

**Proposed Amendment to the
Carrigaline Electoral Area Local Area Plan 2011**

Chief Executives Report on Consultation

*Amendment No. 4
Shannonpark X-01*

18th December 2015

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1. Introduction

Cork County Council is amending the Carrigaline Electoral Area Local Area Plan, 2011 to incorporate the Shannonpark Framework Master Plan.

In accordance with the specific objectives identified in the Carrigaline Electoral Area Local Area Plan 2011, Cork County Council has prepared Framework Master Plan's for Shannonpark. The Framework Masterplans are intended to guide the future development process on land that has two owners and diverse competing land use requirements. In order to prepare the Framework Master Plans, the Council commissioned a number of consultants to carry out evidence based research for the following;

- Transportation consultants to carry out a transport assessment of the likely impact of this future development on the overall transport network in the area.
- Ecological consultants to carry out a Preliminary Appraisal of the ecological status of the areas

In addition

- A detailed flood risk assessment on part of the site was carried out by one of the landowners.

These separate documents provided information that assisted in the preparation of the final Masterplan Documents which informed the proposed amendment to the Carrigaline Electoral Area Local Area Plan 2011. This proposed amendment will give the Shannonpark proposal statutory footing and the Masterplan documents will act as background planning guidance document to inform the future development of the site.

In addition to the evidenced based research which was carried out, an SEA Environmental Report was prepared in collaboration with the Environmental Protection Agency (EPA). The purpose of the report is to provide a clear understanding of the likely environmental consequences of decisions regarding development under this strategy. The SEA is being carried out in order to comply with the provisions of the SEA Regulations and in order to improve the planning and environmental management of the area.

In addition, a Habitats Directive Screening Report (Appropriate Assessment Screening) was undertaken In accordance with requirements of Article 6(3) of the EU Habitats Directive (43/92/EEC) as transposed into the European Communities (Birds and Natural Habitats) Regulations 2011 to determine whether or not the implementation of the plan could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process must be carried out at all stages of the plan making process.

2. Public Consultation

The Framework Masterplan, proposed Amendment, SEA and AA documents were subject to preliminary consultation between 22th of June 2015 and 20th of July 2015 and 10 submission were received under

the following 4 headings; flood risk, provision of key infrastructure, public transport, phasing and implementation. The CEO report on the submissions was discussed with the Ballincollig/Carrigaline MDC on the 21st of September.

As a result of the CEO Report and discussions with the MDC, a revised Amendment together with the relevant environmental documents (SEA and AA) were advertised during the **6 week statutory public consultation** period which ran from Monday 28th of September to Monday 9th of November 2015. This report sets out the summary of submissions received by the interested parties, the Chief Executive's response and the proposed action relating to the proposed amendment.

This report will be circulated to all members of Cork County Council at Development Committee on the 18th of December 2015 for consideration at Full Council on the 11th of January 2016. The final date for adoption of the amendment is the 25th January 2016.

3. Principle Issues Raised

In all, a total of ninety one (91) submissions were received on the Proposed Amendment to the Carrigaline Electoral Area Local Area Plan during the public consultation period. A summary of each submission, the Chief Executives response and proposed recommendation are set out in Tables 1, 2 and a list of submissions received in Appendix 1. Of the 91 submissions, 77 submissions were received from residents of the adjoining estate at Herons Wood and the Carrig na Curra housing estate across the road.

The principle issues raised by the submissions included;

i. Opposition to connectivity with the Herons Wood Estate

Collectively the submissions outlined considerable opposition to the proposed connectivity from Herons Wood to the proposed new development at Shannonpark. It was perceived that the connectivity would result in other negative issues under the following headings:

- The proposed pedestrian and cycling access points will create a security issue in Herons Wood, will result in vandalism and criminality.
- The pedestrian links will facilitate Herons Wood being used as a drop off point for the new school in the Shannonpark site.
- Littering, property devaluation and anti social behaviour
- It will result in a loss of the green area amenity at the fairy fort.
- Examples given from elsewhere in Cork City and Carrigaline where these pedestrian links are being closed up due to perceived anti social behaviour and criminality.

Response

Connectivity between adjoining residential developments is an important issue. It is encouraged by Government through the Guidance document on Sustainable Residential Development in Urban Areas (2009) and the NTA's Permeability Best Practice Guide, in order to reduce the need to travel short distances by car. However, in this case it is important to acknowledge the views expressed in the submissions. In addition, there may be unresolved technical difficulties (e.g. landownership) in implementing the indicative proposals expressed in the draft Amendment Map. These technical difficulties may not be capable of resolution until a planning application for new development is submitted. None of the submissions received were critical of the greenway proposal which traverses the Shannonpark proposal (U-13) and therefore it is not proposed to amend this. It is recommended to make a minor modification to the draft amendment by the removal of the indicative connectivity arrows between the proposed new development and Herons Wood housing estate on the map. In addition, it is recommended to make minor modifications to the text as follows:-

1. In paragraph 1.4.38, delete the second sentence of the bullet point as follows: - "It is critical that the layout and design of this area allows for connectivity with the existing Herons Wood housing estate to the south."

2. Insert a bullet point in 1.4.26 as follows: - ***Where practical***, the layout and design of residential areas R-11, R-14 and R-17) allows for connectivity with the existing Herons Wood housing estate to the south. ***Cork County Council and the Developer will examine the various options at the planning application stage taking account of the Ministerial Section 28 Guidelines on Sustainable Residential Developments in Urban Areas (2009) and the NTA's Permeability Best Practice Guide.***"

These modifications are in line with the provisions of Section 20(3) q of the Planning and Development Act, which states that:

A further modification to the material alteration,

- (i) May be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,
- (ii) Shall not be made where it refers to –
 - An increase in the area of land zoned for any purpose, or
 - An addition to or deletion from the record of protected structures

ii. Flood Risk In Shannonpark

The following issues have arisen concerning flood risk in Shannonpark:-

- The EPA acknowledges the commitment given to undertake flood risk assessment for the Plan area, in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG/OPW, 2009).

