

Report to Members

Blarney Electoral Area Local Area Plan Preliminary Public Consultation & Other Issues

June 2010

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This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for Blarney Electoral Area which identified the critical planning issues and choices facing the Electoral Area in the future. The report summarises the outcome of this pre-draft public consultation which was carried out in line with S.20 (1) of the Planning & Development Acts 2000-2006 and will inform the preparation of the Draft Blarney Electoral Area Local Area Plan. Appendix A of the report includes a list of the submissions received relevant to the Electoral Area while Appendix B details the issues which arose out of the Stakeholder meeting held on 8th of February 2010.

This report was circulated to the members of the Mallow Electoral Area Committee at a meeting on 04th June 2010. A second meeting has been arranged for the 22nd of June 2010 to discuss the issues arising from the report.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

1.1.1. The geographical extent of the electoral area has changed following the alteration of electoral area boundaries, put into effect at the end of 2008. A number of settlements formerly in the Macroom electoral area now fall within the Blarney Electoral Area - namely New Tipperary, Stuake/Donoughmore and Fornaght. Knockraha, formerly in the Blarney Electoral Area now falls within the Middleton Electoral Area.

1.1.2. A number of projects have been completed in the Blarney Electoral Area since the last plan including

- Preparation of masterplan for Stoneview,
- Phase 1 of the Blarney Water Supply Scheme Extension to Station road,
- Extension to Carrigrennan Waste Water Treatment Plant.

The following paragraphs summarise the key demographic changes, an assessment of business land supply and some of the challenges facing the electoral area.

Key Demographic Changes 2006-2020

Population

Settlement Hierarchy Blarney EA	Population		
	2002	2006	% change
Cork City North Environs	3,778	4,732	25.3
Blarney	2,146	2,400	11.8
Glanmire	6,853	8,385	22.4
Tower	3,032	3,102	2.3
Villages and Rural Areas	23,044	24,387	5.8
Total	38,853	43,006	10.7

1.1.3. The population of the Electoral Area grew by 11% between 2002 and 2006 (4153 people). The largest settlement within the Electoral Area was Glanmire, with 19% of the total population residing

within the town. Cork City North Environs experienced the largest growth in population (25%) between 2002 and 2006, compared to 22% growth in Glanmire, 11% in Blarney and 2% in Tower.

Table 2: Blarney Electoral Area – Population Growth			
Settlement Hierarchy Blarney EA	Population Growth		
	2006	Growth 2006 -2020	2020 Target
Cork North Environs	4,732	4,299	9,031
Blarney	2,400	5,133	7,533
Glanmire	8,385	2,403	10,788
Monard	0	7,788	7,788
Tower	3,102	558	3,660
Villages and Rural	24,387	1,747	26,134
Total Population	43,006	21,928	64,934

1.1.4. The above table summarises the population targets for the Blarney Electoral Area up to 2020, set out in the Cork County Development Plan 2009. The 2020 population target for this electoral area is 64,934 persons, a 51% increase over 14 years. To make the best use of public investment in infrastructure and to maintain a good standard of environment, 92 % of this growth will be concentrated in the main urban areas, reflecting the strategic aim of both the CASP Update and the Cork County Development Plan 2009 to accelerate the rate of growth in the main towns while still maintaining growth in the rural areas.

Households

Table 3: Blarney Electoral Area –Household Growth 2006 - 2020			
Settlement Hierarchy Blarney EA	Household Growth		
	2006	Growth 2006 -2020	2020 Target
Cork North Environs	1,572	2,217	3,789
Blarney	797	2,377	3,174
Glanmire	2,786	1,724	4,510
Monard	0	3,279	3,279
Tower	1,030	555	1,585
Villages and Rural	7,316	2,474	9,790
Total Population	13,501	12,626	26,127

1.1.5. Table 5 sets out the household targets for the Blarney Electoral Area up to 2020. When a range of likely social and economic changes is taken into account, it is estimated that the total number of households within the Electoral Area will reach 26,127 by 2020, a 93% increase over 14 years. The majority (80%) of this growth will be concentrated in the main urban areas. This will require the construction of approximately 16,414 new dwellings within the Electoral Area.

Employment in the Blarney Electoral Area

1.1.6. The Census 2006 indicates that there were 13,887 jobs in the City North Environs, the Main Towns and the Strategic Employment Areas of the Blarney Electoral Area in that year.

1.1.7. The principle centre of employment within the Electoral Area and within the county as a whole, is Little Island which, based around a long standing residential community, has developed as a key location for a variety of employment, accommodating 5378 jobs in 2006.

