

County Manager's Report to Members

Under Section 20 (3) (f) of the Planning and Development Act 2000

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

August 2005

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

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

1 Introduction

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

2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Carrigaline Electoral Area Local Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised. A total of 214 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.
- 2.2 A total of 35 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

3 Remaining Steps in the Process

- 3.1 This report commences the final phase in preparing the Carrigaline Electoral Area Local Area Plan. The Planning and Development Acts require the Members of the Council to consider this report together with the Amendment.
- 3.2 Under the provisions of section 12 (3) (g) the Planning and Development Act (as amended), the Carrigaline Electoral Area Local Area Plan shall be deemed to be made, subject to the modifications recommended by the Manager in this report, six weeks after this report has been furnished to all the members of the Authority unless the members of the planning authority, by resolution, decide to make or amend the plan otherwise (providing that the amendment that authority so decide upon is the original amendment proposed in the document published on 6th June 2005 or such amendment of it as considered appropriate).
- 3.3 These provisions of the Act (as amended) impose constraints on what can be considered for inclusion in the Carrigaline Electoral Area Local Area Plan at this stage. While there is still scope to modify the amendment, it is clear that matters that were not part of the amendment cannot now be introduced. Care should also be taken to ensure that where the amendment is to be modified, restraint should be exercised. This is to ensure that the extent or degree of modification doesn't result materially in a new change that falls outside the scope of what is allowed.
- 3.4 The Act also states as follows: "When performing their functions under this section the members of the authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government" (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

4 Scope for Modifying the Proposed Amendment

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

Table 1: Submissions that lie outside the scope of the Proposed Amendment (Ref Nos.)

9241, 9256, 9287, 9460.

5 Summary of Manager's Recommendations

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

List of Proposed Changes

No.	Proposed Change	Accept/ Modify/ Omit	Page No.
	TRANSPORT AND INFRASTRUCTURE		
	Cork Airport		
CAR 05.02.01	Include additional text on Cork International Airport.	Accept	21
	ENVIRONMENT AND HERITAGE		
CAR 07.06.01	Delete last sentence of 7.6.3 and replace with new text.	Accept	25
	SETTLEMENTS AND OTHER LOCATIONS		
	Crosshaven		
CAR 08.06.01	Change the text of specific objective X-01 in Crosshaven.	Modify	28
CAR 08.06.02	Change part of zoning I-01 to new town centre zoning in Crosshaven.	Accept	29
CAR 08.06.03	Change the text of specific objective I-01 in Crosshaven.	Accept	30
CAR 08.06.04	Extend the development boundary to include additional land for residential zoning at Knocknagore, Crosshaven.	Accept	31
CAR 08.06.05	Extend the development boundary to include additional land for residential zoning at Crosshaven.	Modify	32
CAR 08.06.06	Extend the development boundary to include additional land for industrial zoning at Crosshaven.	Accept	33
CAR 08.06.07	Road infrastructure in Crosshaven: additional text.	Accept	34
CAR 08.06.08	Promenade in Crosshaven: additional text.	Accept	35
CAR 08.06.09	Establish a development boundary around lands at Duggan's Cross Roads to include lands that were within the 1996 CDP boundary.	Accept	36

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CAR 08.06.10	Establish a development boundary around lands at Myrtleville Cross to include lands that were within the 1996 CDP boundary.	Accept	37
CAR 08.06.11	Sewerage scheme for the Bays area: additional text	Accept	38
CAR 08.06.12	Change the text of specific objective O-02 in Crosshaven.	Accept	39
CAR 08.06.13	Change the text of specific objective O-03 in Crosshaven.	Accept	40
CAR 08.06.14	Extend the development boundary to include additional land at Kilcolta, Crosshaven.	Omit	41
CAR 08.06.15	Extend the development boundary to include additional land at Crosshavenhill, Crosshaven.	Accept	42
CAR 08.06.16	Extend the development boundary to include additional land at Ballinluska, Crosshaven.	Accept	43
CAR 08.06.17	Extend the development boundary to include existing estate development at Knocknagore, Crosshaven.	Accept	44
	Ballinhassig		
CAR 08.07.01	Sports and recreation uses in Ballinhassig: additional text.	Accept	48
CAR 08.07.02	Extend the development boundary to include additional land at Ballynabearna, Ballinhassig:	Modify	49
CAR 08.07.03	Extend the development boundary to include additional land at Rearour and Barretshill, Ballinhassig:	Omit	50
CAR 08.07.04	Extend the development boundary to include additional land at Ballinaboy, Ballinhassig:	Modify	51
	Ballygarvan		
CAR 08.08.01	Delete the zoning objective O-01 in Ballygarvan, extend the zoning objective R-03 to cover this site and amend the text of the specific objective R-03.	Accept	54
CAR 08.08.02	Include additional text on existing quarry in Ballygarvan.	Modify	55
	Ballynora		
CAR 08.09.01	Include additional pedestrian link between Ballynora and Waterfall.	Accept	58
	Minane Bridge		
CAR 08.10.01	Amendment to text for specific objective R-01 in Minane Bridge.	Accept	60
CAR 08.10.02	Change the specific zoning objective X-01 to a new town centre zoning objective in Minane Bridge.	Accept	61
CAR 08.10.03	Extend the development boundary to include an increase in the area of site E-01 in Minane Bridge.	Accept	62
CAR 08.10.04	Extend the development boundary to the north in Minane Bridge.	Accept	63
CAR 08.10.05	Extend the development boundary to the south to include	Accept	64

	additional land in Minane Bridge.		
CAR 08.10.06	Extend the development boundary to the north-east in Minane Bridge.	Modify	65
CAR 08.10.07	Extend development boundary of R-02 and R-03 to the west to meet the extended boundary of E-01 in Minane Bridge.	Accept	66
CAR 08.10.08	Extend the development boundary to include additional land at Farranbrien East, Minane Bridge	Omit	67
	Waterfall		
CAR 08.11.01	Extend the development boundary to the south in Waterfall.	Accept	70
CAR 08.11.02	Include additional pedestrian link between Waterfall and Ballynora.	Accept	71
	Robert's Cove		
CAR 08.15.01	Include additional text on the potential of a cliff walk and access to the beach at Robert's Cove.	Accept	74
CAR 08.15.02	Include additional text on the potential for car park improvements at Robert's Cove.	Accept	75
CAR 08.15.03	Include additional text on development proposals at Robert's Cove.	Accept	76