- The OPW require a Sequential Approach and where applicable the Justification Test should be implemented for all proposed development zones at flood risk. This process may stipulate the need for a detailed Stage 3 Flood Risk Assessment. Where there is a flood risk the OPW request that any development proposals on this site shall/should be accompanied by a flood risk assessment.
- In addition the OPW have requested the details of the flood risk assessment which was commissioned by one of the landowners. The OPW also suggested that the flood risk maps be updated to include the use of the Lee CFRAM flood risk maps and other available relevant information.
- Submission from the DECLG states that the Shannonpark Masterplan is not informed by a Stage 2 Flood Risk Assessment. Where there is an identified Flood Risk the Guidelines recommend that a Stage 2 site specific flood risk assessment is carried out as part of the preparation of masterplan or site briefs. The Stage 2 assessment would support a sequential approach to the allocation of land uses within a site and support the justification test where appropriate.
- One of the landowners has made a submission stating that the pluvial flood risk zones presented in the proposed amendment have not been verified and should either be removed or presented as 'Indicative Flood Risk' zones only. Objective R-17 should be amended to either remove the reference to flood risk in its entirety or alternatively remove the sentence that states that parts of this site are at risk of flooding to the following may be at risk of flooding.

Response

In relation to the issues raised by the submissions from statutory bodies and a landowner, it is necessary to explain the details of the process the Council adopted in relation to flood risk as follows:-

- Flood Risk Maps used in this assessment of this amendment were based on the Lee CFRAMs and JBA Maps which were used in the 2011 Electoral Area Local Area Plan for Carrigaline and represent the most up to date information available. Because the site contained an area of flood risk, the County Council requested the landowner prepare a site specific flood risk assessment of their land.
- A draft site specific Flood Risk Assessment was prepared by Denis O Sullivan and Associates for 34 hectares of the 44 hectare site in 2014. The detailed flood risk assessment report identified an extended area at risk of flooding based on more detailed topographical and hydrological analysis and higher levels of mathematical modelling, consistent with a site specific FRA. It identified areas defined as Flood Zones A, B and C on a map. This flood risk map was used as a basis for guiding the zoning for the new framework master plan in 2015. Details of the draft flood risk assessment together with the flood risk map were included in the SEA Environmental Report and sent to all statutory bodies (including OPW) during the public consultation process in April and September.

- The zoning of land use used the sequential approach as outlined in the Flood Risk Guidelines, whereby avoidance should be the starting point for flood-prone lands. Consequentially, all of the land indentified as subject to flood risk (Zone A) was zoned for water compatible uses (open space and recreation).
- During the preliminary public consultation in June/July 2015, the County Council and OPW used the current CFRAMs PFRA's to identify pluvial flooding on the 'Cooneys land' (10 hectares). In consultation with the OPW at this stage, advice was given that the pluvial flood risk on Cooney's land is "indicative in nature" and that if the land was to be developed for uses other than open space and recreation, a more detailed flood risk assessment needs to be carried out on the land affected.

The draft amendment was then changed to include a specific objective in R-17 as follows:-

- "Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning system and Flood Risk Management' as described in sections FD 1-4, 1-5 and 1-6 in Section 1 of this plan."

In view of the submissions received regarding the pluvial flood risk and the advice given by the OPW it is therefore recommended that this specific objective (R-17) be modified by the deletion of "are" and the inclusion of "may be" as follows:-

- "Parts of this site ~~are~~ **may** be at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning system and Flood Risk Management' as described in sections FD 1-4, 1-5 and 1-6 in Section 1 of this plan."

iii. Infrastructure Provision (Traffic and Transportation)

The provision of adequate and timely infrastructure remains a concern for residents and others. Details of their concerns are listed as follows:-

- No certainty that the M28 will be delivered or timeline.
- Urgent requirement for the western relief road in Carrigaline.
- Inadequate road infrastructure and no details for the upgrade of the Rock Road (Fernhill Road)
- One of the landowners queried the infrastructure provision that is required of them to provide which will be of benefit to other developments and road users.
- The new development on the Shannonpark lands will lead to traffic congestion in a town where there is already inadequate road infrastructure.
- The public transport interchange and associated car parking is too small.

- Opposition has been expressed to any proposed signalisation of the Shannonpark roundabout as part of the delivery of the houses at Shannonpark.

Response

In relation to the proposed M28, the County Council is cognisant of the recent announcement of the Government's capital development programme in which the M28 is a committed project. The Council officials are assisting the TII (formerly the NRA) consultants in the progressing of this major project for Cork and Carrigaline. Although there is no time frame given for the implementation of the motorway, indications are that it will be implemented in the period 2021-2026. The Transport Assessment for the Framework Master Plan used this period in their traffic calculations.

The statutory bodies responsible for transport have repeated their position that the M28 scheme has not been primarily designed to facilitate commuting traffic from Carrigaline and/or improvements to the regional road network. TII (formerly NRA) have repeated that the local mitigating measures required to facilitate the development in this area are matters for Cork County Council to address including delivery and funding. The County Council are undertaking a Sustainable Transport Strategy for the N28 between Carrigaline and Ringaskiddy, which is an attempt to provide travel solutions for workers who live in the Carrigaline/Douglas area and work in Ringaskiddy.

The site for the proposed public transport interchange is a test case to measure the success/uptake of direct public transport provision from Carrigaline to the City Centre. In the current Local Area Plan, provision is made for a larger Public Transport Facility at objective U-09.

The Transport Assessment concluded that, subject to the implementation of the recommended road improvements, the new residential development can be accommodated on the road network. It is therefore recommended that no modifications are made.

iv. Zoning, Phasing and Implementation

The following issues have arisen concerning zoning, phasing and implementation in Shannonpark:-

- A submission acknowledges that there is a housing shortage but this should not result in a reduction in standards and any development must be associated with improved infrastructure.
- The provision of 1,000 houses at Shannonpark is in a peripheral location in relation to Carrigaline Town Centre.
- There should be a mix of house types which should include sheltered housing on the site.

- The site is crossed by high voltage lines and these should be relocated. In addition noise mitigation measures need to be applied for the houses nearest to the proposed M28.
- To enable the Department of Education and Skills to have sufficient school accommodation in place to meet the demand as it emerges it would be very useful if the County Council or the Developers could keep the Department up to date with information on when the first and second phases commences, when they are due to be completed and any other relevant information that can be useful in the planning of the school.