Business Land Supply in Blarney Electoral Area

Landuse	Total Land Zoned	Developed/In course of development	Total Land Available (2008)	Land for 'Stand Alone'	Other Business Land
Total	282	103	179	53	126

1.1.8. A total of 282 hectares of land were zoned for business use in the Blarney Electoral Area in previous plans for the area. Since 2003, a total of 72 hectares of land has been developed for business related uses within the Electoral Area and a further 31 hectares are either under construction or in the pre-construction phase of development. A total of 179 hectares of land remain available for future development. However, of this, 53 hectares is in a single site and is reserved for a single or 'stand-alone' development. Therefore, a total of 126 ha are available for general business development.

1.1.9. In the current economic climate it is difficult to estimate the future rate at which the remaining supply of land will be developed. The Blarney Electoral Area and Little Island in particular, was one of the fastest growing employment areas in the County in recent years and could be one of the areas where early signs of economic recovery would be expected to manifest themselves in demands for new development. At the rate of development experienced in recent years the existing supply of zoned land (excluding the 53 ha 'stand-alone' site) could be exhausted in as little as 5-6 years. The review of the Local Area Plan will need to strengthen the supply of land suitable for employment development so that this does not hold back the economic potential of the Electoral Area.

1.2 Pressure/ Challenges for the future

1.2.1 Because of its proximity to Cork City and its existing and planned road and rail networks, achieving the strategic objectives for the Blarney Electoral Area that are set out in the updated Cork Area Strategic Plan and the County Development Plan 2009 will play a critical role in delivering the overall objectives for the Cork Gateway established by the Government in the National Spatial Strategy.

Housing

1.2.2 To achieve the population targets set for the Electoral Area in the County Development Plan 2009 the plan it will be necessary to deliver the following key residential development projects;

- The development at Stoneview to the north of Blarney, proposed in the Blarney- Kilbarry Special Local Area Plan in 2005 has the potential to accommodate an additional 2500 units and a new rail

station. Planning permission has been granted for the first phase but major infrastructure investment is necessary before subsequent phases can proceed.

- The new town at Monard – the Blarney - Kilbarry Special Local Area Plan has identified a site (X-01), which will accommodate up to 5000 units. An application for designation as an SDZ has been made and major infrastructure investment is necessary before development can proceed.
- The identification of a development and infrastructure framework to accommodate the planned population for the Cork City North Environs, near Ballyvolane.

Employment

1.2.3 CASP update has a new economic development strategy for the CASP area that will deliver a major uplift in economic growth and employment. Almost 6,500 of the new jobs envisaged will be located in the Blarney Electoral Area. The Local Area Plan must ensure that sufficient land is identified to enable the electoral area to fully achieve its economic potential, giving priority, where appropriate, to the re-use of land that has already been developed and the redesignation to employment uses of land zoned for other forms of development in previous plans where that development may no longer be required. The area also has an important role to play in providing alternative locations for business development that may be displaced from the City Docklands area as a consequence of regeneration initiatives.

Transportation

1.2.4 An important principle of the Cork County Development Plan 2009 is to adopt an integrated approach to transport throughout the county with an increased emphasis on the use of public transport. Notwithstanding this, it is important to acknowledge the importance of both the national and the local road network in catering for the economic and social well being of the County. There are a number of issues, relating to the national road network, that will need to be addressed in the Blarney Electoral Area Local Area Plan including,

- Securing the construction of the Cork Northern relief road.
- Securing the construction of the M20 Cork-Limerick Motorway and facilitating an appropriate vehicular access to the Stoneview Development,
- Improving access to Little Island from the N25 to facilitate further employment development.

1.2.5 In relation to improving public transport options in the electoral area, the Local Area Plan will specifically address the need;

- To secure new park and ride rail stations at Blarney & Dunkettle,
- To secure a new rail station as part of the development of the Monard new town,
- To improve public transport permeability within Little Island and
- To improve public transport accessibility to Cork City North Environs.

Section 2 Baseline Environment

2.1 Introduction

2.1.1. This section of the report gives an indication of the possible significant environmental effects which will need to be taken into consideration when preparing the local area plan. While the Environmental Report, which will accompany the publication of the local area plan, will give more specific detail on the agreed environmental receptors, the purpose of this section is to briefly highlight the environmental issues which will have the greatest effect on the planning and implementation of the local area plan. It is important to note that while this section deals with the effects on the Blarney Electoral Area, the environmental effects often have trans-boundary effects, to other electoral areas and even other counties and this should be noted at the outset.

2.1.2. The Local Area Plan Review is also set against a growing number of national and international environment legislative commitments, from water quality regulations to commitments to promote public transport as an alternative to the private car.. This has a critical impact on policy formulation and planning decisions at regional and local levels. The most significant issue emerging in the Blarney Electoral Area is the provision of appropriate water and wastewater infrastructure to serve the future development at Stoneview, Monard and Cork City North Environs.

