

County Manager's Report to Members

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

**Written Report on the Proposed Amendments
to the Carrigwohill
Draft Special Local Area Plan**

**NOTE: This document should be read in conjunction with the Carrigwohill Draft
Special 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 Carrigtwohill Special 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 Carrigtwohill Special Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised. A total of 83 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 13 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 Special 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 Special 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 the 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 Special 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 No submissions received referred only to matters that do not lie within the scope of the proposed amendment.

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
CTWL SLAP 4.1	Reference to Recreation Policy	Accept	13
CTWL SLAP 5.1	New Information on Rail Procedural Issues and the Station at Carrigtwohill	Accept	16
CTWL SLAP 5.2	Consequential Changes to Figure 5.4 Carrigtwohill Road Proposals	Accept	18
CTWL SLAP 6.1	Changes to Terry’s Land South Proposals	Accept	19
CTWL SLAP 6.2	Provision of Schools – Terry’s Land South	Accept	20
CTWL SLAP 6.3	Site-Specific Proposals – Proposed Master Plan for New Residential Neighbourhood – text	Modify	21
CTWL SLAP 6.4	Site-Specific Proposals – Proposed Master Plan for New Residential Neighbourhood – objective	Modify	26
CTWL SLAP 6.5	Change part of O-04 to Residential (Infill) Use	Accept	30
CTWL SLAP 6.6	Delete Section on Floodplain Protection	Accept	31
CTWL SLAP 7.1	New Open Space, Sports Area for Extension to the GAA, Carrigtwohill	Omit	32
CTWL SLAP 7.2	New Town Centre, Neighbourhood Centre Extension to T-02	Accept	33
CTWL SLAP 8.1	Provision and Handing Over of Schools (Section 8)	Accept	34
CTWL SLAP 9.1	Remove U-01 from the Zoning Map	Accept	35
CTWL SLAP 9.2	Delete O-05 and replace with Established Primarily Residential Use	Accept	36

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No.	Proposed Change	Accept/Modify/Omit	Page
CTWL SLAP 9.3	New Industrial Zoning at Tullagreen, South of the N25	Omit	37
CTWL SLAP 9.4	New Industrial Zoning at Cobh Cross	Accept	38
CTWL SLAP 9.5	New Residential Zoning East of Fota Rock Housing Development	Accept	39

Appendix A

(i) : Numerical List of Submissions

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

(i): Numerical List of Submissions

<i>Ref</i>	<i>Title</i>	<i>Interested Party</i>
9016	Proposed Change CTWL SLAP 6.5	E.P. Cummins
9173	Issues relating to Carrigtwohill (Amenity Policy)	East Cork Area Development Ltd.
9336	Issues relating to Carrigtwohill	Carrigtwohill Community Council
9359	Issues relating to sporting facilities in Carrigtwohill	Carrigtwohill Athletic Club
9456	Issues regarding education provision in Carrigtwohill	Bishop John Magee
9463	Lands at Terry's Land South, Carrigtwohill	Hyde, Stephen
9467	GAA Grounds, Carrigtwohill	Carrigtwohill GAA
9475	Lands at Carrigane and Town Centre Issues at Carrigtwohill	Murnane, Denis
9476	Town Centre Issues at Carrigtwohill	Murnane, Denis
9479	Lands at Terry's Land North	Murnane and O'Shea Ltd.
9488	Lands at The Dispensary, Station Road, Carrigtwohill	Doran, Hugh and Trisha
9489	Urban Design Issues for Carrigtwohill	O'Donovan, Pat
10001	Railway Issues	Iarród Éireann

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

Interested Party	Ref Title	Summary of Submission
Bishop John Magee	9456 Issues regarding education provision in Carrigtwohill	<p>CTWL SLAP 6.1 (a): This submission requests that the situation regarding the location and quantity of residential development on the E-02 site be clarified. It is further submitted that a modification to accommodate a 24 teacher primary school and to allow sufficient flexibility in the policies and objectives in case of difficulties arising from existing permissions should be accommodated. It is also suggested that an alternative site could be zoned specifically to provide for a 24 teacher school.</p> <p>CTWL SLAP 6.3: It is also requested that another possible alternative could be to favorably consider a proposal for the development of a primary school within the Master Plan site ahead of the completion of the Master Plan and to provide that the absence of a complete or comprehensive Master Plan would not be an obstacle to such development.</p> <p>CTWL SLAP 8.1: The Submission supports this proposed change.</p>
Carrigtwohill Athletic Club	9359 Issues relating to sporting facilities in Carrigtwohill	<p>CTWL SLAP 6.3/6.4: This submission raises concerns surrounding the certainty of location of open spaces and facilities (including an Athletic Club) to be provided in the Master Plan for lands at Carrigtwohill.</p>
Carrigtwohill Community Council	9336 Issues relating to Carrigtwohill	<p>CTWL SLAP 4.1: This submission requests that paragraphs 4.7.2 to 4.7.6 be included in the final plan as it is argued that it provides clarity for developers and landowners and comfort to community groups as to the type of facilities to be expected from new residential developments. It is further requested that all lands zoned for the first time in this plan (residential or mixed use) should be subject to a requirement to furnish some community facilities.</p> <p>CTWL SLAP 6.3: Supports the preparation of a Master Plan and also suggests that the preparation of a Master Plan should be undertaken by the Local Authority which it argues would enable a fair approach to the dispersal of the community and educational facilities and the phasing programme.</p> <p>CTWL SLAP 6.1: This submission seeks clarification regarding the extent to which planning permission has already been granted for residential development on this site.</p> <p>CTWL SLAP 6.3: Suggests a new wording to allow the facilities to be made available to appropriate community bodies and also requests a similar amendment to HOU 6-3. It also requests that the provisions outlined in the draft are kept regarding numbers of sports/community facilities etc.</p> <p>CTWL SLAP 6.5: This submission states that an adequate amount of land has been zoned for residential use and further land is not required at this location.</p> <p>CTWL SLAP 6.6: This submission requests that this paragraph is reinstated.</p> <p>CTWL SLAP 7.1: The Community Council wish to support the GAA in their proposals to the amendment document.</p>