Response

The site has been zoned since 2007 and is the last remaining undeveloped land bank to the north of the town and the proposed route corridor for the M28. The site fronts the R611 which links the existing N28 to the town centre. When the M28 is constructed, there will be suitable noise mitigation measures provided.

Given the lead in times for a planning application and construction of houses on site only then will there be a requirement to upgrade the Shannonpark roundabout or provision of the M28 junction at Shannonpark.

The incorporation or relocation of the existing overhead ESB lines will be dealt with at the planning application stage.

The framework master plan and draft amendment made provision for a mix of house types and the detailed planning application will provide more detail in this respect (including sheltered housing).

Therefore, there are no additional modifications recommended from these issues identified.

4. Chief Executive's Recommendations

The responses and proposed recommendations to the issues arising are listed in Tables 1 and 2 below. It is recommended that minor modifications are made on foot of issues arising from the submissions in respect of the connectivity to Herons Wood housing estate and flood risk as follows:-

1. In paragraph 1.4.38, delete the second sentence of the bullet point as follows: - "It is critical that the layout and design of this area allows for connectivity with the existing Herons Wood housing estate to the south."
2. Insert a bullet point in 1.4.26 as follows: - ***Where practical***, the layout and design of residential areas R-11, R-14 and R-17) allows for connectivity with the existing Herons Wood housing estate to the south. ***Cork County Council and the Developer will examine the various options at the planning application stage taking account of the Ministerial Section 28 Guidelines on Sustainable Residential Developments in Urban Areas (2009) and the NTA's Permeability Best Practice Guide.***

3. It is therefore recommended that this specific objective (R-17) be modified by the inclusion of "may be" as follows:-
"Parts of this site ~~are~~ **may be** at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning system and Flood Risk Management' as described in sections FD 1-4, 1-5 and 1-6 in Section 1 of this plan."

5. Next Steps

The report on submissions received together with the proposed actions will be distributed to all members of Council on the 18th of December 2015 and the matters arising will be included in the agenda for full Council meeting on the 11th of January 2016. It is recommended that the proposed amendment will be adopted by Full Council at its meeting on the 11th of January 2016.

6. Table 1: Submissions Chief Executive's Opinions and Recommendations Statutory Organisations

Interested Party and Reference Number	Summary of Issues Raised	Chief Executives Response	Proposed Action
Tipperary County Council CEALAP15/2228	No Observations		
Transport Infrastructure Ireland CEALAP15/2238	<p>The M28 scheme is not being designed to facilitate commuting traffic to/from Carrigaline and or improvements to the regional road network. The Authority seeks the protection of the route corridor.</p> <p>Clarification of the term in section 1.4.37 which states that <i>a planning application for the upgrade of the shannonpark roundabout or M28 junction improvement at Shannonpark.</i></p> <p>Unknown delivery date for the delivery of the M28. It is up to CCC to deliver these mitigating measures to facilitate this private development.</p>	See Section 3 above for response to issues raised	No modifications
Department of the Environment, Community & Local Government CEALAP15/2293	The planning system and flood risk management identify where there is a flood risk a stage 2 assessment should be required. The	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	<p>Department is concerned based on available information that the proposed amendment fails to have due regard to the Guidelines. The Department advises the PA to consult with the OPW.</p> <p>The requirement for a planning application for the upgrade to the N28 Shannonpark roundabout or the provision of the M28 Motorway in lieu of the appropriate stage is considered ambiguous and unclear. The PA is advised by the Department to consult with the NRA to satisfy themselves in consultation with the NRA that the proposed amendments are fully compliant with its obligations under Section 28 Spatial Planning and National Roads Guidelines (Jan 2012)</p>		
<p>OPW CEALAP15/2294</p>	<p>OPW Comment: it is suggested in the guidelines sequential approach and where applicable the justification test be implemented for all proposed development zones at flood risk, also this process be referenced by text within the plan. This</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	<p>process may stipulate the need for a detailed (stage 3) flood risk assessment.</p> <p>OPW would suggest the above text might be stronger and might be changed to “Any development proposals on this site shall/should be accompanied by a flood risk assessment.</p> <p>Where are the recommendations from the flood risk assessment in the residential development objectives.</p> <p>It would be welcomed if the flood risk maps are updated to include the use of the Lee CFRAM flood risk maps and other available relevant information.</p> <p>OPW highlights the DOE circular PL2/2014.</p> <p>It would be welcomed if the amendment completed a Stage 2 FRA and applies the Guidelines planning Principles including a Sequential approach and where applicable a Justification test, to each proposed zoned area.</p>		
<p>National Transport Authority CEALAP15/2296</p>	<p>The location of the site presents a number of challenges: the principle challenge being to avoid a further replication of the established pattern</p>	<p>See Section 3 above for response to issues raised</p>	<p>No modifications</p>

	<p>of car dependency, pertaining to the settlement of Carrigaline as a whole.</p> <p>THE NTA would recommend that further urban expansion in Carrigaline should be limited in extent and informed of the following: A clear demonstration of how any any further expansion of the town including the subject masterplan lands can be developed within an acceptable walking catchment of bus services, providing good connectivity to the town centre and other significant modal shift away from car dependency in Carrigaline as a whole.</p> <p>A clear demonstration that additional development in this area will not negatively impact on congestion on the existing N28.</p> <p>Availability of funding and the NTA has not been consulted in the public transport planning and Town centre improvements.</p>		
<p>Environmental Protection Agency CEALAP15/2297</p>	<p>Acknowledge the commitment given to phasing, undertake flood risk assessment and a transport assessment. This assessment should</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	<p>take into account the potential cumulative effects relating to the relocation of the Port of Cork including associated potential additional traffic and associated air quality aspects.</p> <p>Where future amendments are proposed these should be screened for likely significant effects. Following adoption an SEA statement should be sent to any environmental authority consulted during the SEA process.</p>		
<p>Department of Education and Skills CEALAP15/2299</p>	<p>The zoning of 1.14 hectares for a primary school is welcomed. Query whether the DES is locked into the site as identified, could another location be identified on the masterplan site. School has been identified for phase 2. So that the Department can pre-empt the school requirements please keep the Department informed and up to date of when the first and second phases commence.</p> <p>The department has prepared two documents that provide guidance in relation to site suitability for educational provision. It is the Department’s</p>	<p>The primary school site is located in an accessible location adjacent to the east-west road and open space</p>	<p>No modifications</p>

	intention to request at the appropriate time, that your local authority would take the lead on behalf of this department in relation to the identification/acquisition of suitable school sites as required.		
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7. Table 2: Submissions Chief Executive's Opinions and Recommendations