2.2 Water Supply

2.2.1. The Blarney Electoral Area falls within the South Western River Basin District. Phase 1 of the Blarney Water Supply Scheme is currently under construction, with a further scheme serving Dripsey also at the construction phase. (Additional information required)

2.3 Waste Water Treatment

Blarney - Tower

2.3.1 At present, the Wastewater treatment plant serving Blarney and Tower is operating within its design capacity of 13,000 pe. However, the Draft Lower Owenboy Water Management Unit Action Plan states that the Blarney WWTP is causing risk. This is likely to be due to the discharge of effluent from the plant to a Drinking Water Protection area.

2.3.2 The outline strategy has targeted additional population growth of 5,691 between Blarney and Tower. Currently the WWTP is operating to a 8,355 pe. As a result, there is insufficient capacity at the WWTP to accommodate an estimated PE of 14,046. In addition, Cork County Council has only applied for a PE Licence for 13,000 at this treatment Plant. (further comment from SEA team required)

2.3.3 According to the Water Services Infrastructure Programme, 2010-2012, the Blarney Tower Sewerage Scheme is scheduled to commence in 2010. While this might address the deficiencies in the capacity of the treatment plant, it is recommended that further discussions are held with the Environmental Section of Cork County Council to address this issue.

Carrignavar

2.3.4 It is envisaged that Carrignavar, as a Key Village, would be in a position to accommodate some level of population growth over the lifetime of the next LAP. However, the Draft Water Management Unit Action Plan states that this WWTP has an insufficient future capacity and insufficient future assimilative capacity to accommodate future population growth.

2.4 River Catchments and Water Quality

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

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

2.5 Waste Management

2.5.1 The Waste Management Plan for Cork County 2004 included an action to provide a Civic Amenity site in Blarney/Tower, and Glanmire/Cobh however, to date neither have been provided. The Kinsale Road Civic Amenity Site in Cork City is the nearest CAS to the Blarney EA. Recycling facilities (17 in total) have been provided close to centres of population in Blarney (2 bring sites), Glanmire (3 bring sites) and Glounthaune. Additional facilities have also been provided in a number of the smaller settlements including; Berrings, Cloghroe, Courtbrack, Donoughmore, Firmount Grenagh, Glenville, Inniscarra and Whitechurch. The provision of similar facilities in Cork City North Environs, Little Island and Carrignavar, the only major centres of population not currently served, and the provision of a Civic Amenity Site within the Blarney Electoral Area should be considered as part of the preparation of the Draft Local Area Plan.

2.6 Nature Conservation & Habitat

2.6.1 The Blarney Electoral Area contains a number of sites designated at an international or national scale as being of importance for nature conservation. Two Special Areas of Conservation (Great Island Channel and Blackwater River), one Special Protection Area (Cork Harbour) and ten proposed National Heritage Areas are all at least partially located within the area. The protection of these areas is of paramount importance and it is recommended that the findings of the strategic environmental assessment, in relation to proposed developments in close proximity to areas of nature conservation, be incorporated into the Draft Plan.

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

2.7 Other Environmental Considerations

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

Section 3 Principal Issues Raised in Submissions

3.1 Electoral Area Wide Issues

3.1.1. A number of recurring issues have been identified in relation to settlements. These include the following:

- There is a need to focus on securing the delivery of key infrastructure to facilitate large scale, strategic developments such as Monard, Stoneview, Dunkettle.
- There is a need to optimise the use of sustainable transport infrastructure including public transport, pedestrian/cycle linkages and generally improve traffic management in the area.
- There is a need to determine that the range of uses specified in commercial or industrial zonings is appropriate and consideration should be given to redefining those zonings.
- Reference to flooding highlights the importance of undertaking flood risk assessment of any proposed new zonings.

In addition, a submission from the NRA raises countywide issues and as such is contained in a separate document of countywide submissions. However, the submission makes reference specifically to the Blarney Electoral Area in the context of access to national road infrastructure. The submission indicates a need for consultation with the NRA to ensure compatibility between NRA and Local Area Plan objectives.

3.2 Principal Issues Raised in Relation to Settlements

3.2.1. The following paragraphs list the issues raised in the submissions in relation to settlements:

MAIN SETTLEMENTS:

Blarney: A Total of 20 submissions were received for Blarney town - the main issues are as follows:

Infrastructure:

- Unlocking constraints to development must be a priority of the LAP – submissions refer specifically to Stoneview.

Traffic and Transport:

- Improved pedestrian linkages between residential estates and services and community facilities are needed.
- The M20 and traffic implications for Blarney were raised in several submissions.

Population and Housing:

- Blarney R-04 – there were numerous submissions on this site requesting inter alia, clarification of the zoning objective, modification of the zoning objective and the dezoning of the site.
- As indicated in the Outline Strategy, lands already zoned in Blarney are sufficient to accommodate the future growth target.

