by adding the following paragraph to 20.1.1:

20.1.1 Urhan comprises a pub, national school, food store & post office and a cluster of houses.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
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PLANNING ISSUES

The relevant submission requests the inclusion of additional text regarding the location of holiday homes in the village nucleus. This would be against the policy outlined in objective ECO 4.2 in the County Development Plan.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.21.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE ADDITIONAL LANDS AT ARDNAGEEHY BEG.

PROPOSED CHANGE

It is proposed to make a modification to the Ardnageehy Beg Zoning Map in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include additional lands at Ardnageehy Beg.

RELEVANT SUBMISSIONS RECEIVED

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| None | | | | | | | |
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PLANNING ISSUES

Ardnageehy Beg is an "other location" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. These lands were not the subject of a submission and were raised for inclusion by the Elected Members at the Council meeting on 13/05/05.

The proposed modification to the boundary will effectively double the size of the settlement which is not acceptable from a proper planning and development perspective. The total area proposed for inclusion is 9.92ha.

The existing development boundary was intentionally drawn tightly around the established development in order to keep it compact and to avoid further estate type development in this rural area. The area is located circa 2kms west of Bantry town and is not served by mains sewerage or public transport links. The proposed extension encroaches into an area designated as GB1-2 in the Local Area Plan and it is considered that this density of development is more sustainable and more appropriate to this area.

Water from the Bantry water supply serves Ardnageehy but there is no spare capacity to serve further development here. It is not possible to connect the land to the Bantry sewer other than by pumping. The existing housing estate to the east is not connected to the mains sewer, it has individual septic tanks. Road access could be problematic (there was a problem with road access at the development to the east of these lands).

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

NOTE: THIS CHANGE REFERS TO THE MAP OF THE PLAN ONLY.

MAP

PROPOSED CHANGE NO.BTY 08.23.01 AMENDMENTS TO OBJECTIVE GEN-01 FOR BERE ISLAND.

PROPOSED CHANGE

It is proposed to make a modification to the text in Bere Island in Section 8 of the Draft Local Area Plan by amending the Objective GEN-01 as follows:

- a) **Omit specific objective no.3**
- b) **Omit specific objective no.6**
- c) **Amend specific objective no. 7 to read as follows: *The renovation of ruins or the re-use of redundant buildings will be encouraged.***
- d) **Amend specific objective no. 8 to read as follows: *The re-use of ruins or redundant buildings for short-term holiday accommodation may be permissible. Any such development will be subject to conditions requiring the property to be available on short lets.***
- e) **Amend specific objective no.18 to read as follows: *The development of infrastructure which supports fisheries or mariculture will be supported, especially where this is and will benefit islanders, subject to environmental constraints.***

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

Bere Island is an "Other Location" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The purpose of this change is to clarify where and what type of development will be accepted in principle, subject to proper planning and development.

There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.25.01 AMENDMENT TO TEXT IN HEIR ISLAND TO SUPPORT THE NEED FOR AN ISLAND MEETING PLACE.

PROPOSED CHANGE

It is proposed to make a modification to the text in Heir Island in Section 8 of the Draft Local Area Plan by amending the text as follows:

25.1.3 It is acknowledged that there is no public building or community meeting place on the Island and the provision of such a facility will be encouraged.

RELEVANT SUBMISSIONS RECEIVED

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| None | | | | | | | |
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PLANNING ISSUES

Heir Island is an "Other Location" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The purpose of this change is to clarify what type of development will be accepted in principle, subject to proper planning and development.

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.26.01 AMENDMENT TO TEXT TO CORRECT INACCURACIES REGARDING FACILITIES SERVING LONG ISLAND.

PROPOSED CHANGE

It is proposed to make a modification to the text in Long Island in Section 8 of the Draft Local Area Plan by amending the text in 26.1.1 as follows:

- a) **There is a regular ferry service which serves the Island. It makes at least three trips a day during the summer schedule period and one a day for four days a week during the winter schedule period.**
- b) **There is limited scope for tourism based development**
- c) **The provision of holiday homes will not suffice and some economic development to support the local economy is required.**

RELEVANT SUBMISSIONS RECEIVED

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| None | | | | | | | |
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PLANNING ISSUES

Long Island is an "Other Location" within the settlement network as defined in the Draft Bantry Electoral Area Local Area Plan. The purpose of this change is to clarify what type of development will be accepted in principle, subject to proper planning and development.

There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE TEXT OF THE PLAN ONLY.

PROPOSED CHANGE NO. BTY 08.28.01 INCLUSION OF CHURCH CROSS AS A VILLAGE NUCLEUS WITHIN THE SETTLEMENT NETWORK.

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Church Cross as an additional village nucleus within the settlement network.

The following text should be included:

Church Cross is located along the N71, between Skibbereen and Ballydehob. The settlement offers a very limited range of services, which are centred around the church and shop. The housing in the area is quite dispersed and further development of this type would be discouraged.