Appendix A

(i) Numerical List of Submissions

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

(i) Numerical List of Submissions

<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9081	Issues relating to Ballynora and Waterfall	Waterfall LAP Group
9100	Issues Relating to Carrigaline EA Local Area Plan and Others	Archer Brian
9134	Issues relating to Crosshaven	Fegan, James
9137	Issues relating to Ballinhassig	Kirby, Bill
9138	Issues relating to Ballinhassig	Cottrell, Con
9148	Issues Relating to Crosshaven	Crosshaven Branch Fine Gael Party
9149	Issues Relating to the Carrigaline Electoral Area LAP	Cork South Central Green Party
9158	Lands at Kilcolta, Fennels Bay	Foster, Michael J.
9177	Issues relating to Crosshaven	Hennessy, Dave
9193	Issues relating to Crosshaven	Costigan, Bob
9197	Lands at Ballinaboy, Ballinhassig	Keane Michael
9209	Issues general to draft LAP's	Cork Environmental Forum
9220	Lands at Ballynora	Murphy, Jeremiah
9229	Issues relating to Fountainstown	Busteed, Orla
9241	Lands at Rathmacullig West	Kingston, John
9256	Lands at Monkstown	Coakley, Finbarr
9270	Issues relating to Waterfall	Richmond Football Club
9274	Issues Relating to Minane Bridge	Tracton Community Council
9278	Lands at Ballinhassig	Murphy, Timothy
9287	Lands at Curraghbinny	Douglas Developments Ltd
9298	Lands at Knocknagore, Crosshaven	Gash, Christy
9299	Issues relating to Ballinhassig	Coleman, Brendan
9300	Issues relating to Ballinhassig	Ballinhassig Tidy Villages Association
9358	Issues Relating to Crosshaven	Crosshaven Community Association
9360	Issues relating to Crosshaven	O'Halloran, Rose
9365	Lands at Myrtleville	Kelly Ray
9369	Issues Relating to Crosshaven	Sheehan Mary

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<i>Ref</i>	<i>Title</i>	<i>Interested Party</i>
9439	Issues relating to Minane Bridge	Dairygold
9447	Lands at Minane Bridge	Lynch, Denis Noel
9460	Lands at Coolmore Estate Ringaskiddy.	Newenham Mark
9466	Issues Relating to Crosshaven	FitzGerald Michael
9522	Issues Relating to Crosshaven and Bays.	Chapman Colin
9523	Issues Relating to Crosshaven	Crosshaven Development Committee
10002	Issues relating to Cork Airport and proposed zoning in Ballinhassig	Cork City Council
10007	Issues Relating to the Carrigaline Electoral Area LAP	Cork Environmental Forum

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

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Archer Brian	9100	Issues Relating to Carrigaline EA Local Area Plan and Others	This submission proposes that the draft local area plans and amendment are an attempt to re-make the 2003 CDP and as such contravene the stated aim of the LAPs, ie "must not become an attempt to re-make the County Development Plan." The submission states that the amendment has gone some way to addressing the problem when it includes lands within the development boundary for Crosshaven, but not far enough when it does not state that development boundaries are only indicative and that development may be allowed outside of the indicative boundaries as was stated in the 1999 variation of the 1996 CDP. The point is made in the submission that such changes as are proposed in the draft LAPs and Amendment "cannot (be done) without due process of a formal variation to the 2003 Development Plan."
Ballinhassig Tidy Villages Association	9300	Issues relating to Ballinhassig	This submission raises a number of issues relating to Ballinhassig. Issues raised include support for the GAA proposal and support for development of Frank Butler's field. Other issues raised include that development of zoned areas should be accompanied by footpaths and lighting, and that a sewage treatment plant for the village should be provided.
Busteed, Orla	9229	Issues relating to Fountainstown	This submission raises a number of issues relating to Fountainstown. Issues raised by this submission include that no improvements have been proposed for Fountainstown, improvements have been proposed for Crosshaven and Roberts Cove, none have been proposed for Fountainstown even though it is recognised in the plan as playing an important tourism and leisure role, and local facilities are very poor and road safety is a concern.
Chapman Colin	9522	Issues Relating to Crosshaven and Bays	This submission raises a number of issues relating to Crosshaven and Bays. The submission summarises many of the objectives and statements in the LAP about the sensitivity of Crosshaven and Bays and goes on to outline where the submitter sees conflict between the LAP and the zoning proposals in the proposed amendment. In particular the submission refers to insensitive development adversely impacting on; Crosshaven House and Demesne, Templebreedy School, inappropriate suburban type and scale development and inadequate road infrastructure. The submission states that the proposed amendments are contrary to the initial draft plan and public consultation issues raised and that they would result in development that would be out of character with the village.

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<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Coakley, Finbarr	9256	Lands at Monkstown	This submission proposes that lands at Monkstown be zoned for residential development. The submission proposes that lands would be provided to facilitate the provision and to develop a pedestrian walk along Monkstown Creek, the inclusion of these lands would be in line with CASP, and these lands would maintain the integrity of the Rural Housing Control Zone, lessen the need for individual houses in rural area, and provide a choice of house types and sizes. This submission is not relevant to a specific change in the proposed amendment.
Coleman, Brendan	9299	Issues relating to Ballinhassig	This submission raises a number of issues relating to Ballinhassig. Issues raised by this submission include that the proposed changes will help the GAA develop its Sporting Amenities which is important for the future of the community, and development is welcomed on Frank Butlers field as it will make sites available for housing.
Cork City Council	10002	Issues relating to Cork Airport and proposed zoning in Ballinhassig	This submission relates to change no.'s CAR 05.02.01 and CAR 08.07.02, CAR 08.07.03 and CAR 08.07.04. This submission notes that it is intended to prepare a Special Local Area Plan for Cork Airport and would welcome an opportunity to contribute to the preparation of this plan. The submission also notes proposals to zone additional land for residential development in some of the villages of CASP and in particular in Ballinhassig and requests that due regard be had to the sustainable development principles of CASP in deciding on amendments of this type.
Cork Environmental Forum	9209	Issues general to draft LAP's	This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extensions to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. The submission also states that there has been a neglect of an opportunity to provide mixed use developments rather than simply housing. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft LAPs.
Cork Environmental Forum	10007	Issues Relating to the Carrigaline Electoral Area Local Area Plan	The submission states that there is far too much housing proposed and it will cause unbalanced development and a huge transport need that will be unsustainable.