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Interested Party	Ref Title	Summary of Submission
Carrigtwohill GAA	9467 GAA Grounds, Carrigtwohill	CTWL SLAP 7.1: This submission makes reference to the previous submission which requested lands adjacent to the current grounds be extended as per this proposed change. Subsequent to this change the owner of this adjoining land holding has suggested through his agents that he may be amenable to placing a similar area of land at the clubs proposal at an alternative location. Carrigtwohill GAA now wish to advise that if this commitment is honored that they are prepared to forego their interest in these lands and withdraw their earlier submission (20(3)(c). However the club also state that failure by the landowner to finalise this agreement would result in them renewing their interest in these lands and would at that stage request that they remain for those uses.
Cummins, E.P.	9016 Proposed Change CTWL SLAP 6.5	CTWL SLAP 6.5: This submission supports this change.
Doran, Hugh and Trisha	9488 Lands at The Dispensary, Station Road, Carrigtwohill	CTWL SLAP 5.1 (b): This submission welcomes the proposed re-zoning as outlined in this change and makes reference to the importance of a buffer treatment to the western boundary of the site as it includes an existing residence. The submission also makes reference to current proposals including an extension to the existing surgery within a mixed use development and also to developing the residential element of the existing property. It is also stated that the development mix on these lands will also need to be considered carefully.
East Cork Area Development Ltd.	9173 Issues relating to Carrigtwohill (Amenity Policy)	CTWL SLAP 4.1: This submission notes that the amendments seek a removal in the detail outlining the services and amenities to parallel the housing development which is to be replaced with a Master Plan. CTWL SLAP 6.3: This submission also requests that the master plan takes into account the social, community and environmental aspects highlighted in the original draft of the plan. It suggests that the Master Plan should be developed and driven by the County Council with a Senior Planner overseeing its delivery. It also requests that it would act as the only blue print for development and be undertaken with best principles as accepted and adopted by Carrigtwohill Community Council.
Hyde, Stephen	9463 Lands at Terry's Land South, Carrigtwohill	CTWL SLAP 6.1 (a): This submission states that this proposed zoning goes well beyond the Board's recent decision to reserve the lands for a school and proposes that zoning provisions should revert to those identified in the 2003 County Development Plan i.e. medium density residential development. The submission argues that this zoning will allow provision for the development of some educational uses and also for either part or all of the site to be considered for residential development.
Iarnród Éireann	10001 Railway Issues	Iarnród Éireann have no further comment regarding the proposed amendments.

Interested Party	Ref Title	Summary of Submission
Murnane and O'Shea Ltd.	9479 Lands at Terry's Land North	<p>CTWL SLAP 6.3: This submission requests that two modifications be made to this change. The first concerns the number of dwellings proposed and requests that as the net area of housing will be approximately 101 ha., that at approximately 27.5 dwellings per ha (11 per acre) the correct number of dwellings should be 2,700. The submission also states that the proposal concerning the Master Plan is impracticable owing to the amount of landowners involved. It suggests that either the Council itself prepares the Master Plan or it inserts a clause permitting individual landowners to proceed with a development where it can be demonstrated that it will mesh satisfactorily with whatever masterplan might later emerge for the balance of the site. The submission also states that it would not be feasible to seek outline planning permission for land which is not in the ownership of the applicant and that it would be statutorily barred for any development which requires an EIS.</p>
Murnane, Denis	9476 Town Centre Issues at Carrigtwohill	<p>CTWL SLAP 7.1: This submission raises concerns regarding this proposed change outlining that it may sabotage the development of the town centre. The submission argues that Carrigtwohill GAA's existing facility in conjunction with a possible second centre within the sports campus would be more than adequate to meet their perceived future needs. The submission makes reference to the GAA's own submission and also to Carrigtwohill Ladies Gaelic Football Club submission.</p> <p>CTWL SLAP 6.5: This submission also requests that this change is extended to include all of the lands previously designated as O-04 in the draft plan. The submission argues that it is not an appropriate location for such uses due to its location and the nature of the site itself, access, and suggests that the open space designation should be covered by the area outlined in CTWL SLAP 6.3 and compensate for this loss of residential zoning by rezoning O-04 for residential use.</p>
Murnane, Denis	9475 Lands at Carrigane and Town Centre, Carrigtwohill	<p>CTWL SLAP 6.5: This submission requests that this change is extended to include all of the lands previously designated as O-04 in the draft plan. The submission argues that it is not an appropriate location for such uses due to its location and the nature of the site itself.</p> <p>CTWL SLAP 7.1: The submission requests that this proposal be rejected in favour of the T-02 as outlined in the draft plan. The submission states that careful reclamation of the GAA's existing land holding would be a more suitable and sensible manner of expanding the facilities including pitches for Cuman Peil Gael na mBan. It suggests that by reducing the size of T-02 as proposed will restrict the expansion of future commercial growth of Carrigtwohill and the capacity to inject a new vibrancy into the core of the commercial area of Carrigtwohill.</p> <p>CTWL SLAP 7.2: The submission states that this proposed change is insufficient to allow for the adequate expansion of the town centre stating that it will be constrained by the available road frontage.</p>

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Interested Party

O'Donovan, Pat

Ref Title

9489 Urban Design Issues for Carrigtwohill

Summary of Submission

This submission welcomes the re-zoning of lands and submits that it is imperative that a cohesive urban framework is prepared for the inner village.

Appendix B

PROPOSED CHANGE NO. CTWL SLAP 4.1

REFERENCE TO RECREATION POLICY

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting the existing paragraphs 4.7.2 – 4.7.6 and Figure 4.6.