GEN-01 Permit small-scale growth, close to the settlement centre normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

The purpose of this proposed change is to include Church Cross as an additional village nucleus within the settlement network. There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.29.01 INCLUSION OF DROMORE AS A VILLAGE NUCLEUS WITHIN THE SETTLEMENT NETWORK.

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Dromore as an additional village nucleus within the settlement network.

The following text should be included:

Dromore is located north of the regional road, R586, between Bantry and Drimoleague, circa 6kms south east of Bantry town. The village has good road links to adjoining towns and there is a group water scheme in operation.

The small hamlet consists of a cluster of houses, which are centred around the new school and church. The settlement also has a local shop.

GEN-01 Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

The purpose of this proposed change is to include Dromore as an additional village nucleus within the settlement network. There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.30.01 INCLUSION OF DUNBEACON AS A VILLAGE NUCLEUS WITHIN THE SETTLEMENT NETWORK.

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Dunbeacon as an additional village nucleus within the settlement network.

The following text should be included:

Dunbeacon is located along the regional road, R591, circa 5km south of Durrus. The settlement offers a range of services although these are quite dispersed. The small hamlet consists of a cluster of houses, a church, an antique store, art studio, camp site and self catering accommodation. The derelict school also offers potential for amenity development.

GEN-01 Permit small-scale growth, close to the settlement centre and the church area, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

The purpose of this proposed change is to include Dunbeacon as an additional village nucleus within the settlement network. There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.31.01 INCLUSION OF KILCOE AS A VILLAGE NUCLEUS WITHIN THE SETTLEMENT NETWORK.

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Kilcoe as an additional village nucleus within the settlement network.

The following text should be included:

Kilcoe is located along the N71, between Skibbereen and Ballydehob. The settlement offers a limited range of services, which are centred around the local national school, the church and the pub. There is a strong local attachment to the Ilen Rovers GAA club, with a clubhouse and playing field which serves as a major social outlet. The housing in the area is quite dispersed and further development of this type would be discouraged.

GEN-01 Permit small-scale growth, close to the settlement centre normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| None | | | | | | | |
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PLANNING ISSUES

The purpose of this proposed change is to include Kilcoe as an additional village nucleus within the settlement network. There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

PROPOSED CHANGE NO. BTY 08.32.01 INCLUSION OF PEARSON'S BRIDGE AS A VILLAGE NUCLEUS WITHIN THE SETTLEMENT NETWORK.

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Pearson's Bridge as an additional village nucleus within the settlement network.

The following text should be included:

Pearson's Bridge is located on the R584 circa 1.5 miles from Ballylickey and 6 miles from Bantry town. The settlement has good road links to adjoining towns, and acts as a through road linking Ballylickey/Bantry to Macroom. Pearson's Bridge is a small rural settlement centred on the cross roads at Lisheen Bridge. The pub and B&B clearly form the focal point to the settlement

In recent years a number of permitted developments have contributed to a linear form of development emerging along the approach roads to the settlement. Further development of this type will be discouraged. Any development in the area must have due consideration for the sensitive area surrounding the Ouvane River.

GEN-01 Permit small-scale growth, close to the settlement centre normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| 9410 | | | | | | | |
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PLANNING ISSUES

The purpose of this proposed change is to include Pearson's Bridge as an additional village nucleus within the settlement network. The relevant submission supports the proposed change. There are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP FOR THE SETTLEMENT.

**PROPOSED CHANGE NO. BTY 08.33.01 INCLUSION OF
ROSSMACKOWEN AS A VILLAGE NUCLEUS WITHIN THE SETTLEMENT NETWORK.**

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Rossmackowen as an additional village nucleus within the settlement network.

The following text should be included:

Rossmackowen is located along of the regional road, R572, circa 5km east of Castletownbere. The small hamlet consists of a cluster of houses, which are centred around a church.

Given the settlement's location on the Beara Peninsula, it is imperative that any development must take cognisance of the special scenic quality of the area. Rossmackowen is located along the designated scenic route, A129 as defined in the Cork County Development Plan 2003 (as varied). Any development which does take place shall be of a high quality of design, having regard to the principles as outlined in the Cork Rural Design Guide, as published by Cork County Council. Development should be centred around the existing cluster of houses and the church.

GEN-01 Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

RELEVANT SUBMISSIONS RECEIVED

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|------|--|--|--|--|--|--|--|
| 9515 | | | | | | | |
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PLANNING ISSUES

The purpose of this proposed change is to include Rossmackowen as an additional village nucleus within the settlement network. There are no new planning issues in relation to this change.

The relevant submission requests that Waterfall / Curryglass in included in the text and that GEN-01 is deleted.

As Waterfall and Curryglass are in the same area as Rossmackowen it is considered sufficient to refer to the proposed village nucleus as Rossmackowen. However it would be inappropriate to delete GEN-01 as this provides necessary guidance as to where and what type of development should occur.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO BOTH THE TEXT OF THE PLAN AND TO THE ZONING MAP