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Cork South Central Green Party	9149	Issues Relating to the Carrigaline Electoral Area Local Area Plan	This submission has detailed comments on many of the changes in the proposed amendment and states that sustainability especially from a transport point of view should be a priority for the plans. The submission supports many of the changes but opposes the larger of the residential zoning proposals, i.e., 08.06.04, 08.06.05, 08.06.09, 08.06.10, 08.07.04, 08.10.04 and 08.10.08.
Costigan, Bob	9193	Issues relating to Crosshaven	This submission raises a number of issues relating to Crosshaven. Issues raised by this submission include concern with the possibility of residential or a hotel development on the lawn site overlooking the village square in Crosshaven, this location would be a good place for a town park, business could be located in other parts of the village, and development would affect sea views.
Cottrell, Con	9138	Issues relating to Ballinhassig	This submission raises a number of issues relating to Ballinhassig. Issues raised include that this submission supports the proposed changes for Ballinhassig as it is felt that the village is in need of development.
Crosshaven Branch Fine Gael Party	9148	Issues Relating to Crosshaven	This submission proposes that amendments be made to change numbers 08.06.04, 08.06.06, 08.06.08, 08.06.11 and 08.06.13. The submission also states that houses have been built on lands which are the subject of changes 08.06.09 and 08.06.17.
Crosshaven Community Association	9358	Issues Relating to Crosshaven	This submission proposes that development should be phased and in line with the provision of facilities. New developments are welcome but they should cater for local people. No buildings should be sanctioned on the waterfront side of the road.
Crosshaven Development Committee	9523	Issues Relating to Crosshaven	This submission states that it supports in full changes 08.06.07, 08.06.12 and 08.06.13. It also states that the wooded area should be excluded from change 08.06.05, that 08.06.06 should be omitted, that the text relating to 08.06.08 (promenade) be amended, that the text in 08.06.11 (sewerage scheme) be amended and that the railway line amenity walk be developed and maintained.
Dairygold	9439	Issues relating to Minane Bridge	This submission agrees with the proposed zoning of lands for Town Centre / Neighbourhood Centre in Minane Bridge.

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<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Douglas Developments Ltd	9287	Lands at Curraghbinny	This submission proposes that lands at Curraghbinny be zoned for Open Space/Sports/Recreation/Amenity by amending CAR 08.06.13 to include reference to tourism development in Curraghbinny. The submission proposes that the type of marina development proposed would benefit tourism in Crosshaven. Concerns are also raised in this submission regarding the Managers Report of April 2005. This submission refers to submission 08.06.13 as an example of what should be drafted for Curraghbinny but there is no specific change in the Amendment in relation to Curraghbinny and so the submission is not relevant to a specific change in the Amendment.
Fegan, James	9134	Issues relating to Crosshaven	This submission raises a number of issues relating to CAR 06.06.05. Issues raised by this submission include that the area of woodland mentioned in the proposed change be omitted from the zoned area so as to protect it from development, and that this area of woodland is an important amenity for local residents.
FitzGerald Michael	9466	Issues Relating to Crosshaven	This submission proposes that the proposed amendment to the draft plan to zone additional lands in the form of proposed change CAR 08.06.05 will adversely affect the family home and farm lands of the submitter. The submission claims that the PPU has ignored where strengthening of the woods is required and that the PPU is proposing rezoning of an existing green belt. The submission also claims that the proposed zoning will increase trespass on private lands which should not be used as a public amenity.
Foster, Michael J.	9158	Lands at Kilcolta, Fennels Bay	This submission proposes that the development boundary has changed between the 1996 County Development Plan and the Draft Local Area Plan. The submission proposes that the development boundary follows a fire track instead of the original track which is overgrown.
Gash, Christy	9298	Lands at Knocknagore, Crosshaven	This submission proposes that lands at Knocknagore, Crosshaven be zoned for residential development by extending proposed change CAR 08.06.04. The submission proposes that the boundary should be moved up to the 45m contour line as development on adjoining lands to the north is at the 50m contour line, the gradient on the lands is gradual, it would not be skyline development, is not visible from Crosshaven, and there would be space for an amenity walk and plus active/passive open space.

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Hennessy, Dave	9177	Issues relating to Crosshaven	This submission raises a number of issues relating to Crosshaven. Issues raised by this submission include the school is not capable of taking additional pupils despite a planned renovation as new classrooms are being provided, traffic provisions in the village are lacking with there being bottlenecks and access difficulties on some roads, there is a lack of youth service funding, and extra population would be welcomed if sufficient provision is made for them.
Keane Michael	9197	Lands at Ballinaboy, Ballinhassig	This submission proposes that the description of the lands in the amendment needs to be clarified. The clarification provided by this submission is that the proposal is for approx. 18 acres to be ceded to the local GAA club to develop their grounds and 13 acres to be retained by the landowner and zoned for low density residential use.
Kelly Ray	9365	Lands at Myrtleville	This submission proposes that change number 08.06.11 be amended to state that "the Council will actively pursue the provision of a sewerage scheme..." based on the fact that the 1996 CDP proposed this area for development. The submission also proposes that change number 08.06.16 is premature as the lands already inside the development boundary are not yet developed.
Kingston, John	9241	Lands at Rathmacullig West	This submission proposes that lands at Rathmacullig West be zoned for enterprise and employment uses. The submission proposes that these lands will be needed to cater for the terminal expansion, the A2 greenbelt area will not be compromised, existing zonings at the airport are complete. This submission is not relevant to a specific change in the proposed amendment.
Kirby, Bill	9137	Issues relating to Ballinhassig	This submission raises a number of issues relating to Ballinhassig. Issues raised include that development in the village is welcomed, the GAA opportunity to expand their facilities is also welcomed, and the proposals will enhance the village.