National Policy is set out in ‘A Policy for the Provision and Maintenance of Parks, Open Spaces, and Outdoor Areas by Local Authorities (Department of the Environment, 1987). Although not mandatory, this recommends the following open space standard for urban areas:

- ~~Local Park of 2 ha (min) open space per 1,000 population; and~~
- ~~Neighbourhood Park of 16 ha and two Local Parks per 10,000 population.~~

~~‘Neighbourhood Parks’ should be capable of including:~~

- ~~Up to six football pitches;~~
- ~~Up to 10 tennis courts;~~
- ~~Up to two netball/basketball courts;~~
- ~~Up to two golf putting greens;~~
- ~~One children’s play lot;~~
- ~~One athletic facility; and~~
- ~~Car parking.~~

~~In 1999 Cork County and City Councils commissioned a joint ‘Recreational Needs Report’. The main aim of this report is to identify a joint strategy to cater for the active recreation needs of the Study Area’s¹ population.~~

~~The report outlines the importance of identifying land suitable for future sports development and designating or zoning that land for sports purposes. The report also notes that a number of Scottish authorities are encouraging the provision of sports facilities back into the town centre, ‘in order to maintain the mixed character and community function of town centres as well as making facilities more accessible for day-time use and more accessibly by public transport, thus reducing car dependency.’~~

~~The main findings of the report are included as objectives in the County Development Plan 2003. The report also outlines a series of minimum standard for leisure facilities. These standards should be flexibly applied and account taken of the extent that they may be provided elsewhere in the area by means of a development levy.~~

Figure 4.6: Quantity and Type of Leisure Facilities required in New Residential Areas	
Site Capacity (No. of Dwellings)	Minimum quantity and type of leisure facilities required
25 or over	Open space 2.4 ha per 1,000 people. (A minimum of 0.25 hectare must be provided.)
100-199	<u>Public open space to include:</u> a Neighbourhood Play Area.

¹ The ‘Study Area’ or the ‘Model Area’ defined in the report is the same extended boundary as used in LUTS (1978) and the LUTS Review (1992) and includes the built up area of Carrigtwohill.

200-499	<p><u>Equipped public open space to include:</u> 1 full size grass sports pitch; 1 Local Play area; 1 court multi-use games area with Community Association / Club Movement.</p>
500-599	<p><u>Public open space to include:</u> 1 full size grass sports pitch; 1 District Play Area or 1 Local Play Area and additional Neighbourhood Play areas; 1 court multi-use games area; 2 tennis courts; 1 community / leisure building including full size badminton/ basketball court with community association / club movement.</p>
600+	<p><u>Equipped public open space to include:</u> 2 full size grass sports pitches; 1 District Play Area or 1 Local Play Area and additional Neighbourhood Play areas; 1 court multi-use games area; 2 tennis courts; 1 community / leisure building including full size badminton / basketball court with community association / club movement.</p>
1,000	<p><u>Equipped public open space to include:</u> 2 full size grass sports pitches; 1 District Play Area or 1 Local Play Area and additional Neighbourhood Play areas; 1 court multi-use games area; 2 tennis courts; 1 community / leisure building including full size badminton / basketball court with community association / club movement.</p>

and adding the following paragraph:

‘Chapter 6, Section 6.4 of Volume 1 to the County Development Plan 2003 sets out the policy framework for the provision of leisure facilities in the county and is applicable to the policies and objectives of this plan.’

RELEVANT SUBMISSIONS RECEIVED

9336	9173						

PLANNING ISSUES

These submissions raise concerns about the implications for the implementation of the Recreation Policy.

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However, it is considered that the most appropriate course of action is to retain the proposed change without modification because these issues are addressed on a countywide basis in the County Development Plan 2003 and in this way the concerns raised in this submission are addressed.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. CTWL SLAP 5.1

NEW INFORMATION ON RAIL PROCEDURAL ISSUES AND THE STATION AT CARRIGTWOHILL

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting paragraphs 5.2.2 (part) – 5.2.8;

The “Station Quarter” proposed in this plan comprises about 10.5 ha and is expected to accommodate a minimum of 300 dwellings in addition to the operational requirements of the railway station itself.

Specification

Iarnród Éireann are presently carrying out their own assessment of passenger requirements for the Middleton route, including the new station at Carrigtwohill, but preliminary indications suggest that a generally simple and straight forward approach to station layout and design will be appropriate. The design principles are likely to include the following:

- ~~Track layout designed to require the minimum of signalling consistent with the highest standards of passenger safety and efficient train operation;~~
- ~~Safe & convenient access to stations for pedestrians, cyclists, busses and private cars~~
- ~~Reduce/eliminate requirements for permanent staff at stations;~~
- ~~Good quality/low maintenance buildings for passenger comfort;~~
- ~~Automated facilities to allow easy access to platforms and trains;~~
- ~~Dedicated car parking spaces (up to 450 in Carrigtwohill), on a phased basis, with good access to platforms; and~~
- ~~Dedicated set-down/pick-up (“kiss-and-ride”) area in all station forecourts.~~

In Carrigtwohill, the new station is likely to become the focus of the town’s transportation system. Its development will result in considerable demand for car and bus journeys both from within the town and from outlying areas. In addition, this plan aims to encourage a greater proportion of new development, particularly housing and offices to locate near the station so that a greater number of journeys can either begin or end by walking or cycling to or from the station. Therefore, a high priority must be given to facilitating safe and convenient access to the station buildings for pedestrians, cyclists, busses and private cars.

Access

Vehicular access to the station site will need to be constructed to the following standard:

- ~~Min 6.75m wide carriageway;~~
- ~~2 x 2m wide footways;~~
- ~~2 x 3.0m verge;~~
- ~~Min 10.5m kerb radii at junctions;~~
- ~~Carriageway widening at junctions; and~~
- ~~Generally, 6m x 90m visibility splays at junctions or provide traffic signals/roundabout.~~

The preferred station site has a frontage to Station Road of about 75m. However, whilst the site is generally level, for most of that distance, Station Road itself climbs towards Barry’s Bridge. As a result only a short length of the site’s frontage, at its’ southern end, is at grade with Station Road.

This area, which is close to the junction between Station Road and Bog Road, is generally unsuitable for vehicular access to the station site. The approach to Barry’s Bridge restricts visibility to the north for vehicles emerging from the site. Visibility to the south is restricted by the front gardens of adjoining residential properties. The vertical and horizontal curvature of Station Road near the bridge restricts the forward visibility for drivers (particularly those travelling south) that could result in collisions with stationary vehicles waiting to enter the station.