Education:

- A site for the Gaelscoil was requested. This raises the issue of the need for consultation with the Department of Education and Skills.

Scale and type of Development:

- Submissions request that the character of Blarney be protected.

Economy and employment:

- Development of Blarney Park Hotel site needs to be achieved – a submission requests greater flexibility in the zoning objective of the site.
- Blarney Business Park – a submission requests greater flexibility in the range of uses considered appropriate.

Cork City - North Environs: A Total of 22 submissions were received for Cork City North Environs - the main issues are as follows:

Population and Housing and Community Facilities:

- There are a number of requests to zone land for residential development with open space within the development boundary and greenbelt sites being proposed. The identification of the most appropriate site at Ballyvolane for future residential development is a key issue for the North Environs. There is a need to provide additional land to accommodate approximately 2,043 additional units in the North Environs.
- The delivery of lands already zoned for recreational use including pitches, playgrounds and amenity walks needs to be addressed.
- There will be a requirement for the provision of new schools.

Economy and Employment:

- Submissions request that additional land is zoned for commercial development. Open Space within development boundary and greenbelt sites are proposed.
- Kilbarry is identified by the IDA as an important location for major employment development serving the north of the city – accordingly the need for public transport and non-national road links to facilitate commuter traffic must be addressed.

Transport:

- There is an issue regarding achieving improved access to public transport and developing a road network for local traffic to support the development of a high quality public transport corridor to the city centre and airport, anchored by Ballyvolane area, as identified in CASP update.

Flooding:

- Requests to zone floodplains raises the issue of flood risk assessment.

Glanmire: A Total of 20 submissions were received for Glanmire town - the main issues are as follows:*Economy and Employment:*

- Neighbourhood centre: The issue of how best to expand the provision of retail in Glanmire is raised by submissions. The Local Area Plan will need to identify the most appropriate location for future retail development with regard to the Retail Planning Guidelines. Consideration will need to be given to the options of the redevelopment of Hazelwood or strengthening the existing centres.

Traffic and Transport:

- Improvement of road infrastructure is crucial to facilitate development at Dunkettle and Ballinglanna.
- Better traffic management is needed to improve quality of life in Glanmire.
- Walking and cycling needs to be better facilitated – there is a need for improved pedestrian and cycle linkages.

Population and Housing:

- As indicated in the Outline Strategy, it is considered that lands already zoned can accommodate the future growth target.

Education:

- A submission from the Gaelscoil seeks identification of a site to accommodate relocation of the Gaelscoil raising the issue of the need to consult with the Department of Education and Skills and consider how best to respond to identified educational deficits.

Little Island: A Total of 16 submissions were received for Little Island the main issues are as follows:*Economy and Employment:*

- Little island was designated as a “Strategic Employment Location” in the 2009 Cork County Development Plan.
- A request for zoning of Harbour Point golf course raises the issue of the need to assess the ability of other non industrial lands to accommodate some level of business development.
- Consideration needs to be given to the merits of retaining the stand alone industry objective on I-03 in consultation with the IDA.
- Is it appropriate for a disused hotel site to remain in the greenbelt?
- The LAP needs to consider the potential for redevelopment of Brownfield sites on Little Island.

Transport:

- The need to improve access to the National Road network especially for road freight vehicles and also access to Little Island by pedestrian/cyclists is an important issue.

- Accessibility by energy efficient and public transport modes, in order to reduce reliance on car dominated commuting in the area is needed. A pedestrian access to the Lower Glanmire road is also required. Preparation of a comprehensive traffic study would assist the LAP preparation.
- Improved public transport connectivity between the railway station and Little Island.

Housing and Community Facilities:

- The LAP needs to protect and enhance existing residential amenities.
- The Local Area Plan review should protect the existing amenity of the established residential communities within Little Island.

Environment:

- The Local Area Plan will need to protect designated European Sites from development and land use proposals with the potential to cause significant adverse impacts.

Tower: A Total of 7 submissions were received for Tower - the main issues are as follows:

- Several submissions request zoning of greenbelt land – consideration needs to be given to either zoning additional land for development or accommodating future development on existing zoned land.
- Is the objective in the current plan to restore the Hydro reasonable?
- An extension to the water distribution network is required in Tower and a major upgrade of the existing treatment plant is required also.
- a total of 722 residential units will need to be provided in Tower. There is capacity on the current zoned land to accommodate 360 units.
- Flooding is an issue on the western side of the Tower development boundary.

Monard: A Total of 5 submissions were received for Monard - the main issues are as follows:

- Is the concept of the development of Monard appropriate for that location?
- What is an appropriate scale of development for Monard?
- How best can the delivery of Monard be secured?

KEY VILLAGES:

Carrignavar: (3 submissions):

- Is there sufficient land available in Carrignavar for amenity and leisure use?
- Should the X-01 site be rezoned for medium density residential development?