Interested Party and Reference Number	Summary of Issues Raised	Chief Executives Response	Proposed Action
Brian O' Donoghue CEALAP15/2223	Welcomes the plan, traffic congestion in the am and pm. No timeline on the N28 delivery, direct bus provision from Carrigaline to the city, layout and design, railway, school provision and suggestions; turn off the traffic light at carrig na curra junction and replace with a small roundabout, no signalisation of the shannonpark roundabout, use of social media to update the residents in Carrigaline about shannonpark	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Anne & Eimear Powell CEALAP15/2234	Two letters submitted Concerns raised over access points from Herons Wood to the new development,	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	reduction in park security for children and adults, enabling anti social behaviour, increased traffic, Opposition to the cul de sacs being opened, fairy fort being vandalised, reduction in security for residents, increase in traffic with the drop pffs for the new school, litter.		
Sarah McGrath CEALAP15/2235	Traffic calming on the R611 between the existing shannonpark roundabout and the roundabout at the entrance to Herons Wood.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Sarah McGrath CEALAP15/2236	As above		
Carrignacurra Residents Association CEALAP15/2237	Carrig na Curra junction issues, road width, traffic safety, traffic calming . Access to carrigaline. Signalisation of the Shannonpark roundabout, what is the need for it? Proposed park and ride- opening hours should be monitored, the site should be secured at night, flood lighting interfering with residents sleep patterns. Adequate fencing for the park and ride site.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Brid Cronin CEALAP15/2239	Concerns about the planned pedestrian/cycle connectivity from Herons Wood into	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	Shannonpark		
Elaine Goggin CEALAP15/2240	Objects to the 5 pathway/cycleways through Herons Wood.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Ciara Goggin CEALAP15/2241	Objects to the 5 pathway/cycleways through Herons Wood	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Orla Goggin CEALAP15/2242	Objects to the 5 pathway/cycleways through Herons Wood	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Orla Goggin CEALAP15/2243	Objects to the 5 pathway/cycleways through Herons Wood	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
John Goggin CEALAP15/2244	Objects to the 5 pathway/cycleways through Herons Wood	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Rose Nagle CEALAP15/2245	Object to the proposed access points from the new development into Herons Wood. Providing these access points will create danger for children, unnecessary traffic littering and loitering. Elsewhere in Cork these access points are being closed up.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Audrey Murphy CEALAP15/2246	Child safety in a cul de sac Traffic volumes with the school No benefit to this proposed connectivity.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Jennifer & Adrian Desmond CEALAP15/2247	Child safety Privacy, vandalism, health and safety security issues noise pollution, fire hazard, devaluation of	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	property, anti social behaviour, criminal access		
Peter and Ursula Morris CEALAP15/2248	Object to the access point from silverhill in Herons Wood to the Shannonpark site. Increased access will lead to criminality, vandalism anti social behaviour and will have an adverse valuation of our property.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Mr & Mrs Healy CEALAP15/2249	Objection to the access points. Drop off point for the proposed school will lead to increase in traffic volumes.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Niall O'Halloran CEALAP15/2250	Objects to the proposed walkways. Potential safety risk for children. And lead to an increase in burglaries and thefts.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Keith O'Sullivan CEALAP15/2251	Objection to the proposed access point. Increase in traffic, will have a negative effect on the children playing sports in the green area. Overall feels that privacy, safety, piece of mind will be compromised.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Derek & Tara Murphy CEALAP15/2252	Objection to the access points, concerned with safety, increase in criminality, vandalism and anti social behaviour. Changing the nature of where we live. Loss of privacy, increase in traffic. Infrastructure deficiencies	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

<p>John Russell CEALAP15/2253</p>	<p>Concerned about the proposed access points, they would become drop off points for the proposed school, increase in traffic, children's safety on the green area. Depreciation in house prices.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Mary Russell CEALAP15/2254</p>	<p>Concerned about the proposed access points, they would become drop off points for the proposed school, increase in traffic, children's safety on the green area. Depreciation in house prices.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Robbie Jackson CEALAP15/2255</p>	<p>Concerned about the proposed pedestrian cycle access through the existing estate. Main concern is for the safety of our children and property. These areas lead to an increase in anti-social behaviour and vandalism. These points will be used as getaways by criminals. These access points won't save anytime for the residents as they are so near the entrance anyway. With the inclusion of the school the area would become a dropping off point.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Susan O'Neill CEALAP15/2256</p>	<p>Overall objection to the linkages from</p>	<p>See Section 3 above for response to issues</p>	<p>See Chief Executives recommendations for</p>

	Herons Wood. Anti social behaviour. Gives examples from elsewhere where antisocial behaviour has seen connectivity removed. Littering and dog fouling. Health and safety issues in the estate due to on street parking.	raised	minor modifications in Section 4
Edelle & Jason Sheridan CEALAP15/2257	Objection to the proposed access points from Silverhill, Heronswood to the new Shannonpark development. Impact on privacy, may become a drop off point for the proposed school, increase in traffic, non residents parking on the road, children's safety, impact on property values. Objection to the overall shannonpark development, due to current infrastructure being unsuitable.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Ger & Liz Menihane CEALAP15/2258	Opposed to the access point from silver hill in Herons Wood to the new shannonpark development. Concerns that this access will be used to facilitate drop offs to the new school, resulting in increased traffic. Potential increase in criminality and vandalism. Depreciation in values to our homes.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Susan & Pamela West	Objection to the	See Section 3 above	See Chief Executives