~~The preferred solution is to construct a new access road into the station site from Station Road at a point about 150m south of its' junction with Bog Road at the proposed junction with roads proposed as part of the residential development of Terry's Land. This will require the acquisition of land from third parties. The new access road should be constructed to, at least, distributor road standards, be suitable for use by public transport vehicles and provide safe, segregated routes for pedestrians and cyclists. Ultimately, this access road will form part of the public road network serving development planned for the area near the railway station.~~

and adding the following paragraph:

(a) 'The New Rail Route

Procedural Issues

The "Station Quarter" proposed in this plan comprises about 8.5 ha and is expected to accommodate about 250 dwellings in addition to the operational requirements of the railway station itself.

Iarnród Éireann have indicated that they intend to apply to the Minister for Transport for a 'Railway Order' under Section 37 of the Transport (Railway Infrastructure) Act, 2001. It is a requirement of the Act that an Environmental Impact Statement accompany the application. The public are allowed to inspect the application and make submissions to the Minister in regard to it. Before approving the application the Minister is required to arrange for a public inquiry into the proposed order.

When the Minister has granted the Railway Order then the railway works that it referred to are 'exempted development' for the purposes of the Planning and Development Acts. The order may specify any land or other property rights the acquisition of which is considered necessary for the implementation of the order.

The New Station

Iarnród Éireann have already carried out preliminary design work for the new railway station which will be constructed on land to the west of Barry's Bridge. The Environmental Impact Statement that will accompany their application for a Railway Order will include a detailed traffic impact assessment in relation to the proposal and, in discussion with the county council, this will identify the scale and nature of any localised improvements or new road construction necessary to the station approaches. Provision will be made at the new station to provide access for busses at the outset and up to 450 car parking spaces are required to assist in the management of traffic in the area.'

(b) This will involve changes to Figure 5.1 'Indicative Station Layout' and the Zoning Map for Carrigtwohill.

RELEVANT SUBMISSIONS RECEIVED

9488							
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PLANNING ISSUES

The above submission (9488) welcomes this proposed change, and makes reference to the importance of the proposal to be sympathetic to existing neighbouring residences and business uses.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. CTWL SLAP 5.2

CONSEQUENTIAL CHANGES TO FIGURE 5.4 'CARRIGTWOHILL ROAD PROPOSALS'

PROPOSED CHANGE

It is proposed to make a modification to Figure 5.4 'Carrigtwohill Road Proposals' in the Draft Plan when the proposed changes are finalised.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. CTWL SLAP 6.1

CHANGES TO TERRY'S LAND SOUTH PROPOSALS

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by amending Figure 6.2 'Terry's Land South' to include;

- (a) Change the wording of objective E-02 to the following:
 "Education uses except insofar as permission has already been granted for residential development."
- (b) Change part of the proposed residential area at the entrance to the development to a special zoning category to reflect the decision by An Bord Pleanála (to include higher density residential or mixed use development).
- (c) This proposed change will have consequential effects on Section 9 Land Use Summary and the Zoning Map for Carrigtwohill

RELEVANT SUBMISSIONS RECEIVED

9456	9336	9463					

PLANNING ISSUES

Two of the above submissions, (9456 and 9336) request clarification as to the extent of a planning permission granted by An Bord Pleanála in relation to part of this site. Those making the submissions hope to accommodate a major primary school development on the site

Submission 9362 requests that the site be zoned for medium density residential development in its entirety.

The proposed change is intended to provide flexibility, recognising permission granted by the Board, and allowing other lands to be amalgamated for the major primary school referred to in the submissions.

No further modification is therefore recommended.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

NOTE: THIS CHANGE REFERS TO THE MAPS, FIGURES AND TEXT OF THE PLAN.

PROPOSED CHANGE NO. CTWL SLAP 6.2

PROVISION OF SCHOOLS – TERRY’S LAND SOUTH

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting the last bullet point in HOU 6-2;

- ~~The reservation of land for education purposes and the conveyance of that land to the education authorities at no cost.~~

and adding the following bullet point:

- ‘The reservation of land for education purposes.’

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. CTWL SLAP 6.3**SITE-SPECIFIC PROPOSALS – PROPOSED MASTER PLAN FOR NEW RESIDENTIAL NEIGHBOURHOOD - TEXT****PROPOSED CHANGE**

It is proposed to make a modification to the Draft Plan by deleting paragraphs 6.4.2 and 6.4.3 (including bullet points) and by deleting paragraphs 6.5.2 – 6.5.5 (including bullet points);

As a whole the area comprises 34 ha, is generally flat and at a level only a little below the railway line to the south. To the north, outside the site, the land rises much more steeply and is an attractive and prominent landscape feature. The site itself, and the adjoining land to the north is at present designated as part of the Metropolitan Green Belt (A1).

Designating this area as a whole for new residential development creates the opportunity to comprehensively plan for a new neighbourhood for Carrigtwohill that could accommodate up to 740 new dwellings. Provision would need to be made for:

- ~~A variety of house types and sizes that would be attractive to people from all walks of life;~~
- ~~New housing development at varying densities with high density development close to the neighbourhood centre and on those parts of the site closest to the railway station;~~
- ~~Provision should also be made for a site for a new secondary school and for the construction of a new 16-class primary school. The developer will be required to make the site over to either the County Council or the Department of Education and Science and to construct an eight classroom primary school as phase 1 of the overall school development for this site. A further 8 classrooms, and any relevant ancillary facilities, will be constructed as phase 2 of the school development by the developer of the land designated for new residential development at Gortnamucky/Poulaniska in section 6.5 of this plan.~~
- ~~The developer of this land will be required to construct Phase 1 of the proposed Northern Distributor Road including on-line improvements to Wise's Road and the construction of two new bridges over the railway, one at Wise's bridge, the other providing a link to the development at Terry's Land (South). These roads will be capable of accommodating public transport, and a segregated footpath and cycle way system linking all parts of the site to the neighbourhood centre, the railway station and the town centre;~~
- ~~The layout and design of these walkways will give priority to public safety and amenity considerations; and~~
- ~~High quality strategic landscaping around the periphery of the site that could provide informal open space, an attractive corridor for informal recreation and long-term strategic landscaping to enhance the setting of this part of the town.~~

As a whole the area comprises 50.5 ha, is generally flat and at a level only a little below the railway line to the south. To the north, outside the site, the land rises much more steeply and is an attractive and prominent landscape feature. The site itself, and the adjoining land to the north is designated as part of the Metropolitan Green Belt (A1) at present.