Glenville: (2 Submissions)

- Is there a sufficient supply of residentially zoned land in Glenville? Should certain parcels of land be de zoned?

Grenagh: (4 Submissions)

- What provision will the CDP make for the zoning of open space in Grenagh?
- How will LAP address infrastructural deficiencies in Grenagh?
- What steps will the LAP take to improve pedestrian and cycling linkages in Grenagh?

VILLAGES:

Dripsey Model Village: (1 Submission)

- Is there a sufficient supply of residentially zoned land in Dripsey?

Glounthaune: (7 Submissions)

- What quantum of residential land is required in Glounthaune?
- Glounthaune should not be designated as a key village.
- Pedestrian and cycling infrastructure should be improved in Glounthaune.
- Additional water and wastewater infrastructure is required in the area.
- What role do the O-01 and O-02 site have in providing for future residential development?

Killeens: (2 Submissions)

- Is there sufficient land zoned for residential development in Killeens?

Upper Glanmire: (2 Submissions)

- Is additional land required to accommodate future population growth in Upper Glanmire?

Whitechurch: (3 Submissions)

- Is additional residential land required in Whitechurch?

No submissions received for Stuake-Donoughmore or Upper Dripsey

VILLAGE NUCLEI:

Berrings: (2 submissions):

- Is there a need for additional residential land in Berrings?

Courtbrack: (20 Submissions)

- What is the appropriate scale of development in Courtbrack?

Dublin Pike: (1 Submission)

- Should the development boundary of Dublin Pike be extended?

Firmount: (1 Submission)

- There should be more flexibility when considering the redevelopment of Brownfield land to accommodate the needs of the agri farming community.

Matehy: (2 Submissions)

- Is there sufficient land zoned for residential development in Matehy?

Rathduff: (2 Submissions)

- How can the LAP facilitate the redevelopment of existing Dairygold properties in the area?
- How can pedestrian and cycling facilities be improved in the area?

No submissions received for Cloghroe, Fornaght, Lower Dripsey and New Tipperary

OTHER LOCATIONS:**Clogheen: (1 Submission)**

- Should lands be rezoned from A2 to A3 adjacent to Clogheen?

Templemichael: (1 Submissions)

- Should Templemichael be reclassified as a village Nucleus?

Whitescross: (1 Submission)

- Should additional land be rezoned for residential development in Whitescross?

RURAL AREAS:**Caherlag:**

- Should Caherlag be reclassified as a village Nucleus?

Leemount Cross:

- Should there be a development boundary around Leemount Cross?

3.3 Issues Relating to the County Development Plan

- Amendments to the Greenbelt

3.3.1. A number of submissions requested that alternations be made to the Metropolitan Green Belt.

- Changes to the Settlement Hierarchy

3.3.2. A number of submissions asked for amendments to the settlement hierarchy within the Blarney Electoral Area. While one submission asked for Glounthaune to be reclassified as a Key Village, a number asked for it to remain as a village. Other submissions asked for rural areas such as Leemount Cross and Caherlag to be classified as settlements on the hierarchy.

Section 4 Overall Approach to the Draft Local Area Plan

Ministerial Guidance

Sustainable Development in Urban Areas

4.1.1. Published by the Department of Environment, Heritage and Local Government in May 2009, these guidelines update and revise the Guidelines for Planning Authorities on Residential Densities (1999), and provide further guidance on the appropriate scale of development in cities, large towns, smaller towns and villages. In this electoral area, only Glanmire can be classified as a large town, for the purposes of the planning guidelines on Sustainable Residential Development in Urban Area. Cork City North Environs, Blarney and Tower are classified as small towns.

4.1.2. The guidelines advocate population increases within cities or large town centres such as Blarney, Monard, Cork City North Environs and Monard given their range of employment, recreation, educational, commercial and retail uses which can help curtail travel demand and achieve sustainable patterns of development. Equally, increasing populations at these locations can assist in regeneration, make more intensive use of existing infrastructure, support local services and employment, encourage affordable housing provision and sustain alternative transport modes such as walking, cycling and public transport. In order to maximise growth, in principle, no upper limit of dwellings should be provided on any town or city centre site, subject to meeting residential amenity and design standards. By 2020, given the targeted population growth anticipated, all the main settlements in the electoral area, excluding Tower, will be classified as cities or large towns.

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

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

and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.

- Local authorities have a vital role to play in encouraging development through the provision of essential services.