CEALAP15/2259	proposed access point from Silver Hill, Herons Wood to the new development. Issues include, impact on privacy, change the nature of the estate, drop off point for the proposed school, increase in traffic through the estate. Non residents parking on private road, criminality vandalism, anti social behaviour and depreciation in house prices.	for response to issues raised	recommendations for minor modifications in Section 4
Eoin Powell CEALAP15/2260	Concerned that the plan proposes to have several access points from the new development through Herons Wood. This will result in the following for residents; reduction in park security, increased traffic, enabling anti social behaviour.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Anne Powell CEALAP15/2261	Concerned that the plan proposes to have several access points from the new development through Herons Wood. This will result in the following for residents; reduction in park security, increased traffic, enabling anti social behaviour.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Eimear Powell CEALAP15/2262	Concerned about the proposed plan to open up link between Herons Wood and the new development.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	Concern for the children, fairy fort and littering.		
Michael Kelly CEALAP15/2263	Object to the proposal to provide pedestrian and cycle access between Meadowbrook (Herons Wood) and Shannonpark. Anti social behaviour littering, fairy fort would be interfered with, criminality, de value property and increase in traffic volumes. Gives examples elsewhere in Cork where these linkages are being closed up.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Bill Murray CEALAP15/2264	Boundary Issues and composition, presence of bats, invasion of privacy, the proposed access would cut across the existing green area, dog fouling and littering, risk of fire, security risks, these pedestrian routes are being closed up elsewhere in cork city. Increase in traffic volumes and congestion, erosion of the community spirit and undermine the existing neighbourhood watch.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Sam O'Neill CEALAP15/2265	Concerned by the proposal to link the new development with Meadowbank (Herons Wood) Reduction in quality of life and Health and	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	Safety		
Daniel O'Neill CEALAP15/2266	Concerned by the proposal to link the new development with Meadowbank (Heron's Wood) Reduction in quality of life and Health and Safety	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Sean O'Riordan CEALAP15/2267	Concerned about the proposed development and to whether the infrastructure is capable. An additional 1000 houses will increase the commute time to the city. The road upgrade to motorway to Ringaskiddy should be in place before the current planning application is considered.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
John O'Neill CEALAP15/2268	While not objecting to the development of additional units, concerned about the connectivity which will result in disturbed sleep patterns, the green area will become the focus for anti social behaviour. Health and Safety as the current infrastructure in meadowbank is not capable of supporting additional access.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Jane Barry CEALAP15/2269	Objects for the following reasons, flow of traffic, litter, devaluing of our property, noise level at night and the impact	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	<p>on the fairy fort. No objection to the proposed development but objects to the access points. Gives examples elsewhere in Carrigaline where these access points have created problems.</p>		
<p>Linda Kelly CEALAP15/2270</p>	<p>Objects to the proposal to provide pedestrian and cycle access between Meadowbrook (Herons Wood) and Shannonpark) Creating an opening will provide a safety and security risk for our children Anti social behaviour, littering. The existing fairy fort would be vandalised, security to property, de value property and additional traffic.</p> <p>Gives example elsewhere in Cork where walk ways are being closed up.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Gerry Powell CEALAP15/2271</p>	<p>Concerned about the proposed plans to connect cul de sacs with the new development in Shannonpark. Concerns include; security, anti social behaviour, litter and dog fouling, parking, loss of privacy, safety,</p> <p>Gives example elsewhere in Cork</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	where walk ways are being closed up.		
Tony Mullane and Bernadette McCarrick CEALAP15/2272	Four objections under the following headings; child safety, anti social behaviour, privacy and noise pollution. This would result in the devaluation of our houses	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Billy McCarthy CEALAP15/2273	Objecting to the development for the following reason too many unfulfilled promises; the construction of a swimming pool, all weather playing facilities, western relief road, upgrade of Carrs hill, too much uncertainty in regards to the shannonpark roundabout and ringaskiddy motorway. The development will impact on the existing flood plain. Overlooking and change the skyline. Objection to the proposed access points and resultant increase in traffic to the school.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
K & L O'Connor CEALAP15/2274	Concerns about the proposed connectivity between the existing established residential communities in the masterplan and Herons Wood. There will be associated impacts: noise, traffic, anti social behaviour and the devaluation of property. Examples	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	<p>given from elsewhere about the problems associated with such routes and pathways. Reference is made to the County Development requiring that the LAP are consistent with policy. Cites the NTA Permeability Best practice guide which sets out that community buy in is essential to introducing permeability into existing residential areas and estates. Cites the example of the Mahon draft Local Area Plan which proposed several new pedestrian and cycle linkages affecting residential communities, however many of these were omitted from the final plan due to local opposition and the potential for anti social behaviour.</p>		
<p>Rodney Daunt CEALAP15/2275</p>	<p>Not applicable relates to Fountainstown.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Mary Godwin CEALAP15/2276</p>	<p>Concerned about the proposed connectivity from Meadowbank (heronsWood) to Shannonpark development. Concerned for the following cul de sacs and criminality, The fairy fort would</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	<p>become a centre for anti social activity Late night revellers will use the link to access their estate, devaluation of property.</p>		
<p>Eoin Godwin CEALAP15/2277</p>	<p>Concerned about the proposed connectivity from Meadowbank (Herons Wood) to Shannonpark development. Concerned for the following cul de sacs and criminality, The fairy fort would become a centre for anti social activity Late night revellers will use the link to access their estate, devaluation of property.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Cian Godwin CEALAP15/2278</p>	<p>Concerned about the proposed connectivity from Meadowbank (Herons Wood) to Shannonpark development. Concerned for the following cul de sacs and criminality, The fairy fort would become a centre for anti social activity Late night revellers will use the link to access their estate, devaluation of property.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Michael McGrath TD CEALAP15/2279</p>	<p>Key issues raised, believes the council should remove the proposed pedestrian/cycle</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	<p>connectivity to the Herons Wood development. These access points will lead to anti social behaviour, congestion, criminality, informal drop off for children attending the new school existing traffic congestion will be exacerbated by adding up to 1000 houses. No certainty that road improvements will be in place before the houses are occupied. No details of the upgrade to Fernhill road. When the development takes place Carrigaline RFC will lose their base and the Council should make every effort to accommodate them. Acknowledges that there is a shortage of housing.</p>		
<p>Stephen & Joanne Healy CEALAP15/2280</p>	<p>Objection to the proposed connectivity from Silverhill (Herons Wood) to the new development and secondly the development itself.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Kevin Heffernan CEALAP15/2281</p>	<p>Against the plan to connect Herons Wood to the new development. Congregation of teenagers, anti social behaviour, increase in traffic, vandalism.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Orla Murray CEALAP15/2282</p>	<p>Outlines the main problems in Carrigaline:</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in</p>