The western part of this area, comprising about 12 ha and the area closest to Barry's Bridge, is designated in this plan as a major new sports and recreation campus for the town to be developed along the lines of a "neighbourhood park". The following facilities, or their equivalent will be provided:

- ~~Up to six football pitches;~~
- ~~Up to 10 tennis courts;~~
- ~~Up to two netball/basketball courts;~~
- ~~Up to two golf putting greens;~~

- ~~One children's play lot;~~
- ~~One athletic facility; and~~
- ~~Car parking.~~

~~It is hoped that this area will provide playing pitch facilities for those sporting organisations requiring relocation or improved facilities as well as providing opportunities for the development of new sports and recreation facilities in the future. The location of this site close to Wise's Bridge will allow easy access to facilities located here from all parts of the town.~~

~~This plan designates the eastern part this area for new residential development and creates the opportunity to comprehensively plan for a new neighbourhood for Carrigtwohill that could accommodate up to 880 new dwellings commencing once the development proposed for Terry's Land is complete. Provision would need to be made for:~~

- ~~A variety of house types and sizes that would be attractive to people from all walks of life;~~
- ~~New housing development of varying densities with high density development close to the neighbourhood centre and on those parts of the site closest to the railway station;~~
- ~~Provision should also be made for the construction of phase 2 of the new 16 class primary school to be constructed on land within the area referred to as Terry's Land (North) in section 6.4 of this plan. This will comprise the construction of a further 8 classrooms, and any relevant ancillary facilities.~~
- ~~The developer of this land will be required to construct Phase 2 of the proposed Northern Distributor Road including the construction of a new bridge over the railway. This road will be capable of accommodating public transport, and a segregated footpath and cycle way system linking all parts of the site to the neighbourhood centre, the railway station and the town centre;~~
- ~~The layout and design of these walkways will give priority to public safety and amenity considerations; and~~
- ~~High quality strategic landscaping around the periphery of the site that could provide informal open space, an attractive corridor for informal recreation and long-term strategic landscaping to enhance the setting of this part of the town.~~

(a) And by adding the following paragraphs:

~~'As a whole the area comprises 128 ha, is generally flat and at a level only a little below the railway line to the south. To the north, outside the site, the land rises much more steeply and is an attractive and prominent landscape feature. The site itself, and the adjoining land to the north is designated part of the Metropolitan Green Belt (A1).~~

~~Designating this area as a whole for new residential neighbourhood including an education campus (of about 7 ha) to accommodate a primary and secondary school and sports campus (of about 20 ha) creates the opportunity to comprehensively plan for a new neighbourhood for Carrigtwohill that could accommodate up to 1750 new dwellings.~~

The Master Plan

~~It is considered that one of the key principles for the development of this area is to secure comprehensive proposals at the outset so that the development as a whole can be planned as a single entity together with its' physical and social infrastructure. Therefore, the plan's objectives for the site seek the provision of a master plan before individual proposals can commence. It is envisaged that developers and landowners will play a key role in the preparation of the master plan and they will be expected to consult with the public before it is submitted to the Council for approval.~~

~~The objective for the site provides for a master plan for the development to be prepared at the outset and must also include clear unambiguous proposals for the phasing of the development and the timing of provision for all its supporting physical and social infrastructure.~~

Provision is made in this plan for the construction of about 1750 new dwellings and a variety of other elements that make up this mixed-use proposal including schools, a new distributor road network, footpaths and cycle ways, shops, a church and community buildings, open space and leisure and recreation facilities.

The master plan will provide for the construction of the proposed new housing at a wide range of densities with higher densities and education campus located close to the proposed new railway station and the lower density development in the north and west where the northern and western boundaries of the site adjoin the Metropolitan Cork Green Belt (A1). The master plan will need to ensure that a wide variety of house types and sizes are provided in a way that would be attractive to people from all walks of life.

Neighbourhood Centre & Community Facilities

The proposed community facilities for this new neighbourhood will consist of a cemetery, a community hall and a major sports, leisure and recreation facility and the proposed master plan will make clear and unambiguous proposals to secure the timely provision of each of its elements.

Schools

The timely provision of primary schools is considered to be one of the most important building blocks of a new community. The development should be phased so that the primary schools are provided progressively, in parallel with the development of new housing. Developers will be required to construct the school buildings as part of the development of adjoining or nearby land (as indicated in the master plan) and to make these buildings available to the appropriate education provider on terms that mirror the approach taken with regard to social and affordable housing.

Transportation

The proposed master plan will include provision for the construction of a new distributor road network from the southern side of Wises Bridge to the Ballyadam Bridge east of the site. The new distributor road will in its totality link the west of the town from the IDA Business Park through the proposed new neighbourhoods east to the Ballyadam bridge to a new grade separated interchange with the N25 east of the town. These roads will be capable of accommodating public transport.

In addition, a separate network of walkways and cycleways will be provided to link the residential areas with the education campus, the railway station and the town centre. The layout and design of these routes will give priority to public safety and amenity considerations.

Open Space, Recreation and Landscape and Conservation

The Master Plan will contain details of the Sports Campus which will be approximately 20 ha of the total area of the proposed new neighbourhood. This Sports Campus will be provided in addition to the requirements of the South Cork Recreational Needs Study as adopted by the Council.

It is hoped that this area will provide playing pitch facilities for those sporting organisations requiring relocation or improved facilities as well as providing opportunities for the development of new sports and recreation facilities in the future. The location of this site should be as close to the train station as possible in order to allow for easy access to facilities located here from all parts of the town.

The master plan will also include proposals for structural landscaping to the site boundaries to protect the setting of the town itself and existing rural properties along the road to the north of the development and to provide a long-term edge to the built up area of the town.

