

Blarney Electoral Area Local Area Plan Issues Tables

Interim Report on Proposed Amendments
following the Electoral Area Committee
Meeting of 1st March 2011.

18th March 2011

Introduction

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Blarney Electoral Area Committee Meeting on the 1st of March 2011.

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

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

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

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

| TABLE 1 | | |
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| Issues raised by members where there <i>no change is proposed</i> | | |
| Issue | Response | Action |
| Cork City North Environs | | |
| It was requested that the development of the X-01 masterplan was prioritised over the development of Monard. | The PPU stated the development of Monard was the priority for Cork County Council as the SDZ has been designated by the government and funding for the project will be set aside. | No change to the draft plan is recommended. |
| It was requested that the site identified in BYDLAP11/921 be excluded from the X-01 Masterplan site. | The exclusion of these lands would undermine the delivery of the Masterplan. | No change to the site area of the masterplan site is recommended. |
| It was requested that the wording of the Managers Opinion to BYDLAP11/941 be amended to delete any reference to open space. | The PPU advised that the reference to open space in the managers' opinion was not an indication of the likely future use on site – the final use of this land | No change is recommended. The provision of open space will be considered as part of the Masterplan process. No site has been identified for the provision of open space in the |

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| | will be determined in the Masterplan to be prepared for X-01. | LAP. |
| Courtbrack | | |
| An issue was raised in relation to localised uncertainties regarding the proposed flood risk maps in Courtbrack. | It was acknowledged that in a number of locations across the County, including Courtbrack, certain anomalies may exist in relation to the flood risk maps. | Additional text acknowledging some uncertainty with the flood risk maps was included in the Manager's Recommendation in the original report. Hence, no change is recommended herein. |
| Little Island | | |
| Concerns were expressed by over the proposal to amend the boundary of the X-01 masterplan site. | The PPU stated that this proposed amendment was intended to facilitate development on masterplan for the site by limiting the site to one landowner. | No further change to the site area of the masterplan site is recommended. |
| Tower | | |
| It was requested that the lands identified in submission BYDLAP11/978, relating to a site in the metropolitan greenbelt located to the north of Tower be included within the development boundary of Tower. | Having regard to the planning history of this site, the proposed development of 5 units was to accommodate family members within the Green Belt. It is noted that a facility to extend the duration of permission is allowed for in legislation. | No further change recommended and the changes identified should be put on public display as published in the manager's report. |
| Matehy | | |
| Concerns were raised over the scale of development in Matehy, which was set at 4 over the lifetime of the plan. It was requested that the scale of growth be revised upwards to 8. | It was noted that only one dwelling was constructed in Matehy over the lifetime of the existing LAP. | No change is recommended. |
| Ballyshoneen | | |
| It was requested that Ballyshoneen be identified as a village nucleus in the settlement hierarchy of the Blarney Electoral Area. | The PPU outlined the consequences of this action in terms of committing the Council to the provision of public water, wastewater and support services. | No change is recommended. |
| Leemount Cross | | |
| It was requested that Leemount Cross be identified as a village | The area within which this site is located is designated as A3 Green Belt, where | No change is recommended. |

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| nucleus, with a defined development boundary, in the settlement hierarchy of the Blarney Electoral Area. | development opportunities exist for persons within certain local connections and needs. | |
| Caherlag | | |
| It as requested that Caherlag be identified as a village nucleus, with a defined development boundary, in the settlement hierarchy of the Blarney Electoral Area | The area within which this site is located is designated as A3 Green Belt, where development opportunities exist for persons within certain local connections and needs. | No change is recommended. |

| TABLE 2 | | |
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| Issues raised by members where a <i>change is proposed</i> | | |
| Issue | Response | Action |
| Cork City North Environs | | |
| Cllr Pat Burton raise a concern in relation to the wording of proposed amendment BY.03.02.04, which allows for the provision of ancillary recreational facilities on the O-01 in the North Environs. | The PPU agreed that a more flexible wording could be reached that would facilitate the development of sporting and additional leisure related uses on this site. | It was agreed to amend the wording of proposed change BY.03.02.04 to facilitate the development of sporting and leisure related uses on site. |
| Carrignavar | | |
| BYDLAP11/716 – An issue was raised regarding the omission of site to the south of Carrignavar that was previously zoned in the 2005 Local Area Plan. | The PPU stated that the only change that was agreed in Carrignavar was to revert to the zoning objective that was included in the 2005 LAP. | It was agreed to include this site within the development boundary of Carrignavar. |
| Berrings | | |
| It was requested that the lands identified in submission BYDLAP11/978, relating to a site in the Rural Housing Control Zone located to the north of Berrings be included within the development boundary of Berrings. | It was agreed that a site inspection be carried out to assess the possibility for including these lands within the development boundary. | It was agreed to include this site within the development boundary of Berrings. |