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<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Murphy, Jeremiah	9220	Lands at Ballynora	This submission proposes that lands at Ballynora be zoned for residential development and that the amenity walk subject of proposed change CAR 08.09.01 be moved. The submission proposes that the proposed amenity walk is now part of a garden so the line of the walk should be moved which would also increase the amount of land zoned.
Murphy, Timothy	9278	Lands at Ballinhassig	This submission proposes that additional information be added to the text regarding proposed change CAR 08.07.03. The submission proposes that access to these lands would be through lands owned by the County Council and it is also proposed to locate the sewage treatment plant for any development on these lands, therefore the proposed change should be amended to reflect this.
Newenham Mark	9460	Lands at Coolmore Estate Ringaskiddy.	This submission proposes that Coolmore Estate which is located in A1 green belt near Carrigaline / Ringaskiddy be partly developed as a golf course, hotel and associated residential development. This proposal would guarantee the maintenance of the house and wood, provide potential of an amenity walk and a housing development. This submission is not relevant to a specific change in the proposed amendment.
O'Halloran, Rose	9360	Issues relating to Crosshaven	This submission raises a number of issues relating to Crosshaven. Issues raised by this submission include that concern is expressed over proposed amendments to the draft Local Area Plan, the area of Ballinluska, Crosshaven does not have sufficient infrastructure to cope with extra traffic, and houses are being developed with no amenities for young people.
Richmond Football Club	9270	Issues relating to Waterfall	This submission raises the issue of the provision of playing pitches in Waterfall. Issues raised include that Richmond Football Club cater for the recreational need of over 200 families in the Waterfall area and only have one rented pitch in the area plus another in Ballincollog, these facilities are inadequate to cater for demand so the club are seeking suitable recognition be given for the zoning of land for recreational purposes.

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Sheehan Mary	9369	Issues Relating to Crosshaven	This submission proposes that changes numbers 08.06.04, 05 and 08.06.06 are incompatible with the orderly planned development of Crosshaven. In particular in relation to 08.06.04 it states that sustainable development cannot be justified in terms of the existing infrastructure or on a local needs basis. On change 08.06.06 the submission says that the foreshore area should remain free of development.
Tracton Community Council	9274	Issues Relating to Minane Bridge	This submission proposes that much of the proposed changes for Minane Bridge are appropriate. It also states that the area proposed for a playground is unsuitable and they propose another area within the development boundary. The submission suggests that additional land be provided for the school at the rear of the creamery site.
Waterfall LAP Group	9081	Issues relating to Ballynora and Waterfall	This submission raises a number of issues relating to Ballynora and Waterfall. Issues raised by this submission include support for the proposed amenity walk and that this walk should not be contingent on provision of housing, there is a need to preserve the gap between the settlements, existing infrastructure is inadequate for the existing community, it is proposed the development boundary not be altered, and that there is no increase in density.

Appendix B

**Amendments to Section 5
TRANSPORT AND INFRASTRUCTURE**

PROPOSED CHANGE NO. CAR 05.02.01

CORK INTERNATIONAL AIRPORT

PROPOSED CHANGE

It is proposed to make a modification to Section 5 of the Draft Local Area Plan by including additional text and adding the following paragraph:

5.2.20 'Cork International Airport is an important economic driver for the South West Region as has been demonstrated by the success of the airport itself and the adjacent business park and the hotel. New infrastructure being provided at the airport will cater for approximately 3 million passengers per year.

Within six months of the adoption of this local area plan the Council will initiate a Special Local Area Plan to encompass the Cork International Airport site and its surrounding hinterland.'

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

**Amendments to Section 7
ENVIRONMENT AND HERITAGE**

PROPOSED CHANGE NO. BDN 07.06.01

DELETE LAST SENTENCE OF 7.6.3 AND REPLACE WITH NEW TEXT.

It is proposed to delete the last sentence of 7.6.3, "As part of the consultation process..... and replace with new text as follows:

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

RELEVANT SUBMISSIONS RECEIVED

NONE							

PLANNING ISSUES

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

**Amendments to Section 8
SETTLEMENTS AND OTHER LOCATIONS**

PROPOSED CHANGE NO. CAR 08.06.01**CHANGE THE TEXT OF SPECIFIC OBJECTIVE X-01 IN CROSSHAVEN.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the specific objective X-01 and replacing it with the following:

'Opportunity site to allow for the provision of an hotel and/or sensitively designed residential development subject to the retention of the existing tree belt.'

RELEVANT SUBMISSIONS RECEIVED

9522	9149	9193	9522				

PLANNING ISSUES

The Draft Local Area Plan zoned this site as "X-01", i.e. as an "Opportunity site to allow provision for a hotel, subject to careful siting and design and retention of the mature trees on site." The proposed change allows greater flexibility in the use of the site while continuing to protect the important trees on site and taking account of the sloping nature of the ground. This site is visually prominent, central to the village and when developed it could be a landmark site in this central location. It is proposed therefore, to modify the proposed change as follows;

'Opportunity site to allow for the provision of an hotel, located on the eastern part of the site and sensitively designed residential development, located on the western boundary of the site with the public road. All development on the site subject to a landscaping scheme and the retention of the existing tree belt.'

MANAGER'S RECOMMENDATION:***MODIFY THE PROPOSED CHANGE***

PROPOSED CHANGE NO. CAR 08.06.02**CHANGE PART OF ZONING I-01 TO NEW TOWN CENTRE ZONING IN CROSSHAVEN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by deleting part of zoning I-01 and replacing it with a new town centre zoning and specific objective:

'Mixed uses including; commercial, service, civic and possibly a limited amount of residential and retail related to leisure/tourism use to facilitate town centre expansion.'