A Habitat Management plan to include a detailed assessment of both Heritage and Landscape Issues will need to be carried out for the entire site and included in the master plan.

Phasing & Co-ordination

It is considered that one of the key principles for the development of this area is to secure comprehensive proposals at the outset so that the development as a whole can be planned as a single entity together with its' physical and social infrastructure. At the same time, there is recognition of the need to allow the development industry sufficient flexibility within the planning framework for the development to meet changes in market and other conditions that may arise during the lifetime of the development.

Therefore this plans' proposals are based on the preparation of a comprehensive master plan for the site as a whole to be prepared by landowners or developers acting individually or jointly who will be expected to consult with the public before submitting their proposals to the council for approval either in the form of an application for outline planning permission or by other formal means. Once the master plan has been approved by the Council it will be used as the basis to regulate the granting of planning permission for the constituent elements of the development.

The master plan for the development must also include clear and unambiguous proposals for the phasing of the development and the timing of provision for all its' supporting physical and social infrastructure.'

(b) This will have consequential changes to Figure 6.3 Terry's Land North, the zoning map (reduction in X-01 Station Quarter and replacing R-01, R-02 and E-01) and Figure 6.4 Gortnamucky / Poulaniska, the zoning map (replacing O-01 and R-03) with an increased area proposed for new neighbourhood zoning and text of the plan.

(c) This will also have consequential changes regarding the development boundary for Carrigtwohill.

RELEVANT SUBMISSIONS RECEIVED

9456	9359	9336	9173	9479			
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PLANNING ISSUES

This proposed change should be read in conjunction with PROPOSED CHANGE NO. CTWL SLAP 6.4, which deals with the planning objective for this site.

Submission 9456, seeks provision for primary schools at an early stage in the development especially if difficulties arise in developing new schools elsewhere in Carrigtwohill.

Submission 9359, seeks Athletic facilities.

Submission 9336 and 9173 raise concerns that the full range of community facilities envisaged in the draft plan will not be provided in the Master Plan proposed as part of this change.

Submission 9479 seeks an increase in total number of units and also allow for individual landowners to proceed with a development where it can be demonstrated that it will mesh satisfactorily with whatever masterplan might later emerge.

It is considered that the text of this change adequately addresses the issues raised in these submissions. However, because the proposed change includes a substantial increase in the land area it is considered appropriate to modify the nature of this mixed use development to include the possibility, subject to the completion of the Master Plan, of employment development and to provide a modest increase in the overall number of dwellings so that satisfactory densities can be achieved.

Designating this area as a whole for new residential neighbourhood including an education campus (of about 7 ha) to accommodate a primary and secondary school and sports campus (of about 20 ha) creates the opportunity to comprehensively plan for a new neighbourhood for Carrigtwohill that could accommodate up ~~1750~~ **to 2000** new dwellings.

And;

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Provision is made in this plan for the construction of about ~~4750~~ **2000** new dwellings and a variety of other elements that make up this mixed-use proposal including schools, a new distributor road network, footpaths and cycle ways, shops, a church and community buildings, **employment**, open space and leisure and recreation facilities.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE

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

NOTE: THIS CHANGE IS ALSO RELEVANT TO THE PROPOSED LOCAL AREA PLAN AND SPECIAL LOCAL AREA PLAN ENABLING VARIATION TO THE CORK COUNTY DEVELOPMENT PLAN 2003.

PROPOSED CHANGE NO. CTWL SLAP 6.4**SITE-SPECIFIC PROPOSALS– PROPOSED MASTER PLAN FOR NEW RESIDENTIAL NEIGHBOURHOOD-OBJECTIVE****PROPOSED CHANGE**

It is proposed to make a modification to the Draft Plan by deleting objective HOU 6-3, HOU 6-4 and HOU 6-5;

<i>Objective No.</i>	<u>Housing and Community Facilities - Proposed Development at Terry's Land (North)</u>
HOU 6-3	<p>The area to which this objective relates at Terry's Land (North) is an appropriate location for a major expansion of the town that is required in order to achieve the scale of growth suggested in the Cork Area Strategic Plan.</p> <p>It is the Council's objective to secure the development of up to 740 new dwellings on this site including the provision of:</p> <ul style="list-style-type: none"> ● A neighbourhood centre; ● Phase 1 of the proposed northern distributor road; ● A site for a new secondary school; ● A new 16-class primary school; and ● High quality strategic landscaping around the periphery of the site.
HOU 6-3 <i>Contd.</i>	<p>The design and layout of this development will pay particular attention to:</p> <ul style="list-style-type: none"> ● The provision of safe and convenient access for pedestrians and cyclists to the railway station.

<i>Objective No.</i>	<u>Housing and Community Facilities - Proposed Development at Gortnamucky/Poulanska</u>
HOU 6-4	<p>Once the development proposed in this plan for Terry's land (North) and the western section of the proposed northern distributor road are complete, the area to which this objective relates at Gortnamucky/Poulanska is an appropriate location for a major expansion of the town that is required in order to achieve the scale of growth suggested in the Cork Area Strategic Plan.</p> <p>It is the Council's objective to secure the development of up to 880 new dwellings on this site including the provision of:</p> <ul style="list-style-type: none"> ● Phase 2 of the proposed northern distributor road; and ● High quality landscaping around the periphery of the site. <p>The design and layout of this development will pay particular attention to:</p> <ul style="list-style-type: none"> ● The provision of safe and convenient access for pedestrians and cyclists to the railway station.
HOU 6-5	<p>It is an objective of this plan to reserve this area as new sports and recreation campus for the town to be developed as a neighbourhood park. The following facilities or their equivalent will be provided:</p> <ul style="list-style-type: none"> ● Up to six football pitches; ● Up to 10 tennis courts; ● Up to two netball/basketball courts;

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Objective No.	<u>Housing and Community Facilities – Proposed Development at Gortnamucky/Poulaniska</u>
HOU 6-5 Contd.	<ul style="list-style-type: none"> • Up to two golf putting greens; • One children's play lot; • One athletic facility; and • Car parking.