	<p>infrastructure, traffic light signalisation, upgrade of the Rock road. Carrigaline needs a bypass. The upgrade to the N28 motorway needs to come soon. Objects to the U-09 site in the development. The existing bus service. Carrigaline is at full capacity with traffic.</p>		Section 4
<p>Kim Fitzpatrick CEALAP15/2283</p>	<p>Too much uncertainty regards the upgrade of the Shannonpark Roundabout and Ringaskiddy to Motorway. The topography of the site may impact on the flood plain. Opposition to access points from Silver Hill (herons Wood) to the new development. Impact on privacy, security and safety. Affect the value of the house. Dropping off point for the school.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Boualem & Linda Cheblal CEALAP15/2284</p>	<p>Concerns with the connectivity. And pedestrian access being proposed, leaky cul de sacs result in an increase in criminality. The fairy fort has the potential to become an area for anti social behaviour. Devaluation of property value.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Gavin Fitzgerald CEALAP15/2285</p>	<p>Object to the proposed development at Shannonpark. Too much uncertainty with</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	regard to the motorway, overlooking from the new development, object to the proposed access points from the new development into Silver hill Herons wood. Property devaluation. Gives examples from elsewhere.		
Kevin Cullinane CEALAP15/2286	Object to the proposed development at Shannonpark. Too much uncertainty with regard to the motorway, overlooking from the new development, object to the proposed access points from the new development into Silver hill Herons wood. Property devaluation. Gives examples from elsewhere.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Shane Daly CEALAP15/2287	Object to the proposed development at Shannonpark. Too much uncertainty with regard to the motorway, overlooking from the new development, object to the proposed access points from the new development into Silver hill Herons wood. Property devaluation. Gives examples from elsewhere.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Neil & Susan Patterson CEALAP15/2288	Objection to the proposed access points. Impact on	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in

	privacy, changing the nature of the estate, potential to become drop off point for the proposed school, increased traffic through estate, criminality, vandalism, anti social behaviour impact on property values.		Section 4
Carmel Gilbride CEALAP15/2289	Has concerns, concerned about the loss of the cul de sacs, safety of the children, privacy, risk of anti social behaviour, drop off point for the school, affect the value of property.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Carly Russell CEALAP15/2290	Object to the proposed development at Shannonpark. Too much uncertainty with regard to the motorway, overlooking from the new development, object to the proposed access points from the new development into Silver hill Herons wood. Property devaluation. Gives examples from elsewhere.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
F.J. & T.M.P. James CEALAP15/2291	Object to the development and the network of cycle paths and pedestrian walkways. Reasons given include, health safety and security, loss of privacy, security of property, devaluation of	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	property, anti social behaviour and impact on the fairy fort. Gives examples of problem areas elsewhere re laneways.		
Mairead & Kieran Harrington CEALAP15/2292	Concern with the proposed walkway and cycleway under the following headings: safety of our children, safety of our property, congestion due to school traffic, anti social behaviour, noise and light pollution, lack of privacy, littering and delivering of property.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Brian Quill CEALAP15/2298	Object to all the proposed access points for the following reasons: flow of traffic in and out is an invasion of our privacy, litter, de valuing property, noise levels purchased our house based on the current layout. Gives examples of problem access points elsewhere in Carrigaline.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Yannick Lavanant & Rosemary Lee CEALAP15/2300	Object to any vehicular routes from Herons wood to the new development. Drop off point would lead to congestion, Gives an example from elsewhere where these connectivity routes brought some serious anti social behaviour. No benefit in creating permeability. In adequate infrastructure for	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	phase 2.		
MHW on behalf Bartholomew Conney Estate CEALAP15/2301	<p>There are still some outstanding issues: The flood risk zones presented in the proposed amendment have not been verified and should either be removed or presented as Indicative Flood Risk zones only. Objective R-17 should be amended to either remove the reference to flood risk in its entirety or alternatively remove the sentence that states that “parts of this site are at risk of flooding” as the potential flood risk pertaining to the site has not yet been ascertained The site area for R-16 should be amended to reflect the correct area in the LAP; Acknowledges the potential contribution to the road improvements specified in objectives r-16 and R-17 from other sources, including in particular the potential contribution from CCC? TII as part of the M28 motorway scheme.</p>	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Colin Conway CEALAP15/2302	Negative Implications of the proposed development.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

<p>Alison Johnston CEALAP15/2303</p>	<p>Object to the proposed connectivity. One of the arrows goes through my private front garden. This will have serious consequences for my property if I were to sell it. Object to the whole idea of connectivity and the larger development. These pathways cause nothing but trouble and are guaranteed place for anti social behaviour thus affecting the lifestyle of all residents of Herons wood.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Carrigaline RFC CEALAP15/2304</p>	<p>CRFC express its support for the development of the lands. CRFC would be delighted and are in a position to assist CCC in ensuring that all requirements are met as required per objective X-01.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Melissa & Alan Sheehan CEALAP15/2305</p>	<p>Concerns with the proposed access route connectivity. It would lead to anti-social behaviour, increase in traffic volume, child safety devaluation risk of theft vandalism to our homes and increased lighting. Gives example elsewhere where these access routes are closed.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Robbie & Geraldine Jackson CEALAP15/2306</p>	<p>No objection to the development as a whole, but serious</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in</p>