Flood Risk and the Planning System

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

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

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

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

4.1.7. Flood risk assessments should (be):

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

4.2 County Development Plan 2009

Population Targets and Requirement for Zoned Land

4.2.1. The Outline Strategy for this electoral area sets out the 2006-2020 population target at **64,934** persons. Using appropriate average household size figures, this would equate to about **26,127** households in the electoral area to 2020 or an increase of **12,626** households over the plan period. Allow for a proportion of vacancies, and frictional losses in the market, the overall housing

requirement in the electoral area is **16,412** new houses. Taking into account the units permitted, committed and constructed during the 2006-2010 period, it is estimated that the new 2010-2020 growth in new houses for the electoral area is **13,425** houses.

4.2.2. To make the best use of public investment in infrastructure and to maintain a good standard of environment; 92 % of this growth will be concentrated in the main urban areas, reflecting the strategic aim of both the CASP Update and the Cork County Development Plan 2009 to accelerate the rate of growth in the main towns while still maintaining growth in the rural areas.

4.2.3. The following table gives a more accurate reflection as to the proposed future growth in the main towns, key villages and villages and rural area in the electoral area in line with the plan period 2010-2020. The local area plan will be based on these growth targets.

Table 5: Blarney Electoral Area – Population Growth			
Settlement Hierarchy Blarney EA	Population Growth		
	2006	Growth 2006 -2020	2020 Target
Cork North Environs	4,732	4,299	9,031
Blarney	2,400	5,133	7,533
Glanmire	8,385	2,403	10,788
Monard	0	7,788	7,788
Tower	3,102	558	3,660
Villages and Rural	24,387	1,747	26,134
Total Population	43,006	21,928	64,934

4.2.4. Derived from a dwelling unit target for the County, the Outline Strategy sets out the dwelling unit growth 2006-2020 for each of the main settlements and for the key villages collectively. Some of these dwelling units have already been constructed since 2006, while some of these units already have valid permissions but have not yet been constructed. When these figures are subtracted from the 2006-2020 growth figure the balance represents the additional growth that must take place to achieve the 2006-2020 growth target. The calculations were progressed using data from the geodirectory and from a Housing Land Availability Study. The figures are set out in the table below:

Settlement	Dwelling Unit Growth 2006-2020	Already Built 2006-2010¹	2010-2020 (Gross) Housing Requirement ²	Outstanding planning permissions	New Development to 2020³
Blarney	3090	16	3,074	0	3,062
Cork City - North Environs	2882	410	2,472	0	2,337
Glanmire	2241	227	2,014	103	1,786
Monard	4263	0	4,263		4,263
Tower	722	39	683	141	534
Little Island	0	0	0	0	0
Total Main Settlements	13198	692	12,506	244	11,982
Carrignavar					
Glenville					
Grenagh					
Total Key Villages	983	181	802	422	367
Total Villages and Rural Areas	2231	353	1,878	788	1,076
Electoral Area Total	16412	1,226	15,186	1454	13,425

Economy and Employment

4.2.5. The Census 2006 indicates that there were 13,887 jobs in the City North Environs, the Main Towns and the Strategic Employment Areas of the Blarney Electoral Area in that year.

4.2.6. The principle centre of employment within the Electoral Area is Little Island which, based around a long standing residential community, has developed as a key location for a variety of employment, accommodating 5378 jobs in 2006. A number of issues relative to Little Island's Strategic Employment Area status arose during public consultation. These are addressed under the recommended approach for Little Island below.

4.2.7. It is envisaged that the economic development strategy for the CASP area will result in an additional 6,500 jobs in the Blarney Electoral Area. In order to deliver the uplifted employment targets in the CASP Area and address the possibility of accommodating relocating businesses, the Cork

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

² 2010-2020 (Gross) Housing Requirement: this is the 2020 target from Outline Strategy minus what is already built ('06-'10)

³ New development 2010: this is the 2020 Housing Requirement minus [vacant units counted in 2010 HLAS (not included in geodirectory count), and units under construction].

County Development Plan has designated a number of strategic and integrated employment centres within the Blarney Electoral Area including;

1. Little Island – Strategic Employment Centre
2. Kilbarry – Strategic Employment Centre
3. Blarney/Monard – Integrated Employment Centre.

4.2.8. Realising the employment potential envisaged in CASP is strongly dependant on the delivery of necessary infrastructure including high quality public transport, as well as the availability of land. Notwithstanding the difficulties in estimating the future rate at which business land supply will be developed it is nevertheless considered that the Local Area Plan will need to strengthen the supply of business land in the electoral area to accommodate both future jobs and relocation of existing business. Use of brownfield land and re-designation to employment uses of lands zoned for other uses will play a significant role in strengthening the supply of business land.

Environment

4.2.9. The main thrust of this electoral area is the continued growth of existing settlements. In order for this to take place within the parameters of maintaining a quality environment, it is essential that the discharge of waste water treatment plants and the extensions to them are consistent with the requirements of the Lower Owenboy Water Management Unit Action Plan, so that there is no danger to human health and areas on bio-diversity. Particular emphasis needs to be placed on the wastewater treatment plant in Blarney and its potential effect on Drinking Water Protection areas.