and adding the following objective:

Objective No.	<u>Housing and Community Facilities – Proposed Master Plan for new Residential Neighbourhood</u>
HOU 6-3	<p>The area to which this objective relates to the new residential neighbourhood both north and south of the railway line is an appropriate location for a major expansion of the town that is required in order to achieve the scale of growth suggested in the Cork Area Strategic Plan.</p> <p>It is the Council's objective to secure the development of up to 1,750 new dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure. So that the development of this land can be properly co-ordinated, it will only be in accordance with a master plan for the area to which this objective relates that has been approved by the County Council. The master plan may be prepared by a single developer or landowner or by a group of developers or landowners acting jointly.</p> <p>The master plan will pay particular attention to:</p> <ul style="list-style-type: none"> • The steps taken by the developers and landowners preparing the Masterplan to consult with other landowners and residents in the area generally; • The provision of clear and unambiguous proposals for the timing and construction of all the elements of the development in a number of sequential phases; • Provision of new housing within a clearly defined network of 'character areas' so that each area can develop its own identity and sense of community; • The timing and provision of appropriate drinking water and waste water disposal services for the development including, where necessary, the upgrading of off-site infrastructure; • Proposals for the construction of a new distributor road network from the southern side

Objective No.	<u>Housing and Community Facilities – Proposed Master Plan for new Residential Neighbourhood</u>
	<p>of Wises Bridge to the southern side of the rail line at Ballyadam Bridge. This road will be capable of accommodating public transport;</p> <ul style="list-style-type: none"> • Proposals for the provision and construction of national or primary schools to meet the educational requirements of those likely to live in the development including the timing of their construction; • The setting aside of land for the construction of a new secondary school forming an education campus; • The setting aside of land for the construction of a community hall and cemetery; • Wherever possible, the proposals for the area should include measures that will serve to increase the flood storage capacity of the area as a whole; • In addition to the open space normally required within new housing developments, the provision of a minimum of 20ha to provide for recreation, sports and leisure facilities, necessary to provide for the relocation and improved facilities for sporting organisations in Carrigtwohill; • Structural landscaping within the site itself and to the site boundaries to protect its' setting and to provide a long-term edge to the built up area of the town; • Proposals for the future management and maintenance (including funding or sub-contracting arrangements) of the open-space areas included within the development; • A Habitat Management plan to include a detailed assessment of both Heritage and Landscape Issues will need to be carried out for the entire site and included in the master plan; and • The implementation of the phasing proposals embodied in this plan to secure the overall co-ordination of the development.'

RELEVANT SUBMISSIONS RECEIVED

9359							
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PLANNING ISSUES

If PROPOSED CHANGE NO. CTWL SLAP 6.3, is adopted it is recommended that the following consequential changes are also adopted.

It is the Council's objective to secure the development of up to ~~1,750~~ **2000** new dwellings **and appropriate employment development** on this site through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE

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

NOTE: THIS CHANGE IS ALSO RELEVANT TO THE PROPOSED LOCAL AREA PLAN AND SPECIAL LOCAL AREA PLAN ENABLING VARIATION TO THE CORK COUNTY DEVELOPMENT PLAN 2003.

PROPOSED CHANGE NO. CTWL SLAP 6.5

CHANGE PART OF O-04 TO RESIDENTIAL (INFILL) USE

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by adding the following objective:

- (a) 'Residential Use: It is an objective of this plan, if suitable opportunities arise to develop this infill site for residential uses in accordance with the proper planning and sustainable development of the area.'
- (b) This change will also result in a reduction in the overall size of O-04.
- (c) This change will be reflected in the zoning map and text of the plan.

RELEVANT SUBMISSIONS RECEIVED

9336	9016	9476	9475				

PLANNING ISSUES

Two of these submissions (9476 and 9475) request that this change be extended to all of the site currently zoned as O-04 outlining that this site is not suitable for sports recreation etc. Another submission (9016) requests that the change be rejected as there is enough land zoned for residential development and the final submission (9336) supports the proposed change as published.

The change provides for an infill site to be developed, in accordance with the proper planning and sustainable development of the area and therefore it is not considered to have a significant effect on the total amount of land zoned in the plan. Furthermore, it is considered that the remainder of the site is not appropriate for such infill development and the arguments put forward in the submission regarding the shape and topography of the site can be overcome to provide for sports pitches etc. It is therefore proposed to accept the change as published.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. CTWL SLAP 6.6

DELETE SECTION ON FLOODPLAIN PROTECTION

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting Section 6.7 'Floodplain Protection' of the draft plan:

Floodplain Protection

It is important that the potential impact of all future development on river flood plains is known before any development takes place. The OPW have circulated Flood Prevention Recommendations, which outline that for urban areas anticipating further development a floodplain study would need to contain a 100-year time frame.

<i>Objective No.</i>	<u>Floodplain Protection</u>
HOU 6-9	It is an objective of this plan to protect areas that form an essential part of the flood plains from development.
HOU 6-10	Applications for planning permission for development of areas half a hectare or more must be accompanied by a flood risk assessment and proposals for the storage or attenuation of run-off/discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchments.
HOU 6-11	All new development must be designed and constructed to meet the following flood design standards: For urban areas or where other existing, proposed or anticipated developments are involved – the 100-year flood event is required.

RELEVANT SUBMISSIONS RECEIVED

9336							

PLANNING ISSUES

This submission requests that this proposed change be rejected. This proposed change was introduced because it is considered that countywide interests are at issue on this topic and that the appropriate place for this policy is the County Development Plan. This has been given effect by the enabling variation.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

NOTE: THIS CHANGE IS ALSO RELEVANT TO THE PROPOSED LOCAL AREA PLAN AND SPECIAL LOCAL AREA PLAN ENABLING VARIATION TO THE CORK COUNTY DEVELOPMENT PLAN 2003.