	<p>concerns about the proposal for the pedestrian cycle access through our park/estate. Property devalue. Importance of the cul de sac element and green area provides security to their disabled child. The proposed access points would destroy all this. Criminality, gave an example of a criminal trying to flee the gardai and other examples elsewhere where these routes are being closed down. Drop off points for children attending the proposed school.</p>		<p>Section 4</p>
<p>Martha Skehan CEALAP15/2307</p>	<p>Objection, current infrastructure is unsuitable. Carrigaline has become increasingly built up without the proper roads and traffic management structure in place.</p> <p>Before anymore houses are built in Carrigaline the traffic issue must be addressed. Oppose the cycle/pedestrian pathway adjacent to my house- impact on privacy, will change the nature of the estate may become a drop off point for the proposed school, increasing through</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	traffic, children safety, anti social behaviour, property values and overlooking.		
Malcom Godwin CEALAP15/2308	Concerns over connectivity. connectivity greatly changes the dynamic of the cul de sac where they live. Too many negatives. Leaky cul de sacs have high crime rates. The fairy fort centre for anti social activity. Dog droppings, late night revellers, property y devaluation and a drop off point.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Alan & Nicole Foley CEALAP15/2309	Serious concerns regarding this proposal, the proposed access route will change our quiet cul de sac and become a haven for anti social behaviour. Fully oppose this access route.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Sean Collins CEALAP15/2310	Objection to the proposed access point to include the following; existing cul de sac, impact on privacy, increase in traffic, children's safety, criminality, property values, non residents parking in the estate. In addition inadequate infrastructure and impact of the development on the existing estate.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	<p>The proposed access point will impact on our park which is unwelcome.</p>		
<p>Cllr Marcia Dalton CEALAP15/2311</p>	<p>1. Recognises that there is a housing shortage but this should not be used to compromise the quality of standards of housing quality.</p> <p>2. There has been very little improvement to the road network infrastructure. There needs to be a mix of house types.</p> <p>3. The provision of 1000 houses at the edge of Carrigaline does not consolidate the town centre. Population targets have been exceeded Definition of significant in relation to additional traffic The FMP should have a specific provision for sheltered housing.</p> <p>4. The pedestrian links will only create rat runs for anti social behaviour.</p> <p>5. The cycleway along the old railway going through herons wood and the new development would require careful consideration</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	<p>6.The transport interchange and car parking provision is inadequate.</p> <p>7. Concerned that the east west link road will result in commuters, segregation of the estate, endanger users, the restriction on the fernhill road with Ballyhemiken bridge.</p> <p>8.Request traffic calming ramps. The proximity of the two high voltage lines and health. Concerns about the high voltage lines were not included in the FMP. These high voltage lines need to be moved.</p> <p>9.The houses at the northern end of the masterplan site would be very close to the proposed M28 and they will be susceptible to heavy traffic both visually and audially. There needs to be mitigating measures for the people living in these houses.</p>		
<p>Mr O Connell CEALAP15/2312</p>	<p>Objection to the proposed access point: cul de sac, negative impact on privacy, drop off point for the proposed school, children safety risk, criminality, property values.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	Additional issues include; overlooking, inadequate infrastructure, ecological effect, disturbance to residents during construction phase. Over development and loss of green areas.		
Noreen Curtin CEALAP15/2313	Concerns relate the safety of my children and any extended family and friends, anti social behaviour, loss of privacy, security concerns and property devaluation. Give examples from elsewhere where historical walkways and cycle paths are being closed off. The fairy fort becoming a target for anti social activity.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Emily Curtin CEALAP15/2314	Concerns relate the safety of children and any extended family and friends, anti social behaviour, loss of privacy, security concerns and property devaluation. Give examples from elsewhere where historical walkways and cycle paths are being closed off.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
David Curtin CEALAP15/2315	Concerns relate the safety of children and any extended family and friends, anti social behaviour, loss of	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	<p>privacy, security concerns and property devaluation. Give examples from elsewhere where historical walkways and cycle paths are being closed off.</p>		
<p>Fergus Curtin CEALAP15/2316</p>	<p>Concerns relate the safety of children and any extended family and friends, anti social behaviour, loss of privacy, security concerns and property devaluation. Give examples from elsewhere where historical walkways and cycle paths are being closed off.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Brian McCarthy CEALAP15/2317</p>	<p>Objecting to all points of access from the proposed new development. Objecting based on the following issues: Health and safety of children, loss of privacy, security, impact on the fairy fort, property devaluation, anti social behaviour. In addition the increase in traffic is an invasion of privacy, litter, property devaluation and noise at night. This development is not part of Herons wood so no reason for exit/entrance points. Gives examples from elsewhere where these walk ways are being</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	closed up.		
Rachel Ormond CEALAP15/2318	<p>Objecting to all points of access from the proposed new development.</p> <p>Objecting based on the following issues: Health and safety of children, loss of privacy, security, impact on the fairy fort, property devaluation, anti social behaviour. In addition the increase in traffic is an invasion of privacy, litter, property devaluation and noise at night. This development is not part of Herons wood so no reason for exit/entrance points.</p> <p>Gives examples from elsewhere where these walk ways are being closed up.</p>	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Luke McCarthy CEALAP15/2319	<p>Objecting to all points of access from the proposed new development.</p> <p>Objecting based on the following issues: Health and safety of children, loss of privacy, security, impact on the fairy fort, property devaluation, anti social behaviour. In addition the increase in traffic is an invasion of privacy, litter, property devaluation and noise at night. This</p>	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

	<p>development is not part of Herons wood so no reason for exit/entrance points.</p> <p>Gives examples from elsewhere where these walk ways are being closed up.</p>		
<p>Lauren McCarthy CEALAP15/2320</p>	<p>Objecting to all points of access from the proposed new development. Objecting based on the following issues: Health and safety of children, loss of privacy, security, impact on the fairy fort, property devaluation, anti social behaviour. In addition the increase in traffic is an invasion of privacy, litter, property devaluation and noise at night. This development is not part of Herons wood so no reason for exit/entrance points.</p> <p>Gives examples from elsewhere where these walk ways are being closed up.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Sophie McCarthy CEALAP15/2321</p>	<p>Objecting to all points of access from the proposed new development. Objecting based on the following issues: Health and safety of children, loss of privacy, security, impact on the fairy fort, property</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>

	<p>devaluation, anti social behaviour. In addition the increase in traffic is an invasion of privacy, litter, property devaluation and noise at night. This development is not part of Herons wood so no reason for exit/entrance points. Gives examples from elsewhere where these walk ways are being closed up.</p>		
<p>Marjorie & Nigel Packham CEALAP15/2322</p>	<p>Strong objections to the proposed connectivity points between the new housing development and Herons Wood. Gives example from other estates showing that these types of walkways encourage anti social behaviour and bring no benefits to residents.</p> <p>Overall loss of security.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Shingil & Tarfena Bati CEALAP15/2323</p>	<p>The development provides a lot of opportunity but also a lot of threats: loss of privacy, changes the theme and setting of our estate, safety tight traffic movement and insufficient car parking, littering, anti social behaviour gives examples elsewhere from the city were this connectivity leads to hidden places.</p>	<p>See Section 3 above for response to issues raised</p>	<p>See Chief Executives recommendations for minor modifications in Section 4</p>
<p>Benny Bati</p>	<p>Outlines the challenges</p>	<p>See Section 3 above</p>	<p>See Chief Executives</p>