RELEVANT SUBMISSIONS RECEIVED

9522	9149						

PLANNING ISSUES

These lands are part of a larger area zoned in the Draft Local Area Plan as "I-01" for marine related industrial development. Part of the site is now proposed to be zoned for town centre type uses while the remainder will continue to be zoned industrial for marine related uses. The site is adjacent to the village centre and the proposed change will permit an extension of the commercial core of the village.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.03**CHANGE THE TEXT OF SPECIFIC OBJECTIVE I-01 IN CROSSHAVEN.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by deleting the specific objective I-01 and replacing it with the following:

‘Marine related development to include the provision of boat repair and storage and ancillary uses. Uses compatible with the primary use only to be considered acceptable.’

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

This site is part of a larger area zoned in the Draft Local Area Plan as “I-01” for marine related industrial development. The site (reduced in area) will remain in marine related uses but will not be described as industrial. It is important to Crosshaven that the tradition of boat building and repair, not just boat storage, be accommodated close to the waterfront. The specific objective, therefore supports the primary objective of boat repair, storage and ancillary uses and does not support uses incompatible with the primary use on these lands.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.04**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL ZONING AT KNOCKNAGORE, CROSSHAVEN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include new lands for residential zoning.

It is proposed to include the following specific objective:

'Medium density residential development to include the provision of public open space for passive and active recreation, on the most elevated part of the site, i.e. that part of the site above the 40 metre contour. Proposals for development must also include a pedestrian walk and a landscaping scheme for the site.'

RELEVANT SUBMISSIONS RECEIVED

9149	9148	9177	9298	9369	9522		

PLANNING ISSUES

These lands are proposed for inclusion in the Local Area Plan for residential use. The lands are located immediately adjacent to the development boundary and are serviceable. Part of the lands are elevated and prominent and development should not be permitted on these parts of the site. The specific objective for the lands, therefore, reserves the part of the site above the 40 metre contour for public open space.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.05**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND FOR RESIDENTIAL ZONING AT CROSSHAVEN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include new lands for residential specific zoning objective.

It is proposed to include the following specific objective:

'Medium density residential development to include the provision of public open space for passive recreation, including the protection and strengthening the existing woodland on the western and southern portions of the lands. Proposals for development must include a landscaping scheme for the entire site.'

RELEVANT SUBMISSIONS RECEIVED

9466	9134	9149	9177	9522	9523		

PLANNING ISSUES

This proposed change is an extension to residential zoning "R-02" in the Draft Local Area Plan. The site is contiguous with existing development and includes an area of mature woodland on the southern and western parts of the site. The specific objective for the site includes protection and strengthening of the woodland and open space provision.

Submissions have been received on the proposed change which point out that the woodland is in separate ownership to the area of land proposed for residential development and that green belt status would be more effective in protecting the woodland.

Crosshaven is located within the Rural Housing Control Zone, not in the Metropolitan Green Belt and the woodland does not therefore have green belt protection. In order to give protection to the woods, the plan should recognise their value to the settlement and the community.

As the lands proposed for residential development do not extend to include the woodland it is proposed to modify the proposed change as follows;

1. Zone the lands for medium density residential development but excluding the woodland area and;
2. Include additional text in the body of the plan stating that; "the woodland at Knocknagore is an important asset to the setting of the village and for the community in Crosshaven, it provides an important backdrop to the village and adjacent residential developments and it should be maintained and protected for future generations."

MANAGER'S RECOMMENDATION:***MODIFY THE PROPOSED CHANGE***

PROPOSED CHANGE NO. CAR 08.06.06**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND FOR INDUSTRIAL ZONING AT CROSSHAVEN.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include new lands on the foreshore within the boundary and to include a new industrial specific zoning objective.

It is proposed to include the following specific objective:

'Marine related development to include boat repair and storage.'

RELEVANT SUBMISSIONS RECEIVED

9149	9148	9358	9369	9523			

PLANNING ISSUES

The proposed change recognises the established use on the site and supports the continuation of the marine related enterprise in this waterfront location.

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

PROPOSED CHANGE NO. CAR 08.06.07**ROAD INFRASTRUCTURE IN CROSSHAVEN: ADDITIONAL TEXT****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the text to include additional text after paragraph 6.3.3 as follows;

"Internal traffic management continues to be problematic in Crosshaven, particularly in the summer season, and it is intended to promote further road improvements/developments especially along the waterfront in order to alleviate traffic bottle-necks."

RELEVANT SUBMISSIONS RECEIVED

9149	9523						

PLANNING ISSUES

Submissions have been received on this proposed change, which support the provision of improved road infrastructure in Crosshaven.

No feasibility study or plans have yet been prepared for improvements to the road infrastructure. The local area plan supports road improvements in the village.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.08**PROMENADE IN CROSSHAVEN: ADDITIONAL TEXT****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the text to include additional text after paragraph 6.4.6 as follows;

"Further enhancement of the village centre, following refurbishment of the square, could include an investigation into the development of a promenade along the foreshore in the future."

RELEVANT SUBMISSIONS RECEIVED

9149	9148	9523					

PLANNING ISSUES

Submissions have been received on this proposed change. The development of a promenade along the foreshore will require preliminary survey and possibly ground works before a definitive route or funding for the development could proceed.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.09**ESTABLISH A DEVELOPMENT BOUNDARY AROUND LANDS AT DUGGAN'S CROSS ROADS TO INCLUDE LANDS THAT WERE WITHIN THE 1996 CDP BOUNDARY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include lands that were within the 1996 County Development Plan development boundary at Duggan's Cross Roads, Crosshaven.

RELEVANT SUBMISSIONS RECEIVED

9149	9100	9148					

PLANNING ISSUES

The proposed change recognises the established use on the site.

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

PROPOSED CHANGE NO. CAR 08.06.10

ESTABLISH A DEVELOPMENT BOUNDARY AROUND LANDS AT MYRTLEVILLE CROSS TO INCLUDE LANDS THAT WERE WITHIN THE 1996 CDP BOUNDARY

PROPOSED CHANGE

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include lands that were within the 1996 County Development Plan development boundary at Myrtleville Cross, Crosshaven.