Transport

4.2.10. A countywide submission from the NRA, referring specifically to the Blarney Electoral Area in the context of access to national road infrastructure, is of particular relevance to the Main Towns. It highlights that it is important to avoid conflict between the Local Area Plan objectives and NRA's plans particularly, as raised in the submission, in relation to the Dunkettle Interchange and the M20. The NRA's views that it will not be appropriate to have development junctions along the N22/N20/N8 Cork Northern Ring road raise concern regarding Stoneview and Monard. It points to a need for further engagement with the NRA during the plan preparation process to achieve consensus so that these developments may proceed.

4.3 Recommended Approach in the Main Towns

Blarney

Population and Housing

4.3.1. In 2006, the population of Blarney was 2,400. The number of dwellings in Blarney in 2010 was 881. It is worth noting that there have been 295 houses constructed in Blarney over the past 10 years, representing a 50% increase on the number of dwellings recorded in 2001, compared to the estimated 3062 units that are targeted over the next 10 years. The majority of these units are to be accommodated within the development at Stoneview. There are currently no units under construction and 12 vacant units were identified in Blarney Town. There are no outstanding planning permissions.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2020
Blarney	586	861	881	0	12	0	893

4.3.2. It is considered that lands already zoned in Blarney, including the whole of the Stoneview site are sufficient to accommodate the future growth target. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 3090 units in the period 2006-2020. Taking account of the number of units built between 2006-2010 (including vacant), it is clear that there is an outstanding requirement for 3062 units to 2020 (See table below). While there is capacity available in the WWTP to cater for the scale of development proposed, the Draft Lower Owenboy Water Management Unit Action Plan states that the Blarney WWTP is causing risk.

Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
Blarney	3,090	28	0	3,062

Specific Issues to be addressed

4.3.3. The submissions have raised a number of issues that will need to be addressed in the preparation of the draft plan. One of the primary concerns is facilitating the delivery of the development at Stoneview.

4.3.4. In relation to the development on the R-04 site in Blarney, where there are calls to clarify the existing Special Local Area Plan, there are a number of approaches open to the County Council. At this stage, the recommended approach would be to revert to the zoning objective that existed in 2003 without including any reference in the Draft Plan to the number of units that can be accommodated on the site.

4.3.5. The Draft Local Area Plan will also need to address the Blarney Park Hotel Site. Here the existing Special Local Area Plan sets out an objective to secure mixed-use development. The case for major changes to this objective will need to be assessed.

4.3.6. Another significant issue raised in relation to Blarney is the need for improved pedestrian links. As outlined in the County Development Plan, the Local Area Plan will seek to implement and promote the series of aims outlined in the DoEHLG Guidelines on Sustainable Residential Development in Urban Areas. These aims include prioritising walking, cycling and public transport. Where appropriate the plans will identify potential links and zoning objectives may need to outline specific requirements to ensure that new developments are adequately linked to the wider area, facilities, and public transport nodes.

4.3.7. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Science.

Cork City North Environs

Population and Housing

4.3.8. In 2006, the population of Cork City North Environs was 4,732. The number of dwellings in the area in 2010 was 2,074, an increase of 93% on the number of dwellings recorded in 2001. There is a further 87 units under construction with 48 vacant units identified. There are no outstanding planning permissions in the North Environs.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2010
Cork City - North Environs	1,072	1,561	2,074	87	48	0	2,209

4.3.9. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 2,882 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement for 2,337 units to 2020 (See table below). There is a shortfall in the capacity of the existing supply of residential zoned land to accommodate this level of growth. Additional lands are required to accommodate approximately 2000 units in the Ballyvolane area of the North Environs.

Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
Cork City – North Environs	2,882	545	0	2,337

Specific Issues to be addressed

4.3.10. CASP update targets a significant increase in population at Ballyvolane and envisages the existing neighbourhood centre emerging as a district retail centre. The identification of a site for the future development of approximately 2000 dwelling units at Ballyvolane is a key issue facing the North Environs. The draft plan will attempt to identify and map an appropriate site however; a water

infrastructure study and a transport study will need to be completed to determine that the detail of the zoning and mapping is appropriate. It is likely that the specific zoning objective for the site will require the agreement of a masterplan prior to development of the site.

4.3.11. The future development of Ballyvolane is predicated on the potential to deliver a high quality public transport corridor connecting the North of the city to the city centre and the airport. Transport is a key issue which the Local Area Plan will need to address in relation to both Ballyvolane and the also the Kilbarry Strategic Employment Centre. In addition to there being a need for quality public transport there is a need for the road network to support local and commuter traffic.

4.3.12. There were several submissions requesting zoning of open space that is identified by LeeCFRAMS as floodplain. In preparation of the draft plan flood risk assessment may be undertaken as outlined above under 'Flood Risk and the Planning System'.