CEALAP15/2324	that the residents may face with this proposed development. Compactness, anti social behaviour, safety, noise and maintenance.	for response to issues raised	recommendations for minor modifications in Section 4
Tony and Rose O'Leary CEALAP15/2325	Concern regarding the proposed development: child safety, privacy, character of the cul de sac being altered, vandalism, health/safety, security, hygiene, fire hazard, light pollution, littering anti social behaviour and criminal access.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4
Mary & Jim Kent CEALAP15/2326	Objection to the proposed pathway/cycle lanes proposed. Impact on privacy, change the nature of the estate drop off area for the school, increase traffic through the estate, increase non residential parking, impact on the safety of children, increase access for criminality and vandalism, anti social behaviour and impact of property values.	See Section 3 above for response to issues raised	See Chief Executives recommendations for minor modifications in Section 4

Appendix 1: Full list of submissions by Interested Parties

Statutory and Voluntary Bodies	
CEALAP15/2227	Tipperary County Council
CEALAP15/2238	Transport Infrastructure Ireland
CEALAP15/2293	Environment Community and Local Government
CEALAP15/2294	OPW
CEALAP15/2212	NTA
CEALAP15/2297	EPA
CEALAP15/2299	Department of Education and Skills
Carrigaline	
CEALAP15/2223	Brian O' Donoghue
CEALAP15/2234	Anne & Eimear Powell
CEALAP15/2235	Sarah McGrath
CEALAP15/2237	Carrignacurra Residents Association
CEALAP15/2239	Brid Cronin
CEALAP15/2240	Elaine Goggin
CEALAP15/2241	Ciara Goggin
CEALAP15/2242	Orla Goggin
CEALAP15/2243	Orla Goggin
CEALAP15/2244	John Goggin
CEALAP15/2245	Rose Nagle
CEALAP15/2246	Audrey Murphy
CEALAP15/2247	Jennifer & Adrian Desmond
CEALAP15/2248	Peter and Ursula Morris
CEALAP15/2249	Mr & Mrs Healy
CEALAP15/2250	Niall O'Halloran
CEALAP15/2251	Keith O'Sullivan
CEALAP15/2252	Derek & Tara Murphy
CEALAP15/2253	John Russell
CEALAP15/2254	Mary Russell
CEALAP15/2255	Robbie Jackson
CEALAP15/2256	Susan O'Neill
CEALAP15/2257	Edelle & Jason Sheridan
CEALAP15/2258	Ger & Liz Menihane
CEALAP15/2259	Susan & Pamela West
CEALAP15/2260	Eoin Powell
CEALAP15/2261	Anne Powell
CEALAP15/2262	Eimear Powell
CEALAP15/2263	Michael Kelly
CEALAP15/2264	Bill Murray

CEALAP15/2265	Sam O'Neill
CEALAP15/2266	Daniel O'Neill
CEALAP15/2267	Sean O'Riordan
CEALAP15/2268	John O'Neill
CEALAP15/2269	Jane Barry
CEALAP15/2270	Linda Kelly
CEALAP15/2271	Gerry Powell
CEALAP15/2272	Tony Mullane and Bernadette McCarrick
CEALAP15/2273	Billy McCarthy
CEALAP15/2274	K & L O'Connor
CEALAP15/2275	Rodney Daunt
CEALAP15/2276	Mary Godwin
CEALAP15/2277	Eoin Godwin
CEALAP15/2278	Cian Godwin
CEALAP15/2279	Michael McGrath TD
CEALAP15/2280	Stephen & Joanne Healy
CEALAP15/2281	Kevin Heffernan
CEALAP15/2282	Orla Murray
CEALAP15/2283	Kim Fitzpatrick
CEALAP15/2284	Boualem & Linda Cheblal
CEALAP15/2285	Gavin Fitzgerald
CEALAP15/2286	Kevin Cullinane
CEALAP15/2287	Shane Daly
CEALAP15/2288	Neil & Susan Patterson
CEALAP15/2289	Carmel Gilbride
CEALAP15/2290	Carly Russell
CEALAP15/2291	F.J. & T.M.P. James
CEALAP15/2292	Mairead & Kieran Harrington
CEALAP15/2298	Brian Quill
CEALAP15/2300	Yannick Lavanant & Rosemary Lee
CEALAP15/2301	MHW on behalf Bartholomew Conney Estate
CEALAP15/2302	Colin Conway
CEALAP15/2303	Alison Johnston
CEALAP15/2304	Carrigaline RFC
CEALAP15/2305	Melissa & Alan Sheehan
CEALAP15/2306	Robbie & Geraldine Jackson
CEALAP15/2307	Martha Skehan
CEALAP15/2308	Malcom Godwin
CEALAP15/2309	Alan & Nicole Foley
CEALAP15/2310	Sean Collins
CEALAP15/2311	CLlr Marcia Dalton
CEALAP15/2312	Mr O Connell
CEALAP15/2313	Noreen Curtin
CEALAP15/2314	Emily Curtin

CEALAP15/2315	David Curtin
CEALAP15/2316	Fergus Curtin
CEALAP15/2317	Brian McCarthy
CEALAP15/2318	Rachel Ormond
CEALAP15/2319	Luke McCarthy
CEALAP15/2320	Lauren McCarthy
CEALAP15/2321	Sophie McCarthy
CEALAP15/2322	Marjorie & Nigel Packham
CEALAP15/2323	Shingil & Tarfena Bati
CEALAP15/2324	Benny Bati
CEALAP15/2325	Tony and Rose O'Leary
CEALAP15/2326	Mary & Jim Kent

NTA are National Transport Authority

MHW is McCutcheon, Halley, Walsh (Planning Consultants)