PROPOSED CHANGE NO. CTWL SLAP 7.1**NEW OPEN SPACE, SPORTS AREA FOR EXTENSION TO THE GAA, CARRIGTWOHILL****PROPOSED CHANGE**

It is proposed to make a modification to the Draft Plan by including the following objective:

- (a) 'Open Space, Sports, Recreation and Amenity: Active Open Space: to allow for the expansion of the GAA facilities including the provision of a full sized playing pitch.'
- (b) This will also result in a change to the T-02 zoning in the plan which will be reduced.

RELEVANT SUBMISSIONS RECEIVED

9336	9467	9476	9475				

PLANNING ISSUES

Submissions 9476 and 9475 are by, or on behalf of the landowner who argues that the extra facilities needed by the GAA can be achieved by realigning their own site.

The GAA have also made a submission (9467), which states that they hope to develop new facilities as part of the proposed Master Plan for the land north of the railway line and that they may no longer require additional lands at this location.

These submissions indicate that the need to set land aside for the GAA is now less pressing. Therefore, given the proximity of this land to the town centre it is recommended to omit the change and facilitate the development of this land as part of the town centre of Carrigtwohill in the manner originally proposed in the Draft Plan.

Such a designation would not prevent the use of this land for GAA purposes should the circumstances change in the future.

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

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

PROPOSED CHANGE NO. CTWL SLAP 7.2

NEW TOWN CENTRE, NEIGHBOURHOOD CENTRE EXTENSION TO T-02

PROPOSED CHANGE

- (a) It is proposed to make a modification to the Draft Plan by extending the town centre (T-02) zoning as shown on the map.
- (b) Subject to the revised overall area of the site being included, the zoning objective for T-02 remains.

RELEVANT SUBMISSIONS RECEIVED

9475							

PLANNING ISSUES

This submission states that this area is insufficient to allow for the adequate expansion of the town centre. However it is considered that this proposed change will allow for an improved road frontage to allow for the expansion of the town centre and no further modification to the proposed change is recommended.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. CTWL SLAP 8.1

PROVISION AND HANDING OVER OF SCHOOLS (SECTION 8)

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting paragraph 8.1.10:

~~‘In this plan land for new schools has been reserved in the normal way. However, where a development is likely to give rise to a school age population that will require its own new school (usually a primary school) the objectives of this plan require that the school should be constructed and provided by the developer as an integral part of the development so that appropriate education facilities are provided for the new population of the area when they are needed.’~~

and adding the following paragraph:

‘In this plan land for new schools has been reserved in the normal way. However, where a development is likely to give rise to a school age population that will require its own new school (usually a primary school) the objectives of this plan require that the school should be constructed and made available to the appropriate education provider on terms that mirror the approach taken with regard to social and affordable housing by the developer as an integral part of the development so that appropriate education facilities are provided for the new population of the area when they are needed.’

RELEVANT SUBMISSIONS RECEIVED

9456							

PLANNING ISSUES

The above submission is in support of the proposed change. There are no new planning issues in relation to this change.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

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PROPOSED CHANGE NO. CTWL SLAP 9.1

REMOVE U-01 FROM THE ZONING MAP

PROPOSED CHANGE

It is proposed to make a modification to Draft Plan by removing U-01 from the zoning map for Carrigtwohill and the associated zoning objective in Section 9.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. CTWL SLAP 9.2

DELETE O-05 AND REPLACE WITH ESTABLISHED PRIMARILY RESIDENTIAL USE

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by deleting O-05 and replacing it with established primarily residential uses thus reflecting the Fotarock development.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. CTWL SLAP 9.3

NEW INDUSTRIAL ZONING AT TULLAGREEN, SOUTH OF THE N25

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by amending the existing text and adding the following specific objective:

‘Industrial uses: to include appropriate road improvements to the old Cobh Road and its junction with Fota Road.’

If adopted this would result in an extension to the development boundary for Carrigtwohill.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This proposed change affects land where the Council are actively engaged in enforcement proceedings following the receipt of complaint from a member of the public alleging unauthorised dumping of materials, placing of containers and trailers and opening of entrance.

At present the landowner has been requested to remove the material, containers and trailers that it is alleged were placed on the land, and make good the unauthorised entrance formed, without benefit of planning permission. The next step will be for the Council to issue a formal enforcement notice where failure to comply may result in legal action.

The site forms part of the Metropolitan Cork Green Belt where land is primarily reserved for Agriculture and other Open Spaces and to proceed with the proposed change will undermine the Council's efforts to remedy the alleged breach in planning control that has been the subject of the complaint from the member of the public.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

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

NOTE: THIS CHANGE IS ALSO RELEVANT TO THE PROPOSED LOCAL AREA PLAN AND SPECIAL LOCAL AREA PLAN VARIATION TO THE CORK COUNTY DEVELOPMENT PLAN 2003.

PROPOSED CHANGE NO. CTWL SLAP 9.4

NEW INDUSTRIAL ZONING AT COBH CROSS

PROPOSED CHANGE

It is proposed to make a modification to the Draft Plan by amending the existing text and adding the following specific objective:

‘Industrial uses to exclude all forms of retail development including retail warehousing. Proposals should include a 20 metre tree planted buffer and screening to protect views from the N25.’

If adopted this would result in an extension to the development boundary for Carrigtwohill.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that this proposed change replaces the shortfall in industrial development resulting from proposed change CTWL 9.5. It is therefore proposed to accept the proposed change, as published.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

NOTE: THIS CHANGE IS ALSO RELEVANT TO THE PROPOSED LOCAL AREA PLAN AND SPECIAL LOCAL AREA PLAN VARIATION TO THE CORK COUNTY DEVELOPMENT PLAN 2003.

PROPOSED CHANGE NO. CTWL SLAP 9.5

NEW RESIDENTIAL ZONING EAST OF FOTA ROCK HOUSING DEVELOPMENT

PROPOSED CHANGE

It is proposed to make a modification of the Draft Plan by amending the existing text and adding the following specific objective:

‘Medium density residential development. Proposals should include a 20 metre tree planted buffer to the eastern and southern boundary of the site and screening to protect views from the N25.’

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Concerns have been raised in the past with regard to this proposed change and, in particular, the loss of industrial land that would result. However alternative industrial land is being provided elsewhere and therefore, on balance, no further modification to the proposed change is recommended.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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