4.3.13. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Science.

4.3.14. The Outline Strategy highlighted that land that has been zoned for various recreational uses has yet to be developed to facilitate those uses. A common approach will need to be developed in conjunction with the City Council to ensure the provision of adequate recreational facilities for the existing population and targeted growth. This will need to be cognisant of the substantial new growth envisaged for Ballyvolane.

Glanmire

Population and Housing

4.3.15. In 2006, the population of Glanmire was 8,385 (an increase of 22% on 2002 population figures), making it the largest town within the electoral area. Since 2001, over 1,350 new dwellings have been completed (a 68% increase). There is currently an estimated 3,366 units occupied within the town and a further 27 units under construction. 98 vacant units were identified. Planning permission exists for the construction of a further 103 units.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2010
Glanmire	2,001	3,082	3,366	27	98	103	3,594

4.3.16. It is considered that lands already zoned can accommodate future growth in Glanmire. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 2,241 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement for 1,786 units to 2020 (See table below), which can be accommodated by maximising the output on the current supply of residentially zoned land.

Table 12 Glanmire Housing requirement to 2020				
Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
Glanmire	2,241	352	103	1,786

Specific Issues to be addressed

4.3.17. The submissions relating to Glanmire gave rise to two key issues. One of these is the issue of how best to expand the provision of retail in Glanmire. Rather than facilitate further piecemeal retail development or develop a new neighbourhood centre on the periphery of Glanmire, it is considered that perhaps the most appropriate approach for the Draft Local Area Plan may be to identify a site close to the existing Hazelwood centre. In addition, the draft plan may promote the redevelopment of Hazelwood centre.

4.3.18. The other key area of concern is road infrastructure, traffic and transport. Improvement of the road infrastructure is crucial to the facilitation of development at Dunkettle and Ballinglanna.

4.3.19. Submissions raised the issue of pedestrian links in Glanmire. As outlined in the County Development Plan the Local Area Plan will seek to implement and promote the series of aims outlined in the DoEHLG Guidelines on Sustainable Residential Development in Urban Areas. These aims include prioritising walking, cycling and public transport. Where appropriate the plans will identify potential links and zoning objectives may need to outline specific requirements to ensure that new developments are adequately linked to the wider area, facilities, and public transport nodes.

4.3.20. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Skills.

Tower

Population and Housing

4.3.21. In 2006, the population of Tower was 3,102. According to the geodirectory, the number of dwellings in the area in 2010 was 1,142, an increase of 82% on the number of dwellings recorded in 2001. There were no units under construction in 2010 with a further 48 vacant units identified. Currently in Tower, there are outstanding planning permissions for 141 units.

Table 13 Tower Housing Stock 2010							
Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2010
Tower	627	1,093	1,142	0	8	141	1,291

4.3.22. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 722 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement for 534 units to 2020 (See table below). There is a shortfall in the capacity of the existing supply of residential zoned land to accommodate this level of growth. Taking into consideration the DoEHLG Guidelines on Sustainable Residential Development in Urban Areas and the need to maximise the capacity of zoned land it is estimated that additional lands are required to accommodate approximately 150 units in Tower.

Table 14 Tower Housing requirement to 2020				
Settlement	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
Tower	722	47	141	534

Specific Issues to be addressed

4.3.23. Population targets in both the CASP Update and the Cork County Development Plan 2009 predict modest population growth in Tower up to 2020 (+558 people), bringing the 2020 population to 3,660. In order to accommodate the level of population growth anticipated, a total of 722 units will need to be provided in Tower. The current supply of zoned land can accommodate approximately 396 of these units. A number of submissions received identified a number of locations where the anticipated shortfall could be located. During the preparation of the Draft Local Area Plan, these potential locations will be given detailed consideration, paying particular attention to infrastructural constraints and flooding issues.

4.3.24. In relation to the upgrading of pedestrian and cycling facilities within Tower, it is recommended that consideration is given, when preparing the Plan, to identifying potential pedestrian and cycling links both within Tower and potentially, in the longer term linking Tower with Blarney through a network of such facilities.

Monard

4.3.25. The proposals for a new settlement at Monard have been made the subject of an application to the Minister for the Environment, Heritage and Local Government for a Strategic Development Zone designation. A decision is expected in the near future. In the event that an SDZ designation is granted, the planning issues in relation to the project will be addressed through the SDZ procedures.

Little Island

Specific Issues to be addressed

4.3.26. While it is the Councils intention to develop Little Island as a Strategic Employment Centre within Metropolitan Cork, numerous submissions highlighted the need to protect the amenity afforded to the existing community of Little Island (approximately 2000 people). Balancing these two requirements will be a challenge for the Draft Plan. It is recommended that while, the Local Area Plan