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

The proposed change recognises the established use on the site.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.11**SEWERAGE SCHEME FOR THE BAYS AREA: ADDITIONAL TEXT****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the text to include additional text after paragraph 6.4.7 as follows;

"Investigation into the provision of a sewerage scheme to link the Bays area to the village scheme will be undertaken as soon as feasible."

RELEVANT SUBMISSIONS RECEIVED

9149	9148	9365	9523				

PLANNING ISSUES

Submissions have been received on this proposed change. The construction of a sewer connecting the Bays Area to the village would require a preliminary survey and a preliminary report before a decision could be made on the feasibility of such a scheme.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.12**CHANGE THE TEXT OF SPECIFIC OBJECTIVE O-02 IN CROSSHAVEN.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the specific objective O-02 and replacing it with the following:

"Open Space. This prominent slope makes a significant contribution to the setting of Crosshaven. There is a presumption against development on these lands because of the importance of the hillside to the setting of the area. The provision of additional playing pitches for the established sports facilities on the lands will be considered provided they do not impact adversely on the setting of the hillside."

RELEVANT SUBMISSIONS RECEIVED

9149	9523						

PLANNING ISSUES

The proposed change recognises the existence of the sports clubs in the area and their need to provide for additional sports fields in the future. The specific objective for these lands still protects this very important hillside while allowing recreational uses which will not compromise the open nature of the lands and the scenic and visual importance of this area for Crosshaven and Cork Harbour.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.13**CHANGE THE TEXT OF SPECIFIC OBJECTIVE O-03 IN CROSSHAVEN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by deleting the specific objective O-03 and replacing it with an opportunity site zoning for tourism as follows:

Tourism Opportunity Site: "Develop the amenity and recreation potential of Fort Camden, including the provision of holiday accommodation and water based activities. The heritage and historical importance of the site and its important harbour location can contribute to the development of harbour related tourism."

RELEVANT SUBMISSIONS RECEIVED

9149	9148	9523					

PLANNING ISSUES

Camden is an internationally important site and proposals for development have to be sympathetic to the historic and heritage importance of the site and the buildings. The development of tourism based activities like a tourist hostel in the fort complex and water based activities at the lower levels could contribute to a harbour transport tourism initiative in which Camden would be one stop off point.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.14**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND AT KILCOLTA, CROSSHAVEN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the development boundary at Kilcolta to the south.

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

The area proposed to be included within the development boundary is an area of land at the southern end of a ribbon along the access road to Templebreedy Fort. The lands are elevated and prominent and particularly exposed from short and far distance views along the coast.

Any development on these lands will add to unsuitable development on exposed slopes in a very scenic area. The area is very exposed and would not sustain any landscaping which would help to ameliorate the effects of development on the lands.

The relevant planning issue in this case is whether there is a need for residential development on this land and if that need outweighs the seriously adverse impact on the visual and scenic amenity of the area.

The proper planning and sustainable development of the area would be best served if the site remained undeveloped and continued to make its contribution to the scenic and visual amenity of Crosshaven Bays area and Cork Harbour generally.

MANAGER'S RECOMMENDATION:**OMIT THE PROPOSED CHANGE**

PROPOSED CHANGE NO. CAR 08.06.15**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND AT CROSSHAVENHILL, CROSSHAVEN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the development boundary at Crosshavenhill to the south.

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

The inclusion of this land within the development boundary will require any proposals for development to be treated sensitively and to respect the scale and type of development in the immediate area. Any proposal for development will depend on the ability to comply with current standards for septic tank or treatment plant installations

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.16**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND AT BALLINLUSKA, CROSSHAVEN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the development boundary at Ballinluska to the north.

RELEVANT SUBMISSIONS RECEIVED

9149	9365						

PLANNING ISSUES

These lands are located in the townland of Ballinluska, overlooking Fennell's Bay. The predominant form of development in this location are individual units on small sites served by public water supply but by individual waste water treatment units or septic tanks. In many cases the sites are not large enough to accommodate the waste water treatment units and the required percolation areas. Access to the area is over narrow sub-standard roads.

The lands are adjacent to lands on the western boundary of this proposal, which are already included within the development boundary of Crosshaven Bays. Development of these lands will have to be sympathetic to the pattern and scale of existing development, ensure that sanitary facilities are adequate and that a suitable landscaping scheme is adopted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.06.17**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE EXISTING ESTATE DEVELOPMENT AT KNOCKNAGORE, CROSSHAVEN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the development boundary at Knocknagore to the east.

RELEVANT SUBMISSIONS RECEIVED

9149	9100	9148					

PLANNING ISSUES

The proposed change recognises the established use on the site.

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

MAP

MAP

PROPOSED CHANGE NO. CAR 08.07.01**SPORTS AND RECREATION USES IN BALLINHASSIG: ADDITIONAL TEXT****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the text to include additional text after paragraph 7.4.5 as follows;

"Proposals to allow the development of the playing pitch in the centre of the village for residential use will be considered provided that a suitable alternative location can be identified for the relocation of the sports facilities."

RELEVANT SUBMISSIONS RECEIVED

9149	9137	9299	9300				

PLANNING ISSUES

This field in the centre of the village provides easy access for the community to the sports facilities. Its central location also makes it an attractive site for redevelopment providing it complies with the Council's policy as stated in the Cork County Development Plan 2003 (as varied). For consideration to be given to the redevelopment of the sports field, new sports facilities must be provided locally to serve the same area.

Proposed change 08.07.04 is relevant and should be considered with this change as part of a comprehensive set of proposals for the village of Ballinhassig.

This proposed change is conditional on proposed change 08.07.04, as modified, being adopted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.07.02**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND AT BALLYNABEARNA, BALLINHASSIG:****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the development boundary at Ballynabearna to the south.

RELEVANT SUBMISSIONS RECEIVED

9149	9138						

PLANNING ISSUES

An indicative route for a bypass of Ballinhassig as part of an improved route to West Cork from Ringaskiddy, is indicated in the draft plan. This indicative route has not been developed and there has been no further examination of this proposal. Any development on these lands should be subject to agreement with the Infrastructure Department as to the line of a future road. The development of the land is premature pending the selection of a definitive route or a preferred route option for the bypass road. The lands in question are located at the foot of the slope and next to the river Owenboy and may form part of that river's flood plain.

The proposed change should be modified to include a specific objective as follows;

“Medium density residential development. Any proposals for development on this site must include a flood study, and agreement with the Infrastructure Department of Cork County Council on the preferred route option of a future bypass road for the village.”

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE**

PROPOSED CHANGE NO. CAR 08.07.03**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND AT REAROUR AND BARRETSHILL, BALLINHASSIG:****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the development boundary to include lands at Rearour and Barretshill.

RELEVANT SUBMISSIONS RECEIVED

9278	9149	9137	9138	9299	9300		

PLANNING ISSUES

The lands are located between the embankment of the R613 road on the northern boundary and the Owenabue River on the south. In relation to the road, which rises steeply from the village centre westwards towards the main Bandon road (N71), the lands are extremely low lying and may be susceptible to flooding. Access to these lands is also an issue as access from the R613, the road which runs east to west through the village, may not be possible and in any event may not be acceptable on road safety and traffic grounds. In addition, the lands do not have direct access to the local primary (Kinsale) road, LP3203, which is located a distance away to the eastern side of the site.

A submission received on this proposed change states that access to the site will be from the local primary road, LP3203, through lands (it states), are owned by Cork County Council. The submission also states that the waste-water treatment plant to serve the proposed residential development and the access road will both be located on the Council lands.

Notwithstanding, the proposal to locate the access road and treatment plant in lands outside the control of the submitter, there is a large diameter trunk watermain traversing the site, which may be a constraint to development of these lands.

In addition to the above, the principal planning issues in relation to the site are its level and the resultant levels of any units which would be developed on the site, its location in the Owenabue River's flood plain and the possibility of flooding, and the more appropriate use of these lands for open space and recreation uses.

MANAGER'S RECOMMENDATION:**OMIT THE PROPOSED CHANGE**

PROPOSED CHANGE NO. CAR 08.07.04**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND AT BALLINABOY BALLINHASSIG:****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include lands at Ballinaboy for residential development.

It is proposed to include the following specific objective;

"Medium density residential development subject to the provision of playing pitches, dressing rooms and club house, safe pedestrian access to the village centre, an agreed landscaping scheme and suitable vehicular access."

RELEVANT SUBMISSIONS RECEIVED

9149	9137	9197	9299	9300			

PLANNING ISSUES

The zoning of these lands is intended to be subject to the relocation of the GAA club and associated uses to this site.

A submission has been received on the proposed change, which claims to clarify the situation. The submission states that the proposal is to cede approx. 18 acres (the higher sloping ground) to the local GAA club and develop the lower land, approx 13 acres, for residential units at low density. The lower lands are located closest to the village centre and are the most suitable for development.

However, the lands proposed for the relocation of the GAA facilities are removed from the village centre and are elevated, steeply sloping and very prominent. Any development on these lands will require large amounts of cut and fill and result in development on the site being very obtrusive.

The location and suitability of lands for particular uses should be determined on grounds of proper planning and sustainable development of the area and on those grounds, taking into account all the constraints and opportunities presented by the draft plan and the proposed amendment, it is clear that the most appropriate resolution of the zoning proposals for Ballinhassig is as follows;

- 1. Modify proposed change 08.07.04 to exclude the higher lands (see map).*
- 2. Zone the lower lands for residential development with the following specific objective; "Medium density residential development subject to the provision of safe pedestrian access to the village centre, an agreed landscaping scheme and suitable vehicular access. The development of this site shall only be considered subject to adjacent and suitable lands, such as those to the west of the site, becoming available as open space and recreational land to provide for the relocation of the GAA facilities and for passive open space for community enjoyment."*

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE**

MAP

PROPOSED CHANGE NO. CAR 08.08.01**DELETE THE ZONING OBJECTIVE O-01 IN BALLYGARVAN, EXTEND THE ZONING OBJECTIVE R-03 TO COVER THIS SITE AND AMEND THE TEXT OF THE SPECIFIC OBJECTIVE R-03****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by deleting the specific zoning objective O-01, extending zoning objective R-03 to cover the entire site and to amend the text of the specific zoning objective R-03 to be replaced by the following:

'Medium density residential development to include a mix of house types and sizes, a playing pitch and a 10 metre wide tree planted buffer with an amenity walk along the southern boundary.'

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

The development of these lands which included, in the draft local area plan, a substantial area of open space, should include residential development together with a reconfigured open space area which would permit it to be used as active open space, specifically as a playing pitch.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.08.02**INCLUDE ADDITIONAL TEXT ON EXISTING QUARRY IN BALLYGARVAN**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including the following text:

"To ensure adequate separation between the village and the quarry development, the area of quarry operations, including the extraction area, the berms, areas for overburden storage and other quarry related activities will be mapped as required by condition 2 (a) and (b) of An Bord Pleanala's decision."

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

The only details existing on the extent of quarrying development in the planning authority's or An Bord Pleanala's reports relate to textual conditions, no mapping showing the permitted extent of the works exists.

This change proposes that the textual change to the local area plan should be modified to include the following;

"The proposed quarry development shall comply with and/or shall be modified by the following:

The proposed berms along the western side of the site shall be set back to a line running due south from Glen Cross Roads to the Owenboy River and shall be set back 50 metres from the line of the proposed Ballygarvan by-pass road with a consequent reduction in the proposed extraction area. The precise line of the by-pass road shall be determined on site with the planning authority. The lands to the west of the relocated berms shall not be used for overburden storage or other quarry related activities. There shall be no overburden storage or other quarry related activities within 30 metres of the Owenboy River."

MANAGER'S RECOMMENDATION:***MODIFY THE PROPOSED CHANGE***

Carrigaline Electoral Area Draft Local Area Plan

MAP

PROPOSED CHANGE NO. CAR 08.09.01**INCLUDE ADDITIONAL PEDESTRIAN LINK BETWEEN BALLYNORA AND WATERFALL****PROPOSED CHANGE**

"It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the proposed amenity walk, to form a circular route."

RELEVANT SUBMISSIONS RECEIVED

9149	9081						

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

MAP

PROPOSED CHANGE NO. CAR 08.10.01**AMENDMENT TO TEXT FOR SPECIFIC OBJECTIVE R-01 IN MINANE BRIDGE****PROPOSED CHANGE**

It is proposed to make a modification to section 8, of the Draft Local Area Plan by deleting the specific objective R-01 and replacing it with the following:

'Medium density residential street frontage type development '

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

The change in designation of this zoning, R-01, will permit a more suitable use of the lands and improve the streetscape of the settlement by providing street frontage development. The site is located in the centre of the village adjacent to all services.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.10.02**CHANGE THE SPECIFIC ZONING OBJECTIVE X-01 TO A NEW TOWN CENTRE ZONING OBJECTIVE IN MINANE BRIDGE.****PROPOSED CHANGE**

It is proposed to make a modification to section 8, of the Draft Local Area Plan by deleting the specific objective X-01 and replacing it with a new town centre zoning objective as follows:

'Town/neighbourhood centre type uses including; 'small scale retail i.e. local shop, service and possibly incorporating some housing perhaps above ground floor level.'

RELEVANT SUBMISSIONS RECEIVED

9149	9274	9439					

PLANNING ISSUES

The proposed change in designation of the site permits a broader range of uses on the site. The proposed uses are in keeping with the site's brownfield status and its village location.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.10.03**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE AN INCREASE IN THE AREA OF SITE E-01 IN MINANE BRIDGE.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary to include an increase in the area of site E-01 to reflect the requirements of the Knocknamanagh National School and the Department of Education in Minane Bridge.

RELEVANT SUBMISSIONS RECEIVED

9149	9447						

PLANNING ISSUES

The proposed increase in the area of the site will provide sufficient space as per the Department of Education guidelines for the school expansion/replacement in the area immediately adjoining the existing school.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.10.04**EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH IN MINANE BRIDGE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include new lands for residential development.

It is proposed to include the following specific objective:

'Medium density residential development to include street frontage housing and the provision of a public car parking area.'

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

The addition of this area of land to the development area of the village will permit a wider choice of house types and improve the streetscape of the settlement. The site is located at the foot of the higher ground, on the edge of the road and directly opposite the school. The site will also provide a public car parking area, which will greatly improve road safety near the school especially at school opening and closing times.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.10.05**EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH IN MINANE BRIDGE.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include new lands for open space uses.

It is proposed to include the following specific objective:

'Passive open space.'

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

PROPOSED CHANGE NO. CAR 08.10.06**EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH EAST IN MINANE BRIDGE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include new lands for open space uses.

It is proposed to include the following specific objective:

'Passive open space to include provision for a childrens playground.'

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

A submission has been received from the local community proposing that the playground be re-located from this area to another more visible and therefore more secure location in the village. It is therefore proposed to modify the proposed change to delete the reference to children's playground. The proposed modification will read as follows;

"Passive open space."

The alternative location suggested by the community appears to be on the site of the existing car park and amenity area and could be dealt with in discussions with the Council's Area Engineer.

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE**

PROPOSED CHANGE NO. CAR 08.10.07**EXTEND DEVELOPMENT BOUNDARY OF R-02 AND R-03 TO THE WEST TO MEET THE EXTENDED BOUNDARY OF E-01 IN MINANE BRIDGE.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to extend the site of R-02 and R-03 to the west as far the proposed extended boundary of E-01. This change is consequent to and dependent on the change to E-01 being adopted.

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

This proposed change is a consequential mapping change as a result of changing the boundaries of 08.10.02 and 08.10.03 in order to avoid gaps in the mapping of the development boundary.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.10.08**EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE ADDITIONAL LAND AT, MINANE BRIDGE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the development boundary to include lands at Farranbrien East

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

These lands are shown in the Cork County Development Plan 2003 (as varied) as part of pNHA 1966 "Minane Bridge Marsh" which is a proposed natural heritage area. The lands are marshy and wet and are not suitable for development.

MANAGER'S RECOMMENDATION:***OMIT THE PROPOSED CHANGE***

MAP

PROPOSED CHANGE NO. CAR 08.11.01**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTH IN WATERFALL****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the development boundary to include additional land to the south.

RELEVANT SUBMISSIONS RECEIVED

9149	9220						

PLANNING ISSUES

The proposed zoning of these lands will provide an area for village centre expansion that may include a mix of uses appropriate to the scale of the settlement.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.11.02

INCLUDE ADDITIONAL PEDESTRIAN LINK BETWEEN WATERFALL AND BALLYNORA

PROPOSED CHANGE

"It is proposed to make a modification to Section 8, of the Draft Local Area Plan by extending the proposed amenity walk, to form a circular route."

RELEVANT SUBMISSIONS RECEIVED

9149	9081						

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

MAP

PROPOSED CHANGE NO. CAR 08.15.01**INCLUDE ADDITIONAL TEXT ON A CLIFF WALK AND ACCESS TO THE BEACH AT ROBERTS COVE.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the text to include additional text after paragraph 15.2.2 as follows;

"Investigation into the provision of a cliff walk in Roberts Cove will be undertaken as soon as feasible."

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.15.02

INCLUDE ADDITIONAL TEXT ON CAR PARKING IMPROVEMENTS AT ROBERTS COVE.

PROPOSED CHANGE

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the text to include additional text after paragraph 15.2.1 as follows;

“Proposals to upgrade and improve the car park in Roberts Cove will be developed.”

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. CAR 08.15.03**INCLUDE ADDITIONAL TEXT ON DEVELOPMENT PROPOSALS IN ROBERTS COVE.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the text to include additional text as part of paragraph 15.2.1 as follows;

"Priority will be given to development that contributes to the year-round population in Robert's Cove".

RELEVANT SUBMISSIONS RECEIVED

9149							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED