

County Manager's Report to Members

Under Section 12 (4) of the Planning and
Development Act 2000

**Main Report
Main Issues Raised on the
Draft County Development Plan 2007**

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Section 12(4) Manager's Report to Members

This report focuses on the submissions and observations received from the public following publication of the Draft County Development Plan and on the Manager's response to the issues raised. Reference is also made to a number of other matters that have arisen where an amendment to the Draft Plan is recommended. The report forms part of the statutory procedure for preparing a new County Development Plan that is set out in Sections 11 and 12 of the Planning and Development Acts. It is a key element of the process of bringing the published draft plan to final adoption by the Members of the Council.

The report broadly follows the format of the Draft Plan itself according to the main chapter headings. The final chapter of this report also addresses issues that have arisen with regard the Environmental Report Issued with the Draft Plan. A full list of the submissions / observations received is presented in the accompanying Appendix A. The report, which should be read in conjunction with the Draft Plan, is presented to the Members of the Council for their consideration.

Introduction

1.1.1. The Draft County Development Plan for County Cork was published on the 14th of December 2007 and was made available to the public until the 22nd of February 2008 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report prepared under the Strategic Environmental Assessment (SEA) Regulations were made available on a CD ROM (free of charge) and for download from the County Council's Web-site. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

1.1.2. Although not required under the Act, a series of public exhibitions / information days were held during the display period to encourage people to take part in the plan process. These were held in County Hall, Mallow, Bantry, Clonakilty and Midleton. As an additional information feature, a number of short presentations on the main content of the plan were made at each of these venues. About 500 people attended these events and had an opportunity to speak to directly to staff from the Planning Policy Unit.

1.1.3. A number of individuals and groups sought the opportunity to meet with staff from the Planning Policy Unit during the public consultation period and all such requests for meetings during this period were accommodated.

1.1.4. In all, 467 submissions and observations were received on the Draft Plan during the statutory period. This compares with 967 submissions and observations received prior to the preparation of the Draft plan and which were the subject of the Section 11 Manager's Report to Members in May last year (2007). A total of 26 submissions were received outside of the statutory period. In addition 26 submissions were received after the closing date but these are not addressed in this report.

How to use this report

1.1.5. This report is laid out using the main chapter headings of the Draft County Development Plan. The issues raised in the submissions are addressed according to the most relevant chapter or chapters and each issue includes a list of submissions considered relevant to that submission. Following that, the Manager's Response is set out with a concluding recommendation from the County Manager for each issue. The recommendation highlights

- Those issues where no change to the draft plan is recommended; and
- Those issues where a change to the draft plan should be considered.

1.1.6. The full list of submissions and observations is given the Appendix A. This list is laid out in alphabetical order by interested party and gives a summary of the main issues raised in the submission. A numerical list of submissions and observations is also included for reference purposes.

Next Steps

1.1.7. Following submission of this report to Members on the 16th of May 2008, there is a period of twelve weeks for the Members of the Council to consider the report and to decide whether they wish to formally adopt the Draft Plan as it stands or to propose amendments to it. Under the provisions of the Planning and Development Acts the last date on which amendments to the draft plan may be proposed by resolution of the Council is Friday 8th August 2008. There is no Council meeting scheduled for this date so the last Council meeting at which amendments to the draft plan can be proposed by resolution of the Council will be that scheduled to be held on Monday 28th July 2008.

1.1.8. In addition to amendments arising from the consideration of the issues raised in submissions and observations, a number of amendments to the draft plan are proposed in this report arising from other considerations, namely:

- The need to incorporate the Joint Housing Strategy for Cork in the plan;
- Issues arising from the review of scenic landscape areas which is being carried out in response to objective ENV 2-6 in the draft plan.
- New Government or Ministerial policies (including policies published in draft that are likely to be approved before the making of the plan) for example the Development Plan Guidelines (June 2007); the Draft Guidelines on Sustainable Development (February 2008) and the Urban Design Manual (2008);
- Issues raised by other County Council Departments; and
- Issues arising from the Environmental Report prepared in relation to the draft plan.

1.1.9. Also, there are certain other joint policy initiatives that are close to reaching their conclusions, where amendments to the draft plan will be necessary. These are:

- The Joint Retail Strategy; and
- The CASP Update Study.

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1.1.10. It was originally envisaged that the Retail Strategy would have reached the stage where the Final Draft would be ready for submission to Council Members. However, the commencement of public consultation on this document was unavoidably delayed and the issues raised in submissions have yet to be considered by the steering group for the project. It is intended to issue a supplementary Manager's Report in early June identifying those issues where a change to the draft plan should be considered.

1.1.11. The Draft CASP Update Study will be made available to the public for comment during May and a supplementary Manager's Report will be issued in early July recommending changes to the Draft County Development Plan.

1.1.12. It is intended that all these elements will be before elected members by early July so that they can be debated at the development committee scheduled for the 18th of July and the proposed amendments to the plan finally decided by the Council meeting scheduled for Monday the 28th of July 2008.

1.1.13. So far as this report is concerned, the agenda for the meeting of the Development Committee to be held on 20th June 2008 will provide an opportunity for Members of the Council to debate the issues raised and the proposed recommendations. The aim will be to indicate the issues arising in this document on which amendments to the plan are required so that Council staff can focus on the detail drafting of particular amendments to be completed by early July and for subsequent consideration by Members on or before Monday 28th July 2008.

1.1.14. The Planning and Development Acts require that significant or material amendments to the plan and must be made available to the public, so that submissions or observations can be submitted, for at least four weeks. This period is likely to commence at the end of August 2008.

1.1.15. The Issues raised in any submissions or observations subsequently received will then be made the subject of a report to Members of the Council together with recommendations so that these can be taken into account the plan is finally 'made'. This stage of the plan is executed by resolution of the Council and must be completed no later than December 5th 2008. The new County Development Plan will come into force four weeks from the day it is made.

1.1.16. During the entire plan-making process, the Members of the Council are restricted to considering only issues relating to the proper planning and sustainable development of the county and any statutory obligations and any relevant Government or Ministerial policies and objectives in force. It is also a requirement of the Planning Act that the Council must take whatever steps are within its powers to secure the objectives of the Development Plan and no later than two years after the making of the Plan, a report must be prepared for the Members on the progress achieved in securing the objectives.

Chapter 1: Introduction

The submissions received which were considered relevant to this chapter are set out in two parts. Part A deals with submissions which raise issues of a general nature and part B deals with the issues that have arisen since the publication of the Draft Plan.

A number of submissions complimented the draft plan preparation process, in particular the consultation programme (1030) undertaken at the start of the process.

Part A General Issues

Issue 1.1: Has sufficient regard been had to ensuring the CDP is consistent with the plans of neighbouring authorities and should further reference be made to this in Chapter 1?

Submissions received relevant to this issue:
1074

Managers Response:

Yes, regard has been had to the plans of neighbouring authorities. In the context of the relationship between the the plans of the City and the County, the Cork Area Strategic Plan is the guiding document.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 1.2: Does the Plan have adequate regard to the government guidelines on preparing Development Plans and should paragraph 1.1.4 make reference to the guidelines?

Submissions received relevant to this issue:
1074

Managers Response:

Amendments are proposed to the plan to reflect the provisions of the guidelines and chapter 1 will be amended to refer to the Guidelines.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 1.3: Does the overall strategy of the Plan as set out in the draft have due regard for the challenges being faced by the County in terms of maintaining and building sustainable communities, protecting the resource base for future generations, changes in the economic base, changes in energy markets and developing renewable energy supplies and the impact of climate change including rising sea levels and flooding.

Submissions received relevant to this issue:
1460

Managers Response:

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All of these challenges have been recognised and are reflected in the overall strategy of the plan and in the policies and objectives of the individual chapters. In some instances i.e in relation to climate change and flooding additional amendments are proposed to strengthen the provisions of the plan. These amendments will be reflected in the final edition of Chapter 2, detailing the overall strategy.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 1.4: Should the Plan be amended to include a section on Development Control Standards, enforcement issues, camping and caravan sites and advertising / signage?

Submissions received relevant to this issue:
1074, 1249, 1178

Managers Response:

Development control standards, such as those for rural housing design, are set out supplementary documents which are linked to the County Development Plan by a specific objective. This mechanism will continue to operate in the future.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 1.5: Should the Plan format be amended to include an index, more consistent use of bullet points and page numbers on the contents page?

Submissions received relevant to this issue:
1074

Managers Response:

The final edition of the plan will be fully formatted and indexed.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 1.6: Should reference be made to the recreational needs of locals in point four of Para 1.3.9 ?

Submissions received relevant to this issue:
1074

Managers Response:

Paragraph 1.3.9 outlines some of the main strategic challenges facing the county over the next 6-10 years. It is considered that recreational needs are adequately addressed in chapter 8 and do not need to be referenced in this section.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Chapter 2: Overall Strategy

The submissions received, which were considered relevant to this chapter, are set out in two parts. Part A deals with submissions which raise issues of a general nature and part B deals with the issues that have arisen since the publication of the Draft Plan.

A number of the submissions received (1096, 1353, 1264, 1358) express support for the overall strategy set out in the Draft Plan, the assumptions regarding population growth, settlement and green belt policies and the strategy of steering development to areas where appropriate infrastructure and services are provided.

Part A General Issues

General

Issue 2.1: Should Dunmanway, rather than Clonakilty, be designated as the strategic "hub" for West Cork?

Submissions received relevant to this issue:
1032

Managers Response:

Clonakilty was designated in the Draft County Plan as the strategic hub for West Cork because it is the largest settlement in West Cork and experienced the largest population and employment growth of the West Cork towns in the period to the last census. In addition the West Cork Technology Park is located in Clonakilty and the national road network serves the town. While Dunmanway is more centrally located within the region, it does not share these important attributes.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.2: How will the strategy ensure the strategic designation of Clonakilty will not just result in it becoming a commuter town for the metropolitan area?

Submissions received relevant to this issue:
1329, 1272

Managers Response:

The Special Local Area Plan will set out a balanced and sustainable framework for the development of Clonakilty and its hinterland, balancing its role as an important tourist centre and Integrated Employment Centre with scope for population growth and residential development and the provision of supporting infrastructure and community facilities.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.3: Is adequate regard being had to the risk of flooding in planning the location of new development?

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Submissions received relevant to this issue:
1353

Managers Response:

As climate change, rising sea levels and the increased frequency of severe weather events and storms become an increasing reality, planning to minimise flood risk is increasingly important. In Cork, geological conditions are also resulting in the coastline sinking relative to sea levels. Effects may well be significant over the next 50 years. Consideration should be given to amending the plan to include an additional objective to avoid new development in areas known to be at risk of flooding and where there is uncertainty about flooding, developers should be asked to provide a flood study.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.4: Are polices required at a more strategic level for supporting continued links between business and third level education / research centres?

Submissions received relevant to this issue:
1358

Managers Response:

Provision has been made in the Carrigaline Local Area Plan for Science Parks at Curraheen and Ballincollig, and chapter 5 of the Plan, dealing with Economy and Employment, has greatly expanded the range of policy and objectives in relation to supporting economic growth and development. A study is underway at present to review the effectiveness of the existing Local Area Plan policies and the matter will be reviewed on completion of this study.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.5: Does the overall strategy place enough emphasis on the development and actual delivery of public transport ?

Submissions received relevant to this issue:
1327, 1358

Managers Response:

The importance of public transport is recognised throughout the Plan. The key aims of the overall strategy underpinning this Plan include the development of sustainable transportation patterns and the prioritisation of housing and employment developments in areas served by, or capable of being served by, public transport. The CASP strategy, on which the Plan is also based, seeks to prioritise development along the Blarney/ Cobh/ Middleton rail corridor and the development of an integrated public transport system for the region. The Council's Special Contribution Scheme collects contributions in support of the development of the suburban rail corridor. In Chapter 6 of the Plan, objective INF 2-1 supports investment directed at the improved safety, quality, strategic potential and efficiency of public transport links, while objective INF 2-4 supports the establishment of a Public Transportation Task Force to promote more widespread provision of public transport.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.6: Should the plan include a definition of sustainable development?

Submissions received relevant to this issue:
1074, 1460

Managers Response:

When making a development plan, the Planning & Development Acts require planning authorities to consider only the 'proper planning and sustainable development' of the area. Although this idea of 'sustainable development' underpins most national planning policy initiatives, there is no strict definition of the term in the Acts. For this reason, it is not considered either appropriate or necessary to include a formal definition in this plan. The approach adopted has been to include a series of 'key planning and sustainable development goals' for each of the four main strategic planning areas making up the county, against which the more practical and measurable objectives of this plan, and any local area plans, can measure their achievements during the lifetime of the plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.7: Could the Plan spell out more effectively the vision for the County?

Submissions received relevant to this issue:
1074

Managers Response:

The vision for the county is contained in the key planning and sustainable development goals' for each of the four main strategic planning areas. When all the submissions to this development plan have been considered in their entirety, the need to amend the strategy to take account of any additional issues or proposed changes to the strategy will be reassessed.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.8: Should the strategic planning goals for the County Metropolitan Strategic Planning Area be expanded upon to include reference to tourism?

Submissions received relevant to this issue:
1249, 1178

Managers Response:

Tourism is comprehensively dealt with in Chapter 5 of the Plan and is implicitly supported by the policies and objectives of every other chapter of the plan in terms of the recognition given to the need to protect the resources of the county which form the basis of the tourism industry and the need for supporting infrastructure including the development of Cork Airport and the Port of Cork. The planning and sustainable development goals for the County Metropolitan Strategic Planning Area promote the development of Metropolitan Cork as a "modern and vibrant European City".

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 2.9: Does the County Development Plan do enough to support the role of the City?

Submissions received relevant to this issue:
1151

Managers Response:

The CASP Strategy, jointly prepared and implemented by the City and Council Councils, underpins this Plan and establishes the concept of Metropolitan Cork as an area embracing Cork City, its environs and the Metropolitan towns as an integrated unit where there is a single market for jobs and housing and equality of access for all to services and facilities. In supporting the CASP strategy the County Development Plan recognises and supports the role of the City. Strategic Objective SAT1-1 supports the implementation of shared principles expressed in strategies prepared jointly by all the planning authorities within County Cork, including Cork City Council and the Town Council planning authorities. The CASP update project is expected to identify further areas where close co-operation between the City and County Councils would be beneficial.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.10: Does the overall strategy adequately address the issue of population decline in some parts of the County and what corrective action can be taken on this issue?

Submissions received relevant to this issue:
1445, 1461

Managers Response:

Population decline is primarily an issue for the North and West Strategic Planning Areas. The North and West Cork Strategic Plan recommends population decline be addressed by raising the productive potential of the economy; optimising spatial development patterns as an essential requirement for infrastructural development; improving access and communications, infrastructure provision and resources; incorporating environmental sustainability and promoting access to social, recreational and cultural facilities. In order to support these measures the North and West Cork Strategic Plan indicates that a significant increase in the population of the towns is essential and recommends that 50% of future growth in housing should be directed to the towns of north and west Cork, 30% to the villages and 20% to the rural areas. This strategy is reflected in the policies of this development plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.11: How can the plan address the declining household numbers in the towns of West Cork e.g. Dunmanway and Schull?

Submissions received relevant to this issue: 1059

Managers Response:

Declining household numbers in the towns can be addressed by focusing population growth and investment in infrastructure and economic development in the towns, in line with the provisions of the North and West Cork Strategic Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.12: Does the County Development Plan have a role in scheduling the updating / review of the North and West Cork Strategic Plan?

Submissions received relevant to this issue: 1132

Managers Response:

The need to update or review the North and West Cork Strategic Plan will be considered outside the framework of the County Development Plan, and following the review of the Local Area Plans.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Spatial distribution of Development

Issue 2.13: How can the plan ensure that the growth needs of Metropolitan Cork and the Cork region are balanced with the growth needs of the City and how best can the two areas support and complement each other? Does the Plan contain the necessary policies and objectives to achieve this?

Submissions received relevant to this issue: 1264

Managers Response:

The CASP update project is considering these issues and will provide guidance on how they should be addressed. The Plan will be amended to reflect the conclusions of the CASP update.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.14: Will the plan reflect the updated CASP strategy and target key growth areas and prioritise infrastructure investment in these areas, ensuring a concentrated rather than a dispersed approach is taken?

Submissions received relevant to this issue: 1264, 1151

Managers Response:

The Plan will reflect the recommendations of the updated CASP Strategy and will be amended once the update is finalised.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.15: Will the Plan ensure that population and housing allocations for the LAPs are consistent with both the CASP update and the housing strategy?

Submissions received relevant to this issue: 1404

Managers Response:

The Plan, and any provisions therein in relation to the review of the Local Area Plans, will reflect the recommendations of the updated CASP Strategy and the Plan will be amended once the CASP update is finalised.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.16: Will the plan target population and employment growth to locations where public transport is available or can be provided?

Submissions received relevant to this issue: 1151

Managers Response:

Yes it will, in accordance with the provisions of government policy, the CASP strategy and the draft Guidelines on Sustainable Residential Development in Urban Areas. The Plan will need to be amended to have regard to the recommendations of the CASP update.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.17: Is more guidance needed on how the expansion of the metropolitan area will take place and what level of growth is appropriate?

Submissions received relevant to this issue: 1160

Managers Response:

The CASP Update project is considering this issue and will provide guidance on how it should be addressed. The Plan will be amended accordingly.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.18: Is clarification required on what the appropriate procedure is for changing the status of settlements or greenbelt areas within the expanding Metropolitan area, and how this process can reconcile the interests of the community, the need to protect the character of such areas and the opportunities for large-scale sustainable growth?

Submissions received relevant to this issue: 1160

Managers Response:

The main settlements are designated in the County Plan. Key villages and other rural settlements are designated in the Local Area Plans. Where the review of Local Area Plans results in new zoning a complementary variation to Green Belt Maps in the County Development Plan is also required. Changes in the status of a settlement, in terms of its position in the overall network of settlements, is primarily a matter for the Local Area Plan process, but within the Metropolitan area the CASP update is likely to be making recommendations in this regard also.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.19: Does the overall strategy chapter need to give more guidance on the level and density of development envisaged within the various settlements along the rail corridor and within existing and proposed public transport corridors?

Submissions received relevant to this issue: 1160

Managers Response:

The CASP update project is considering this issue and will provide guidance on how it should be addressed. The Plan will need to be amended accordingly.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.20: Does the growth potential of Douglas and the South Environs area need to be re-examined in line with market demand and increased population targets?

Submissions received relevant to this issue: 1327

Managers Response:

The CASP update project is considering how best to spatially distribute future population growth within the Metropolitan area and will provide guidance on how it should be addressed. The Plan will need to be amended accordingly.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.21: Does the overall strategy give due weight to the role of Bantry and its ability to contribute to the development of West Cork and the County and should Bantry be assigned a higher population target?

Submissions received relevant to this issue: 1329

Managers Response:

Population growth in Bantry has been held back due to infrastructural constraints and these constraints have not been resolved. In anticipation of some resolution to the issue, provision has been made for population growth in the future, at a rate much exceeding growth to date.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.22: Are new settlements required to meet the housing and populations targets included in the Draft Plan?

Submissions received relevant to this issue: 1332

Managers Response:

Monard has been identified as a new settlement to be developed under the original CASP strategy and the Council is working to secure the implementation of this objective. The CASP update project is considering how best to spatially distribute future population growth within the Metropolitan area and will provide guidance on how it should be addressed. The Plan will need to be amended to reflect the recommendations of the CASP update.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.23: Does the Draft CDP place too much reliance on the main settlements to accommodate future residential housing demand and does this approach overlook the key role that smaller villages can play in the settlement strategy of each Strategic Planning Area ?

Submissions received relevant to this issue: 1410

Managers Response:

The Strategy outlined in the County Development Plan, of focusing development in the main settlements where public transport and infrastructure are available or can be sustainably provided, is in line with the national policy, the Cork Area Strategic Plan and the North and West Cork Strategic Plan. Main settlements offer advantages of scale in terms of accessibility, the availability of services and employment opportunities and are the location of choice for people and services. The role of villages is to provide a sustainable opportunity for a more rural alternative to the main settlements.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.24: Does the Draft Plan adequately reflect national policy on the development of smaller settlements?

Submissions received relevant to this issue: 1410

Managers Response:

Yes, it does. National policy recognises that increased demands for housing has put pressure on our cities, towns and villages in terms of their physical expansion and the necessary infrastructure and facilities required to service these new areas. In line with the National Spatial Strategy and the Regional Planning Guidelines, national policy seeks to consolidate new residential growth by providing for high density residential development in the right locations which are well serviced in terms of public transport and community facilities. In relation to smaller settlements the recent *Draft Guidelines on Sustainable Residential Development in Urban Areas* recommends that growth in smaller settlements should proceed on the basis of a number of well integrated sites within and around their urban centres rather than on focusing on one large site and that individual residential proposals should not increase the housing stock of such settlements by more than 10-15% over the lifetime of a development plan. The policy and objectives of the Plan will need to be amended to reflect this guidance.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.25: Will the policies of the development plan ensure that development supports the creation of sustainable communities where housing, employment, community facilities and amenities, public transport and infrastructure are planned and provided in an integrated way?

Submissions received relevant to this issue: 1100, 1349, 1350, 1351, 1459

Managers Response:

This can be achieved by ensuring that the objectives of each chapter of the plan are implemented in a balanced and integrated way and progressed together. Every effort has been made to ensure the objectives in each chapter complement each other and work to achieve the same overall goal. Progress on implementation will be monitored and reviewed.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Implementation

Issue 2.26: Can the CDP do more in terms of channelling Council spending towards, infrastructure, amenity facilities, marketing, industrial support, employment generation etc. ?

Submissions received relevant to this issue: 1132

Managers Response:

The CDP review is not in a position to deal with the broader fiscal issues raised by this issue, but does attempt, by outlining the priorities of the Council in the various policies and objectives of the Plan, to demonstrate the commitment of the Council to the delivery of key infrastructure and facilities.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.27: Has growth in the County under the 2003 plan been frustrated by implementation constraints and should the Plan contain a new section outlining what implementation measures, including the identification and prioritisation of key infrastructural needs, will be adopted to ensure the CDP is implemented in a timely manner and targets are achieved?

Submissions received relevant to this issue: 1287, 1264

Managers Response:

The main constraint experienced in recent years has been the lack of infrastructural capacity in some areas relative to the pace at which the demand for development was progressing. Chapter 6 of the Plan sets out the key priorities for infrastructural investment going forward, and at National level, the Developing Areas Initiative should also help address constraints in infrastructure. The population targets included in the Plan provide for a high level of growth and should ensure that the planning and delivery of major infrastructure is adequately provided for in future.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.28: Does the plan contain the necessary economic and spatial strategies, and commitments to the timely delivery of the necessary infrastructure, capable of delivering on the population, employment, household and housing unit targets set out in the plan?

Submissions received relevant to this issue: 1264

Managers Response:

Yes it does. The Economy and Employment strategies outlined in chapter 5 have been greatly expanded on relative to the provisions of the 2003 Plan and the CASP update project will include a new economic strategy for the region and the Plan will be amended to reflect its recommendations. In addition the spatial strategies of the Plan place much greater emphasis on the need to integrate development with the provision of infrastructure and community facilities. These spatial strategies will be further updated and amended to reflect the recommendations of the CASP update. Finally, chapters 6 and 8 contain specific objectives in relation to securing infrastructural provision.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.29: Does the CDP need to consider a strategy for how the key growth areas identified will be marketed to developers, service providers, employers, investors and the public ? Is there a need to go beyond just identifying the areas as growth areas?

Submissions received relevant to this issue: 1264

Managers Response:

Marketing strategies are beyond the scope of this stage of the plan but may be considered as implementation is reviewed post the adoption of the Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.30: How can key service / infrastructure providers be more closely involved in the implementation of CASP / Development Plans?

Submissions received relevant to this issue: 1287

Managers Response:

Most service providers are statutory consultees to the development plan process and will be aware of its provisions through this process. At an informal level consultation takes place between other sections of the Council and these service providers as projects come forward for development and this process will continue in the future.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.31: Is there an over reliance on the use of Master Plans in existing development plans and does the Planning Authority need to be more proactive in their preparation?

Submissions received relevant to this issue:1287

Managers Response:

Master Plans fulfil an important role in setting out an agreed framework for areas where large-scale development, including multiple landownership is envisaged. Master plans need to deliver a broad consensus between landowners and other stakeholders on the framework for development. In the past the Council has attempted to deal with these informally but where landowners don't agree difficulties have arisen. An alternative approach would be to use the formal mechanism of local area plans but they may not deliver the necessary consensus either. A further option is to seek Strategic Development Zone designation for such areas from the Minister, where there is statutory opportunity for landowners who do not agree to have their views considered by An Bord Pleanala. These options will be considered going forward and the plan will be amended to include more guidance regarding the role of Masterplans and Strategic Development Zones (SDZ's).

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 2.32: Does the County Development Plan need to contain an objective to accelerate the review of the LAP to ensure sufficient supply of zoned land?

Submissions received relevant to this issue: 1264

Managers Response:

The Housing Land Availability Study is currently being reviewed and will assess whether or not the supply of residential land is adequate. The priorities for the review of the Local Area Plans will be considered in light of this and other factors. The aim of the Council is to ensure that all parts of the county have an adequate supply of land at all times.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 2.33: Is adequate weight given to the role of business and enterprise development in achieving the strategic aims of the Plan and has sufficient regard been had to the need to identify opportunities for the expansion of industrial / enterprise uses at appropriate and attractive locations?

Submissions received relevant to this issue: 1358

Managers Response:

Yes it is. The Economy and Employment strategies outlined in chapter 5 have been greatly expanded on relative to the provisions of the 2003 Plan. The CASP update project is also considering a new economic strategy for the CASP area and this will be included in the Plan when it is finalised.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Part B: Other issues that have arisen since the publication of the Draft Plan

Issue 2.34: The Government Guidelines on Development Plan preparation and the Draft Guidelines on Sustainable Residential Development in Urban Areas give greater emphasis on the need for development plans to address issues relating to Climate Change. In broad terms provision should be made to ensure that the focus at the level of the individual house is on construction standards. At the wider level settlement patterns can help to minimise transport related energy consumption and encourage energy efficient housing layouts. An additional objective should be included in the overall strategy reflecting this.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Chapter 3: Settlements

The submissions received which were considered relevant to this chapter are set out in two parts. Part A deals with submissions which raise issues of a general nature and part B deals with the issues relevant to each settlement and is set out in alphabetical order. Part C deals with issues which have arisen since the publication of the draft plan.

Part A General Issues

Issue 3.1: Should the wording of SET 1-43 regarding the role of Village Nuclei be revised?

Submissions received relevant to this issue:

1132, 1280, 1235

Managers Response:

The issue raised by two of these submissions (1280, 1235) requests that the policy regarding Village Nuclei [SET 1-43] should state that small scale expansion would be normally considered 'once appropriate infrastructure and services are in place' with the former submission 1132 calling for clearer policy guidance. The issue of the appropriate scale of development in the smaller towns and villages is also raised in the recent draft Sustainable Residential Development Guidelines and they suggest the because of their scale that future development should be on the basis of small integrated sites rather than larger sites. The Guidelines discourage individual housing schemes of more than 10-12 units. There may need to be some detailed amendments to the policies to bring them in line with the guidelines.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.2: Should the content of Chapter 3 be extended to cover Housing Design, One Off Rural Housing, Sustainability and Energy in Building Design?

Submissions received relevant to this issue:

1178, 1249

Managers Response:

Individual Housing Design is addressed in the Rural Housing Design Guide and energy issues are addressed in chapter 6. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.3: Does section 3.5 of the Draft Plan adequately reflect the historical and traditional settlement patterns and housing needs of local people?

Submissions received relevant to this issue:

1132, 1152

Managers Response:

Section 3. 5 of the draft plan sets out the Network of settlements which gives guidance on the development considered acceptable within Key Villages, Villages and Village Nuclei which are

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designated in the Local Area Plans (per Electoral Area). Outside of these settlements and areas where special controls apply, one off rural housing is considered on its merits depending on its location and the plan outlines these policies in Chapter 4 of the plan. Through both the policy framework for settlements and their designation in the Local Area Plan review process the historical and traditional patterns are reflected. In addition the County Council has recently completed a study of Other Locations and it is primarily an issue for the Local Area Plans to decide which designation is appropriate and this will be raised during the Local Area Plans review. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.4: Should more housing / residential development be encouraged in 'other locations' [SET 1-44]?

Submissions received relevant to this issue:
1443

Managers Response:

One of the principal aims of the County Development Plan is to distribute population in the best possible way to support existing services in existing settlements to provide the best most sustainable economic strategy for the County and at the same time to protect its heritage assets within the Network of Settlements. Other Locations are designated primarily because of their tourism, heritage or recreation function and they tend not to have the service base associated with other more traditional settlements. The County Council has just completed a study for Other Locations which sets out an appropriate strategy for these settlements within the overall policies for the county. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.5: Is there a need to set up a taskforce to look at villages which have had excessive and unbalanced residential zoning and look at measures needed to promote a sense of community and address social problems?

Submissions received relevant to this issue:
1246

Managers Response:

The Minister's Draft Guidelines on Sustainable Residential Development give new guidance on the scale of development appropriate in villages and this should be reflected in the County Development Plan to guide the subsequent review of the Local Area Plans. The review of the Local Area Plans will consider the need for additional social and community facilities.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.6: In planning the development of settlements and identifying areas for zoning should the plan give greater guidance regarding the layout of the settlement?

Submissions received relevant to this issue:

1141

Managers Response:

The policies and objectives in the draft plan already give guidance on the level of development acceptable in villages and further more detailed guidance on this matter is recommended, be included in the County Development Plan policies through the recently published Draft Guidelines on Sustainable Residential Development in Urban Areas. These Guidelines will then be implemented through both the County Plan and the forthcoming Local Area Plans. No further action should be taken. An amendment will be included to reflect the policy issues arising from the Draft Guidelines on Sustainable Residential Development in Urban Areas.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.7: Is there a need for more detailed policies on protecting the character of rural villages and ensuring more orderly development of village centres. Is there a need for more detailed village plans?

Submissions received relevant to this issue:

1122, 1408, 1254, 1257

Managers Response:

The current policy on the Role of Key Villages, Villages and Village Nuclei [SET 1-41, 1-42, 1-43] states that the provision of zoned land to accommodate new development will be at a scale that reflects the character of each village. In addition it is anticipated that additional design guidance will be given for the villages in the review of the Local Area Plans. No further action should be taken. Additional guidance is now set out in the new guidelines and some amendments to the plan are recommended to give effect to these.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.8: Is there a need for a policy encouraging a new form of development called "Bhaile" in towns and villages - cluster of houses which would have one access, centralised infrastructure and would sustain and energise local communities?

Submissions received relevant to this issue:

1133

Managers Response:

Settlements need a broad spectrum of housing developments to meet the needs of current and future citizens of the County. The draft Guidelines on Sustainable Residential Development and National policies ensure that we make the best use of land and infrastructure and the policies and objectives within the overall framework of the draft plan allow for these forms of development to be considered on their merits. No further action should be taken with regard to the County Development Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 3.9: Should the plan include a priority list of infrastructure (including roads, public lighting and cycle paths) for servicing existing zoned commitments?

Submissions received relevant to this issue:

1315, 1309, 1003, 1336, 1234, 1266, 1337, 1303, 1298

Manager's Response:

The draft plan identifies the requirement for key strategic infrastructure projects. Better integration between the delivery and infrastructure and execution of development is a key aim of the draft plan and in the review of the Local Area Plans consideration should be given to infrastructural requirements for individual parcels of zoned lands. No further action should be taken with regard to the County Development Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.10: It is appropriate for the plan re-examine land currently designated within the existing development boundary of a particular settlement?

Submissions received relevant to this issue:

1448, 1366, 1384, 1041, 1300, 1124, 1299, 1245, 1052, 1072, 1427, 1254, 1294, 1010, 1431, 1326, 1413

Manager's Response:

Whilst it is appropriate for this plan to give broad guidance on development strategies for each main town, the Local Area Plans will look at individual zoning objectives when they fall due for review. No further action should be taken with regard to the County Development Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Part B: Settlements (in Alphabetical Order)

Ballincollig

Issue 3.11: Should the plan give further guidance as to the role of Ballincollig in delivering additional new housing to support projected population growth based on its growth to date in within the Metropolitan Cork area?

Submissions received relevant to this issue:
1328, 1448

Manager's Response:

Ballincollig is a Metropolitan Town and the strategy for its future development stems from the Cork Area Strategic Plan (CASP). CASP is currently being updated but it is envisaged that its final strategic recommendations for this settlement will be available for inclusion in the amendments to the draft County Development Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.12: Does the amount of available zoned land or the extent of the development boundary cater for the proposed future scale of development in Ballincollig?

Submissions received relevant to this issue:
1312, 1026, 1419 (also city environs) 1448, 1328, 1432, 1376

Manager's Response:

The review of the Carrigaline Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Ballincollig is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of Ballincollig will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.13: Should the plan provide guidance on the future location of retail, commercial and mixed use development and employment activities?

Submissions received relevant to this issue:
1297, 1369

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update and the Joint Retail Strategy are available and at that stage it is intended to include amendments to the draft plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Bandon*Issue 3.14: Should the plan make provision for a north ring road for Bandon?*

Submissions received relevant to this issue:
1274

Manager's Response:

The requirement for a National Route Bypass is dictated by National long distance traffic rather than local traffic and the National Roads Authority identify the need for these roads. If it is considered that they are required, appropriate measures need to be made in the Local Area Plans. Local traffic needs are identified through the Local Transport Plans and this will identify local roads infrastructure to serve the needs of local traffic. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED*Issue 3.15: Is there a requirement for more zoned commercial land in Bandon?*

Submissions received relevant to this issue:
1276

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage it is intended to include amendments to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN*Issue 3.16: Should this plan give guidance on future possible development boundary extensions?*

Submissions received relevant to this issue:
1274, 1275, 1395, 1397, 1398

Manager's Response:

The review of the Bandon Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Bandon is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of Bandon will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN**Bantry***Issue 3.17: Should the plan provide guidance on the future location of retail and commercial development?*

Submissions received relevant to this issue:
1250, 1318

Manager's Response:

In Bantry, the retail function meets needs of a wide area. In line with the County's retail strategy the main focus for retail development is within the town centre. The review of the Local Area Plan needs to assess the vitality and viability of the town centre and to make recommendations for possible improvements or intensification of retail activity. The sequential test and retail impact methodologies may indicate appropriate locations for some modern retail formats. Consideration will need to be given to reflecting these issues in an amendment to the draft plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.18: Should the scale of development and the household target for Bantry be increased?

Submissions received relevant to this issue:
1250, 1318

Manager's Response:

The population target for Bantry (table 2.7 in the draft plan) provides for a substantial increase in the population growth over and above the rate actually achieved between 2002-2006. Given that the infrastructure difficulties are only slowly being resolved it is considered that there is no case to amend the draft plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.19: Should the draft plan recognise Bantry's employment role as its role as a primary hub for marine leisure?

Submissions received relevant to this issue:
1329, 1330

Manager's Response:

As a district employment centre, Bantry will need to provide employment opportunities to sustain the future population growth planned not only for the town but also for much of the rural hinterland. Key sectors will be tourism (e.g. Bantry House) artisan foods, fishing aquaculture and services. The review of the Bantry Electoral Area Local Area Plan will need to ensure that the land and infrastructure are provided. Consideration will need to be given to reflecting these issues in an amendment to the draft plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Blarney

Issue 3.20: Should the plan consider encouraging facilities to support greater tourist numbers in Blarney including modern interpretative facilities and other complimentary services such as tourist related retail and function facilities?

Submissions received relevant to this issue:
1316

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Manager's Response:

Blarney Castle is one of the principle tourist attractions in County Cork and the draft plan aims to manage new development carefully in order to protect this important tourist asset. Further guidance will be given in relation to this issue during the reassessment of the area in the review of the Blarney Special Local Area Plan 2005. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.21: Should the plan make requirements for education provision in Blarney?

Submissions received relevant to this issue:
1451

Manager's Response:

This issue is raised in response to the Department of Education's [Schools Planning Section] requirements for new schools (both primary and secondary) arising out of the population targets set for Blarney to 2020. This guidance is welcome and will inform an amendment to the draft plan in order to give strategic guidance on education provision in the review of the Special Local Area Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Carrigaline

Issue 3.22: Should the development boundary be extended to accommodate additional residential development?

Submissions received relevant to this issue:
1050, 1308, 1013, 1019, 1130, 1188, 1310, 1331

Manager's Response:

Once the CASP Update is complete, revised strategic guidance on the future development of Carrigaline will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.23: Is it appropriate for the plan to provide guidance in relation to future education requirements in Carrigaline?

Submissions received relevant to this issue:
1058, 1413, 1331, 1412

Manager's Response:

The draft plan provides guidance regarding the requirement of the Carrigaline Electoral Area Local Area Plan to include the provision of an additional post primary school. This assessment will be carried out during the review of the Carrigaline Electoral Area Local Area Plan and no further amendments are considered necessary at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.24: Is it appropriate for the plan to provide guidance on the requirement and location of future light industrial / commercial / employment land requirements in Carrigaline?

Submissions received relevant to this issue:
1279, 1372, 1171

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage it is intended to produce an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.25: Is it appropriate for the plan to identify future required local and national road improvements (including linkages and traffic management requirements) in Carrigaline? And also re-evaluate the transport infrastructure in Carrigaline?

Submissions received relevant to this issue:
1173, 1331, 1240

Manager's Response:

The requirement for a National Route Bypass is dictated by National long distance traffic rather than local traffic and the National Roads Authority identify the need for these roads. Local traffic needs are identified through the Local Transport Plans and this will identify local roads infrastructure to serve the needs of local traffic. If it is considered that either National or Local route improvements or other traffic management measures are required, then the appropriate measures will be identified in the Local Area Plans. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.26: Is it appropriate for the plan to provide guidance in identifying the development potential of the N28 and the lands along the route – physically and functionally?

Submissions received relevant to this issue:
1406

Manager's Response:

The N28 from Cork City to Ringaskiddy is considered to be essential to the delivery of the future economic development of the region. It is considered that the fulfilment of this strategic link requires full support in the policies and objectives of the County Development Plan. The new road is a critical link particularly for freight traffic going to and from Ringaskiddy. The route of the road passes through the Metropolitan Green Belt.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Carrigtwohill

Issue 3.27: Should the plan give consideration to changing the strategic emphasis of Carrigtwohill so that it is consistent with Midleton?

Submissions received relevant to this issue:
1373

Manager's Response:

Both Midleton and Carrigtwohill are Metropolitan Cork Towns and as such their strategic emphasis derived from the Cork Area Strategic Plan is similar. Both settlements are important employment centres which together with their strong housing supply and the commencement of enhanced rail passenger services in early 2009, make them particularly sustainable settlements. It is considered that there is no requirement to change the strategic emphasis of either settlement. No further amendments are necessary at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.28: Should the plan give guidance regarding the future location of lands for future employment development including industrial, commercial and employment hub locations within Carrigtwohill?

Submissions received relevant to this issue:
1373, 1368, 1343, 1350, 1063, 1311

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage it is intended to produce an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.29: Should the plan provide guidance regarding future residential development locations and requirements in Carrigtwohill ?

Submissions received relevant to this issue:
1349, 1400

Manager's Response:

The review of the Carrigtwohill Special Local Area Plan will consider whether or not the supply of zoned land for development in Carrigtwohill is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of Carrigtwohill will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.30: Should the plan give guidance on the future location of retail warehousing in Carrigtwohill?

Submissions received relevant to this issue:
1394

Manager's Response:

While the detailed assessment of the provision of retail warehousing in Carrigtwohill will form part of the review of the Carrigtwohill Special Local Area Plan 2005, it is also important to note that once the Retail Strategy is complete it will also provide guidance on this matter. It is not intended to promote an amendment to the plan at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.31: Is it appropriate for the plan to make requirements for education provision in Carrigtwohill?

Submissions received relevant to this issue:
1451

Manager's Response:

This issue is raised in response to the Department of Education's [Schools Planning Section] requirements for new schools (both primary and secondary) arising out of the population targets set for Carrigtwohill to 2020. This guidance is welcome and will inform an amendment to the draft plan in order to give strategic guidance on education provision in the review of the Special Local Area Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Castletownbere

Issue 3.32: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1338

Manager's Response:

The population target for Castletownbere (table 2.7 in the draft plan) provides for a substantial increase in the population growth over and above the rate actually achieved between 2002-2006 (when the population marginally decreased). In addition, the recent adopted amendment to this settlement identified an 20 hectare site to the north of the town centre which will also include the phased construction relief road which is vital to the settlement's future growth. It is considered that there is no case to amend the draft plan at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Charleville

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Issue 3.33: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1070, 1352

Manager's Response:

The population target for Charleville (table 2.6 in the draft plan) provides for a substantial increase in the population growth over and above the rate actually achieved between 2002-2006. It will be for the review of the Kanturk Electoral Area Local Area Plan to consider whether or not the supply of zoned land for development in Charleville is sufficient to meet the future development needs of the town and it is considered that there is no case to amend the draft plan at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Cork City South Environs

Issue 3.34: Should the plan provide for an extension to the development boundary to accommodate development at Cork Airport including a strategic development corridor from Cork City to the Airport?

Submissions received relevant to this issue:
1036, 1018, 1405, 1405, 1325,

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage it is intended to produce an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.35: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1049, 1061, 1064, 1083, 1094, 1273, 1291, 1378, 1381, 1418, 1294, 1419, 1317, 1426, 1189

Manager's Response:

The review of the Carrigaline Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in the South Environs is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of the South Environs will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.36: Should the plan include a policy to guide the location of low density residential development in particular areas on the south city environs?

Submissions received relevant to this issue:

1381

Manager's Response:

The review of the Carrigaline Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in the South Environs is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of the South Environs will be included in the amendments to this plan. In addition the policy objectives of the Guidelines issued by the Department of the Environment on Residential Development in Urban Areas will be taken into account.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.37: Should the plan provide guidance for the exploitation of strategic opportunities within the existing development boundaries?

Submissions received relevant to this issue:

1294, 1361, 1435, 1405, 1110, 1379,

Manager's Response:

Whilst it is appropriate for this plan to give broad guidance on development strategies for each main town, the Local Area Plans will look at individual zoning objectives when they fall due for review. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.38: Should the plan give guidance on the improvement of traffic and transport including parking standards, public transport proposals in Douglas and the South Environs generally (including Bus Rapid Transit and Light Rail) ?

Submissions received relevant to this issue:

1327, 1240, 1417, 1110, [1379]

Manager's Response:

Local traffic needs including public transport proposals etc are identified through the Local Transport Plans and this will identify local roads infrastructure to serve the needs of local traffic. If it is considered that traffic management (calming) measures and public transport proposals are required, then the appropriate measures will be identified in the Local Area Plans. In addition it is proposed that an update of the car parking standards will form part of the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.39: Should the plan amend and / or extend the zoning objective at Curraheen with the possibility of developing an academic and enterprise cluster there?

Submissions received relevant to this issue:

1084, 1420, 1433, 1333, 1414, 1428, 1293

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Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage it is intended to produce an amendment to the plan. A study is currently in hand to review the effectiveness of existing zoning in Curraheen that may result in amendments to the Local Area Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Cork City North Environs

Issue 3.40: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:

1043, 1048, 1255, 1186, 1380, 1385, 1430, 1015, 1025, 1289, 1314, 1014, 1016, 1023, 1363, 1364, 1365, 1102, 1103,

Manager's Response:

The review of the Blarney Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in the North Environs is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of the North Environs will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.41: Should the plan extend the development boundary or make other provisions in order to promote a Regional Sports Park in conjunction with a mixed use residential development proposal within the development boundary of the north environs?

Submissions received relevant to this issue:

1321

Manager's Response:

The subject of this issue has arisen from a submission, directed primarily at the need for new housing development. The Cork Recreational Needs Study (1999) sets out the overall framework for facilities of this scale and in addition a general audit of community facilities is proposed in this plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.42: Should the plan address the quality of housing available in the North Environs by allowing for high density developments on land within the development boundary?

Submissions received relevant to this issue:

1422

Manager's Response:

Whilst it is appropriate for this plan to give broad guidance on development strategies for each main settlement, the Local Area Plans will look at individual zoning objectives and will reassess the proposed densities when they fall due for review. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.43: Should the plan give guidance on the future role of Tivoli?

Submissions received relevant to this issue:
1422

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage, if required it is intended to produce an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.44: Should the plan designate Ballyvolane as a key strategic growth centre?

Submissions received relevant to this issue:
1289, 1290

Manager's Response:

The strategy for the future development of Ballyvolane stems from the Cork Area Strategic Plan (CASP). CASP is currently being updated but it is envisaged that its final strategic recommendations for this settlement will be available for inclusion in the amendments to the draft County Development Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.45: Will the plan's proposals help to rebalance the city in terms of future population and employment growth?

Submissions received relevant to this issue:
1151

Manager's Response:

One of the Draft Plan's key planning and sustainable development goals for the County Metropolitan Strategic Planning Areas is to develop the Cork City Environs so that they complement the City as a whole and particularly in the North Environs, this strategy will play a major role in the rebalancing of the City in terms of future population and employment growth. As part of the Metropolitan area, the future strategy for this area will stem from the Cork Area Strategic Plan (CASP) which is currently being updated and if required it is intended that an amendment to the draft Plan will be produced at that stage.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Clonakilty

Issue 3.46: Will the plan help to ensure the timely provision of social and community facilities, where a large scale of development is being proposed?

Submissions received relevant to this issue:
1282

Manager's Response:

The draft plan recognises the importance of developing timely social and community infrastructure and objective HOU 10-1 requires that new development is accompanied by the provision of appropriate community and social facilities and to seek their provision concurrent with the development. This objective relates to large scale new developments. In addition HOU 10-2 of the draft plan aims to conduct a number of social and community infrastructure audits or strategies that will identify the type and range of community facilities required to serve both existing and future communities. The recent Guidelines on Sustainable Residential Development in Urban Areas will also play an important role in this regard, particularly in terms of education provision and an amendment to the plan will address these National policy requirements.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.47: Should the plan give guidance on the proposed route for the Clonakilty Bypass?

Submissions received relevant to this issue:
1146

Manager's Response:

The requirement for a National Route Bypass is dictated by National long distance traffic rather than local traffic and the National Roads Authority identify the need for these roads. If it is considered that they are required, appropriate measures and guidance regarding the preferred route options should be made in the Local Area Plans. Local traffic needs are identified through the Local Transport Plan, which is currently in preparation and this will identify local roads infrastructure to serve the needs of local traffic. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.48: Should the plan identify future development areas in Clonakilty?

Submissions received relevant to this issue:
1305, 1307

Manager's Response:

Taking the future population growth targets for the Clonakilty 'Hub' as identified in the Draft Plan will be implemented through the preparation of the forthcoming Special Local Area Plan for Clonakilty. It is intended that this document will be prepared as a joint plan between both Clonakilty Town Council and the County Council and will identify future development areas both within the current boundary for the town and also examine the potential of areas outside the development

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boundary to enable the targets set out in the draft plan to be achieved. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.49: What measures can the plan include to combat the possibility of Clonakilty growing as a dormitory town?

Submissions received relevant to this issue:
1329

Manager's Response:

In order to combat the possibility of Clonakilty becoming a dormitory town it is important that a good supply and range of employment land is available. As an integrated employment centre for West Cork, Clonakilty has an important role in the provision of employment both for the town itself and for the West Cork area as a whole. The future employment strategy for the town will build on the successful Clonakilty Technology Park and other key sectors for the settlement include IT, service provision and tourism. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Cobh

Issue 3.50: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1166, 1169, 1424

Manager's Response:

The review of the Midleton Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Cobh is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of Cobh will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.51: Should the plan assist the provision of affordable housing in the Cobh area?

Submissions received relevant to this issue:
1179

Manager's Response:

The County Development Plan does not have a role in the provision of affordable housing, however it is an objective of the plan to the implement the Joint Housing Strategy which sets out the framework for the provision of social and affordable housing in the County. Much of the recent development in Cobh has been 'Pre Part V' and future zonings will contain an element of social

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and affordable housing in line with the Housing Strategy. It is not intended to promote an amendment to the plan at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.52: Should the plan include proposals for road improvements in Cobh including footpaths and cycle lanes?

Submissions received relevant to this issue:
1179

Manager's Response:

Local traffic needs are identified through the Local Transport Plan, and this will identify local roads infrastructure, footpaths and cycle lanes to serve the needs of local traffic. If it is considered that they are required, appropriate measures need to be made in the Local Area Plans. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.53: Should the plan give guidance on the provision of the proposed amenity site in Cobh ?

Submissions received relevant to this issue:
1179

Manager's Response:

The detailed requirement for the provision of an amenity site in Cobh is an issue to be addressed in the review of the Midleton Electoral Area Local Area Plan and the Cobh Town Plan. It is not intended to promote an amendment to the plan at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.54: Should the plan give further guidance regarding Cobh's role as a retail function?

Submissions received relevant to this issue:
1179

Manager's Response:

While the detailed assessment of Retail provision in Cobh forms part of the Cobh Town Plan and the Midleton Electoral Area Local Area Plan it is also important to note that once the Retail Strategy is complete it will also provide guidance on this matter. It is not intended to promote an amendment to the plan at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.55: Should the plan include measures to promote Cobh as a tourist destination?

Submissions received relevant to this issue:
1179

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and in particular, it is intended to amend the plan to give guidance on the future tourist potential of Spike Island. Further guidance on this issue is available in chapter 5 of the draft plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Fermoy

Issue 3.56: Is there a need to designate more land for industrial and commercial development in Fermoy?

Submissions received relevant to this issue:
1261, 1415, 1463, 1464, 1465

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage it is intended to produce an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.57: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1261, 1300

Manager's Response:

The review of the Fermoy Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Fermoy is sufficient to meet the future development needs of the town. However, as Fermoy is a CASP Ring Town, once the CASP Update is complete, revised strategic guidance on the future development of Fermoy will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Glanmire

Issue 3.58: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1045, 1165, 1302, 1439

Manager's Response:

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The review of the Blarney Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Glanmire is sufficient to meet the future development needs of the town. However once the CASP Update is complete, revised strategic guidance on the future development of Glanmire will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.59: Should the plan give an indication of the status of Dunkettle?

Submissions received relevant to this issue:
1439

Manager's Response:

Part of the Dunkettle area is within the Glanmire Development Boundary and the Dunkettle Interchange itself and the lands to the east are outside of the development boundary. The Interchange is currently at capacity and this issue will need to be given consideration when the Dunkettle area will be examined through the review of the Blarney Electoral Area Local Area Plan (which contains the substantive detail for each individual settlement) greater attention can be paid to the level of infrastructure and services available in Dunkettle following the strategic guidance as set out by the County Development Plan. No further action should be taken at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.60: Should the plan give guidance regarding the future requirements of commercial & retail facilities in Glanmire?

Submissions received relevant to this issue:
1129

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of both the CASP Update and the Retail Strategy are available and at that stage if required it is intended to produce an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.61: Should the plan give guidance regarding the future requirements of social and community facilities in Glanmire?

Submissions received relevant to this issue:
1129

Manager's Response:

HOU 10-2 of the draft plan aims to conduct a number of social and community infrastructure audits or strategies that will identify the type and range of community facilities required to serve both existing and future communities. The recent Guidelines on Sustainable Residential Development in

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Urban Areas will also play an important role in this regard, particularly in terms of education provision and an amendment to the plan will address these National policy requirements.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Kanturk

Issue 3.62: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1055, 1301, 1106

Manager's Response:

Following on from the population targets set out in the Draft Plan for Kanturk, the review of the Kanturk Electoral Area Local Area Plan will reassess future development boundary extensions if they are considered appropriate and support the overall policies of the County Development Plan. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.63: Should the plan give guidance regarding the future requirements of childcare, education, sports and community facilities in Kanturk?

Submissions received relevant to this issue:
1003

Manager's Response:

The draft plan recognises the importance of developing timely social and community infrastructure and objective HOU 10-1 requires that new development is accompanied by the provision of appropriate community and social facilities and to seek their provision concurrent with the development. This objective relates to large scale new developments. In addition HOU 10-2 of the draft plan aims to conduct a number of social and community infrastructure audits or strategies that will identify the type and range of community facilities required to serve both existing and future communities. The recent Guidelines on Sustainable Residential Development in Urban Areas will also play an important role in this regard, particularly in terms of education provision and an amendment to the plan will address these National policy requirements.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Kinsale

Issue 3.64: Should provision be made for a new future development area which would include a proposed industrial development site within the town or to the east of the town?

Submissions received relevant to this issue:
1416

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage, if required it is intended to produce an amendment to the plan. In addition it should also be noted that the detailed assessment and allocation of additional industrial development within Kinsale will be undertaken as part of both the Kinsale Town Plan and the Carrigaline Electoral Area Local Area Plan review.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Little Island

Issue 3.65: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1393

Manager's Response:

The review of the Blarney Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Little Island is sufficient to meet the future development needs of the settlement. However once the CASP Update is complete, revised strategic guidance on the future development of Little Island will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.66: Should the plan seek the preservation of Harbour Point Golf Club as a special amenity / public amenity area?

Submissions received relevant to this issue:
1148

Manager's Response:

While the detailed assessment of Harbour Point Golf Club will be for the Blarney Electoral Area Local Area Plan review to consider, there are provisions in the draft development plan including policy objective HOU 14-5 which aims to protect leisure and recreation amenities where they are of a particular value to the local community and where development will only be considered where the existing facility is seriously inadequate, suitable replacement facilities of a higher quality than the existing facility are identified and that this replacement facility adequately addresses the loss of amenity to the area served by the existing facility and complies with the objectives of the County Development Plan. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Macroom**

Issue 3.67: Should the plan identify lands for commercial development in Macroom?

Submissions received relevant to this issue:
1388, 1429

Manager's Response:

It is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of both the CASP Update and the Retail Strategy are available and at that stage, if required it is intended to produce an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.68: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1078, 1429, 1067

Manager's Response:

The review of the Macroom Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Macroom is sufficient to meet the future development needs of the settlement. However once the CASP Update is complete, revised strategic guidance on the future development of Macroom will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Mallow

Issue 3.69: Should the plan make reference to the proposals for the Greencore site making particular note of the intention to develop a mixed use site?

Submissions received relevant to this issue:
1234, 1266

Manager's Response:

The draft plan notes the strategic importance of developing the Greencore site both for Mallow Hub and also as an important development within the context of the Atlantic Gateway Corridor. The detailed objective relating to the development of this site and background explanation to the site are set out in the Mallow Special Local Area Plan. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.70: Should the plan extend the existing GB 1 and 2 areas around Mallow?

Submissions received relevant to this issue:
1337

Manager's Response:

The policies and designation of the Green Belts around settlements is set out in the Mallow Electoral Area Local Area Plan and these boundaries will be reassessed during the review of this plan. The relevant criteria concerned in identifying these boundaries are outlined in chapter 4 of the draft plan. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.71: Should the plan make requirements for education provision in Mallow?

Submissions received relevant to this issue:
1451

Manager's Response:

This issue is raised in response to the Department of Education's [Schools Planning Section] requirements for new schools (both primary and secondary) arising out of the population targets set for Mallow as the Hub Town to 2020 and beyond. This guidance is welcome and will inform an amendment to the draft plan in order to give strategic guidance on education provision in the review of the Special Local Area Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Midleton

Issue 3.72: Should the plan give greater guidance on the future development of the Baneshane area?

Submissions received relevant to this issue:
1288

Manager's Response:

Baneshane forms part of the settlement of Midleton, which is a Metropolitan Town and the strategy for its future development stems from the Cork Area Strategic Plan (CASP). CASP is currently being updated but it is envisaged that its final strategic recommendations for this settlement will be available for inclusion in the amendments to the draft County Development Plan. Further detailed guidance and reassessment of the Baneshane area will be undertaken as part of the Midleton Special Local Area Plan review.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.73: Should the plan give guidance regarding future development in Ballinacurra? Where is the best location for large scale developments in the area?

Submissions received relevant to this issue:
1254

Manager's Response:

Ballinacurra forms part of the development area of Midleton, which is a Metropolitan Town and the strategy for its future development stems from the Cork Area Strategic Plan (CASP). CASP is currently being updated but it is envisaged that the final strategic recommendations for this settlement will be available for inclusion in the amendments to the draft County Development Plan. The Council's overall strategy to date has been to locate larger scale residential development within close proximity to the railway station. No further amendment is required at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.74: Should the plan give guidance regarding the future social, community and infrastructure needs of Ballinacurra?

Submissions received relevant to this issue:
1254

Manager's Response:

The draft plan recognises the importance of developing timely social and community infrastructure and objective HOU 10-1 requires that new development is accompanied by the provision of appropriate community and social facilities and to seek their provision concurrent with the development. This objective relates to large scale new developments. In addition HOU 10-2 of the draft plan aims to conduct a number of social and community infrastructure audits or strategies that will identify the type and range of community facilities required to serve both existing and future communities. The recently published Guidelines on Sustainable Residential Development in Urban Areas will also play an important role in this regard, particularly in terms of education provision and an amendment to the plan will address these National policy requirements.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.75: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1021, 1149, 1175,

Manager's Response:

The review of the Midleton Special Local Area Plan will consider whether or not the supply of zoned land for development in Macroom is sufficient to meet the future development needs of the settlement. However once the CASP Update is complete, revised strategic guidance on the future development of Midleton will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Issue 3.76: Should the plan give revised guidance on the preparation and timing of the Masterplans? Should the County Council have a more proactive role in the preparation of the Masterplans?

Submissions received relevant to this issue:

1240, 1242, 1334,

Managers Response:

Master Plans fulfil an important role in setting out an agreed framework for areas where large-scale development, including multiple land ownerships is envisaged. Master plans need to deliver a broad consensus between landowners and other stakeholders on the framework for development. In the past the Council has attempted to deal with these informally but where landowners don't agree difficulties have arisen. An alternative approach would be to use the formal mechanism of local area plan but they may not deliver the necessary consensus either. A further option is to seek Strategic Development Zone Designation for such areas from the Minister where there is statutory opportunity for landowners who do not agree to have their views considered by An Bord Pleanála. These options will be considered going forward and the plan will be amended to include more guidance regarding the role of Masterplans and Strategic Development Zones (SDZ's).

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.77: Should the plan make requirements for education provision in Midleton and Ballinacurra?

Submissions received relevant to this issue:

1254, 1451

Manager's Response:

This issue is raised partly in response to the Department of Education's [Schools Planning Section] requirements for new schools (both primary and secondary) arising out of the population targets set for Midleton to 2020. This guidance is welcome and will inform an amendment to the draft plan in order to give strategic guidance on education provision in the review of forthcoming Special Local Area Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Millstreet

Issue 3.78: Should the plan identify future development areas for residential and commercial development in the area outside Millstreet?

Submissions received relevant to this issue:

1033, 1034

Manager's Response:

While the County Development Plan provides guidance on the overall strategy for each settlement, the detailed assessment of specific sites is undertaken as part of the local area plan process. The Local Area Plans look at the sequential growth in the settlements and from time to time proposals

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requiring a different approach may be considered on their individual merits through the planning application system. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Mitchelstown

Issue 3.79: Should the plan give guidance on the possible extension to the development boundary to accommodate future development lands?

Submissions received relevant to this issue:
1261, 1355, 1357

Manager's Response:

The population target for Mitchelstown (table 2.6 in the draft plan) provides for a substantial increase in the population growth over and above the rate actually achieved between 2002-2006. Given that the infrastructure difficulties are only slowly being resolved it is considered that there is no case to amend the draft plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.80: Should the plan give guidance on future traffic management arrangements, traffic calming, parking and footpath provision in the town?

Submissions received relevant to this issue:
1407, 1150, 1184, 1005, 1181

Manager's Response:

If it is considered that traffic management (calming) measures, parking and traffic management arrangements are required, then the appropriate measures will be identified in the Local Area Plans. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.81: Should the plan include reference to lands which need to be protected in the long term from development?

Submissions received relevant to this issue:
1150, 1181

Manager's Response:

While it is appropriate for this plan to give broad guidance on development strategies for each main town, the Local Area Plans will look at individual zoning objectives and in particular areas which are of high amenity value when they fall due for review. No further amendments are necessary at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.82: Should the plan indicate where new social amenity areas should be located?

Submissions received relevant to this issue:
1184, 1150, 1407, 1181

Manager's Response:

While it is appropriate for this plan to give broad guidance on development strategies for each main town, the Local Area Plans will look at individual zoning objectives for new social amenity areas when they fall due for review. No further amendments are necessary at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.83: Should the plan give guidance on the suitability of low-medium density executive style homes and review the existing densities in Mitchelstown?

Submissions received relevant to this issue:
1150, 1005,

Manager's Response:

While it is appropriate for this plan to give broad guidance on development strategies for each main town, the Local Area Plans will look at individual zoning objectives and their perspective densities, when they fall due for review. No further amendments are necessary at this stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Monard**

Issue 3.84: Should the plan make requirements for education provision in Monard?

Submissions received relevant to this issue:
1451

Manager's Response:

This issue is raised in response to the Department of Education's [Schools Planning Section] requirements for new schools (both primary and secondary) arising out of the population targets set for Monard to 2020 and beyond. This guidance is welcome and will inform an amendment to the draft plan in order to give strategic guidance on education provision in the review of the Special Local Area Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.85: Should the plan extend the area designated for the new settlement at Monard?

Submissions received relevant to this issue:
1062, 1104

Manager's Response:

The development of a Master plan for Monard is in train and it is considered in the first instance, that there is a need to deliver the development originally envisaged in the Cork Area Strategic Plan and identified in the Blarney – Kilbarry Special Local Area Plan 2005 as a matter of strategic importance. No further action is required.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Newmarket

Issue 3.86: Should the plan include measures to prevent population decline in Newmarket?

Submissions received relevant to this issue:
1445

Manager's Response:

Declining household numbers in towns including Newmarket, can be addressed by focusing population and employment growth and investment in infrastructure and economic development in the towns, in line with the provisions of the North and West Cork Strategic Plan. No further action is required.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Passage West / Monkstown

Issue 3.87: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:
1294, 1060, 1140

Manager's Response:

The review of the Carrigaline Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Passage West / Monkstown is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of Passage West / Monkstown will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Ringaskiddy*Issue 3.88: Should this plan give guidance on future possible development boundary extensions?*

Submissions received relevant to this issue:
1076

Manager's Response:

The review of the Carrigaline Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Ringaskiddy is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of Ringaskiddy will be included in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN**Schull***Issue 3.89: Should the plan give guidance on the future location of tourism related activities and in particular marine related tourism development in Schull?*

Submissions received relevant to this issue:
1079, 1421

Manager's Response:

While the review of the Bantry Electoral Area Local Area Plan will consider whether or not the supply of land for tourism and in particular, marine related development in Schull is sufficient to meet the future development needs of the town, it is important that the strategic guidance for the settlement outlines the importance of tourism as a key employment sector within the settlement. Further consideration will be given to this issue as an amendment to the draft plan, including the importance of the Harbour Plan as an important part of the strategic aim for this settlement.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN**Tower***Issue 3.90: Should the plan identify future development areas to the north of the settlement which are not contiguous with the development boundary?*

Submissions received relevant to this issue:
1008, 1011

Manager's Response:

While the County Development Plan provides guidance on the overall strategy for each settlement, the detailed assessment of specific sites is undertaken as part of the local area plan process. It should be noted however, that development areas which are not contiguous with the development boundary are not normally considered to be suitable for promoting sustainable development patterns. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 3.91: Should this plan give guidance on future possible development boundary extensions?

Submissions received relevant to this issue:

1024

Manager's Response:

The review of the Blarney Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development in Tower is sufficient to meet the future development needs of the town. Once the CASP Update is complete, revised strategic guidance on the future development of Tower will be included, if appropriate in the amendments to this plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Youghal

Issue 3.92: Should the plan give guidance on the future location of tourism related uses in Youghal?

Submissions received relevant to this issue:

1360

Manager's Response:

While the review of the Midleton Electoral Area Local Area Plan will consider whether or not the supply of land for tourism related development in Youghal is sufficient to meet the future development needs of the town, it is important that the strategic guidance for the settlement outlines the importance of tourism as an important employment sector within the settlement. Consideration will be given to amending the draft plan in this regard.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 3.93: Should the plan give guidance relating to the relocation of port related activity from the town centre to the Old Youghal bridge causeway?

Submissions received relevant to this issue:

1144

Manager's Response:

The review of the Midleton Electoral Area Local Area Plan will consider the merits of relocating port related activity from the town centre to the Old Youghal bridge the draft plan, if appropriate should give guidance regarding its relocation. No further action should be taken.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Part C: Other issues that have arisen since the publication of the Draft Plan

Issue 3.94: The Draft Guidelines on Sustainable Residential Development in Urban Areas set out guidance on the scale of individual developments within smaller towns and villages. Appropriate references to this guidance needs to be included in the objectives of the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Chapter 4: Rural, Coastal and Islands

The submissions received which were considered relevant to this chapter are set out in two parts. Part A deals with submissions which raise issues of a general nature from the submissions and part B deals with the issues that have arisen since the publication of the Draft Plan.

A number of the submissions received (1096, 1160, 1347, 1456, 1458) express support for the overall policy and principles of the Metropolitan Cork Green Belt.

Part A General Issues

Issue 4.1: Do the plans and policies on rural housing make adequate provision for accommodating genuine local needs? Can the plan provide clearer guidance on local housing needs?

Submissions received relevant to this issue:
1132, 1142, 1155, 1156, 1157, 1244, 1278

Managers Response

In line with the approach recommended in the National Spatial Strategy and Sustainable Rural Housing Guidelines, the plan has identified three different types of rural areas (Rural Areas under Strong Urban Influence, Stronger Rural Areas, Structurally Weaker Rural Areas) in County Cork. The approach in the Draft Plan seeks to tailor settlement policies to respond to local circumstances in each area. The settlement policies in the Draft Plan recognise the importance of strengthening the rural economy and seek to balance the need for local rural housing with the need to conserve the important natural resources of the environment, landscape and heritage, essential to the underpinning of the rural economy.

The assessment of local housing need is undertaken as part of the development management process in accordance with the guidance outlined in the Sustainable Rural Housing Guidelines. It is considered this process is best suited to being responsive to the assessment of such housing needs.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.2: How will the policies of the development plan maintain a balance between protecting the rural character and identity of the environment and settlements with meeting the demands of those who want to live in rural areas?

Submissions received relevant to this issue:
1053, 1244, 1348.

Managers Response:

The Draft Plan has set out a settlement policy that seeks to establish a strong network of settlements throughout the County and to manage housing development in rural areas in a way that accommodates genuine local rural housing needs while seeking to balance such development with the capacity of the rural environment. The greenbelt and rural housing control zoned policies

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outlined in the plan will also work to maintain the distinction in character between the settlements and the countryside.

In line with the approach recommended in the National Spatial Strategy and Sustainable Rural Housing Guidelines, the plan has identified three different types of rural areas and seeks to tailor settlement policies to respond to local circumstances in each area. The settlement policies in the Draft Plan recognise the importance of strengthening the rural economy and seek to balance the need for local rural housing with the need to conserve the important natural resources essential to the underpinning of the rural and national economy.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.3: Can the plan provide clearer guidance on site selection and suitable sites?

Submissions received relevant to this issue:
1132

Managers Response:

This guidance is already provided within the Cork Rural Design Guide, published by the Council in 2003. The guide provides detailed guidance on site selection, site layout, appropriate house design, good construction and landscaping in rural County Cork, and aims to make it easier for those proposing to build, renovate or extend individual rural houses in rural County Cork to obtain planning permission.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.4: Can the plan provide clearer guidance on the use of sterilisation agreements?

Submissions received relevant to this issue:
1132

Managers Response:

Section 47 of the Planning and Development Act 2000, provides that a planning authority may enter into an agreement with any person for the purposes of restricting or regulating the development and use of land permanently or for a specified period. In this regard, sterilisation agreements are used by planning authorities to regulate development in rural areas, particularly in areas where very significant levels of rural housing development have already taken place. These agreements have provided a useful tool in enabling planning authorities to take a positive approach to applications for rural housing in circumstances where permission might otherwise be refused. The Agreements are only used with the prior consent of the applicant and landowner.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.5: Is the settlement policy requirement that people need to have lived in an area for 7 years in order to qualify for rural housing appropriate, and is the subsequent application of a 7 year occupancy clause necessary?

Submissions received relevant to this issue:
1278

Managers Response:

Settlement policies in relation to rural housing have evolved in response to the increased demand for housing in rural areas, unrelated to employment or social links in the immediate locality, the finite capacity of rural areas to accommodate such development and the need to balance development in rural areas with that within the established network of settlements. Within rural areas the settlements policies seek to accommodate the genuine housing needs of people with a connection to the area and the use of the a 7 year time period is considered reasonable in terms of demonstrating a persons commitment and connection to an area.

Subsequent use of a seven year occupancy condition in relation to such permissions is supported by the Ministerial Guidelines on Sustainable Rural Housing and is considered reasonable on the basis of an applicant having sought an exception to the general settlement policy of an area on the basis of their genuine need to live in the particular area.

By using these safeguards the Planning Authority is able to take a positive approach to applications for rural housing needed to cater for genuine housing need in areas which specific controls on rural housing development otherwise apply.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.6: Should RCI 2-15 'Rural houses in Scenic and Coastal Areas' be amended to implement the findings of the Kenny Report (Betterment taxation and compulsory acquisition of development land)?

Submissions received relevant to this issue:
1074

Managers Response:

It is considered that measures of this nature would need to be supported at national level by government policy and legislation and that it would be inappropriate to attempt to introduce them in Cork through the Development Plan review.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.7: Should the renovation of ruinous dwellings be permitted in sensitive landscape areas?

Submissions received relevant to this issue:
1074,

Managers Response:

Such applications need to be assessed on their merits by reference to the various policies and objectives of the development plan and having regard to the particular location, scale, nature and design of the proposal and it is not possible to adopt an absolute position on this form of development. Development proposals within scenic landscape areas will be assessed in terms of their impact on the landscape and this will be reflected in the final decision made on the application.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.8: Should the Draft Plan include clearer guidance relating to the mechanisms used to monitor the settlement policy?

Submissions received relevant to this issue:
1460

Managers Response:

The Draft Plan has recognised under 'objective RCI 2-17' that the scale, rate and location of newly permitted developments will have to be monitored in order to assess the degree to which settlement policy objectives are being achieved right across the network of settlements. Furthermore, it is an objective under 'RCI 2-7', to monitor the scale and annual rate of development within the Greenbelt in order to assess the effectiveness of the Greenbelt policy. Work is currently underway on the development of a monitoring system in order to implement these objectives. No further guidance is considered necessary.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Green Belt Policy Issues

Issue 4.9: Should the settlement policy controls be extended in the CASP Ring, North and West Cork Strategic Planning areas?

Submissions received relevant to this issue:
1460

Managers Response:

Within the CASP area the CASP update project is considering appropriate spatial policies for the CASP area and the plan will be amended to reflect its recommendations. Within the North and West Cork Strategic planning areas the North and West Cork Strategic Plan outlines of strategy for the future spatial distribution of population which aims to direct 50% of all new housing to the towns, 30% to the villages and 20% to the rural areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.10: Can the plan provide clearer guidance on GB 1-1, 1-2 (Greenbelts around settlements)?

Submissions received relevant to this issue:
1132

Managers Response:

The GB 1-1 and 1-2 designations and objectives are contained within the Local Area Plans and it is considered that further specific guidance in relation to them in a matter for the local area plans.

Within the County Plan greenbelts around the towns are dealt with in sections 4.8.7 – 4.8.11 but the GB 1-1 and GB 1-2 designation, while indirectly referred to in section 4.8.10. are not specifically identified and it is acknowledged that this can create some confusion.

Consideration should therefore be given to amending section 4.8.10. to provide clarity on this issue.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 4.11: Should the Green Belt Policy be adapted to introduce zones for short, medium and long term expansion of settlements?

Submissions received relevant to this issue:
1095, 1349, 1350, 1351, 1175

Managers Response:

One of the stated principles of the greenbelt, detailed in section 4.7.7. of the Plan is to retain land in agricultural, forestry or other uses which would otherwise be susceptible to inappropriate development. This principle ensures that land is available to cater for the orderly expansion of settlements in the short, medium and longer term.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.12: Should the planning principles for the Green Belt revert back to the wording in the 2003 (2nd Edition) County Development Plan?

Submissions received relevant to this issue:
1074

Managers Response:

The principal change from the wording of the 2003 Plan relates to bullet point 2 on page 78 of the plan, which previously read "Prevention of individual settlements merging into one another either through inappropriate zoning for development or through loose controls on dispersed one off development" and now reads "Prevention of individual settlements merging into one another". It is considered that the overall principle remains the same and that the additional text was extraneous.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.13: Where uses presently exist within the Green Belt should this be reflected by a specific development zoning objective or is it appropriate to retain the Green Belt designation?

Submissions received relevant to this issue:
1393,

Managers Response:

Within greenbelt areas the overall objective for greenbelt lands is to reserve them generally for use as agriculture, open space and recreation and it is considered that the overall greenbelt objective is the primary one and therefore individual zoning objectives are not applied to smaller isolated sites within the greenbelt. However section 4.8.5 of the plan recognises that established uses exist within greenbelt areas and objective 'RCI 2-9' Long Established Uses' seeks to cater for the expansion / intensification of such uses in certain circumstances.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.14: Should the plan amend the Metropolitan Cork Green Belt maps to reflect the road network improvements in the Blarney Area?

Submissions received relevant to this issue:

Managers Response:

It is recognised that in certain instances the Metropolitan Green Belt maps may need to be updated to reflect recent developments, including alterations to the road network. Cork County Council will amend the relevant mapping when the best available and most up to date base mapping has been received from Ordinance Survey Ireland, who have responsibility for the provision of mapping and spatial information services.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.15: Is it appropriate to maintain Green Belts around settlements or does it result in an increase in house prices?

Submissions received relevant to this issue:

1132

Managers Response:

Yes, it is appropriate to maintain Green Belts around settlements and this approach is consistent with National Policy for housing in rural areas. The Draft Plan has recognised that in the ring towns / county towns and smaller settlements, unnecessary development should be discouraged in the immediate surroundings of the settlements. This policy is considered an appropriate response and objective RCI 2-11 seeks to prevent sprawl near towns and ensure a distinction in character between built up areas and the open countryside is maintained by controlling roadside development. The Local Area Plans define the extent of individual Greenbelts around these settlements.

The Housing Land Availability Study is reviewed every two years to ensure that there is an adequate supply of land for housing at all times throughout the county so shortages do not occur and lead to an inflation in land / house prices.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Metropolitan Cork Green Belt Designation**

Issue 4.16: Should the Metropolitan Cork Green Belt A1 and A2 designations be amended in order to facilitate the development proposed in these submissions?

Submissions received relevant to this issue:

1002, 1006, 1007, 1011, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1023, 1024, 1025, 1026, 1027, 1043, 1046, 1047, 1048, 1049, 1050, 1057, 1060, 1061, 1062, 1063, 1064, 1073, 1075, 1076, 1093, 1095, 1097, 1102, 1103, 1104, 1105, 1112, 1127, 1128, 1130, 1140, 1142, 1149, 1156, 1165, 1169, 1175,

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1177, 1189, 1230, 1255, 1289, 1290, 1292, 1294, 1302, 1308, 1310, 1311, 1312, 1314, 1317, 1322, 1325, 1328, 1331, 1333, 1342, 1343, 1345, 1346, 1349, 1350, 1351, 1363, 1364, 1365, 1367, 1368, 1370, 1372, 1376, 1377, 1378, 1380, 1381, 1382, 1392, 1406, 1393, 1400, 1414, 1418, 1419, 1424, 1426, 1430, 1432,

Managers Response:

The A1 and A2 greenbelt areas around Metropolitan Cork play a strategic role in preserving the identity of Cork within a ring of hillsides and ridges and ensures a clear separation between the city suburbs and metropolitan towns. It is considered that the A1 area requires the highest degree of protection because it is made up of the prominent open hilltops, valley sides and ridges that give Cork its distinctive character and the strategic, largely undeveloped gaps between the main Greenbelt settlements. The second type A2 comprises the largely undeveloped open Greenbelt lands that define the distinctive open agricultural setting for the towns and villages of Metropolitan Cork.

Within these greenbelt areas there is an established network of settlements capable of accommodating future population and housing demand. However, within A1 areas, the draft plan provides for the granting of planning permission to meet the exceptional housing needs of people engaged in agriculture. In the past the Council has also accepted the housing needs of sons and daughters of such persons as satisfying this requirement and, in the interests of transparency it is considered that the draft plan should be amended to reflect this practice.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 4.17: Should the Metropolitan Cork Green Belt A3 designation be amended in order to facilitate the development proposed in these submissions?

Submissions received relevant to this issue:

1008, 1036, 1042, 1083, 1095, 1170, 1175, 1180, 1188, 1241, 1293, 1325, 1333, 1414, 1419, 1423

Managers Response:

The A3 Green Belt Areas represent pockets within the Greenbelt (outside towns and villages) which over the years have become relatively built up, typically through incremental one-off dwellings. Though unserviced, they still require protection but they are not as sensitive as A1 and A2 areas. The areas as defined reflect areas that have already been compromised and areas where there is room for some degree of limited expansion. Beyond the A3 areas it is envisaged that development will be accommodated within the established network of settlements where services and infrastructure are already available or can be provided in a sustainable manner.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.18: Should certain sensitive woodlands currently within the Metropolitan Cork Green Belt as A2 be changed to A1 designation?

Submissions received relevant to this issue:

1103, 1134, 1135

Managers Response:

It is considered that the overall policies and objectives relating to the protection of the character of Green Belt areas included within the Draft Plan should be sufficient to protect such areas within the A2 Greenbelt Zone. As part of the review of the local area plans the need to include further objectives in relation the protection of specific sensitive woodland areas can be considered.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Green Belts Around Settlements**

Issue 4.19: Should the Green Belt designation around settlements be amended in order to facilitate the development proposed in these submissions?

Submissions received relevant to this issue:

1055, 1070, 1079, 1231, 1301, 1307, 1352, 1375, 1337, 1391, 1415, 1421, 1429, 1463,

Managers Response:

The local area plans will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. This matter will be further considered as part of the Local Area Plan review.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Rural Housing Control Zone**

Issue 4.20: Should the Rural Housing Control Zone (RHCZ) designation be amended in order to facilitate the development proposed in these submissions?

Submissions received relevant to this issue:

1101, 1022, 1082, 1139, 1145, 1176, 1270, 1332, 1340, 1341, 1410, 1416, 1423, 1425,

Managers Response:

For rural areas under strong urban pressure, it is important that policies are put in place to offset the very real pressures for large numbers of urban generated houses to locate there. The Rural Housing Control Zone around Metropolitan Cork, established under the 2003 County Development Plan is being retained in the Draft Plan with the primary purpose of restricting individual urban-generated houses in such areas.

By implementing strict controls in the Rural Housing Control Zone, it will have the effect of protecting the character of the rural areas and allowing rural people to have relatively easy access to the available sites in their local area, thus helping to maintain important family ties. Beyond the RHCZ areas it is envisaged that development will be accommodated within the established network of settlements where services and infrastructure are already available or can be provided in a sustainable manner.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Access to the Rural Countryside –**

Issue 4.21: Should the County Development Plan include policies in relation to the broader issue of Countryside Recreation, the provision of a countryside code and the need to support Comhairle na Tuaithe in its efforts to establish a legal framework for reasonable access to the countryside?

Submissions received relevant to this issue:
1074

Managers Response:

Many of the broader issues raised in this submission in relation to access to the countryside require changes at national level in terms of legislation and national policy and cannot be implemented through the development plan.

Chapter 8 of the plan recognises the role of 'Comhairle Na Tuaithe', the recreational potential of the rural environment and the potential role of this sector in terms of supporting rural diversification and the rural economy and thus, indirectly providing greater access to the countryside. Objective HOU 14-15 'Countryside Recreation', seeks to support the diversification of the rural economy through the development of the recreational potential of the countryside in accordance with the National Countryside Recreation Strategy.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.22: Should Development Plan Policy in relation to the protection of Coastal Amenities be expanded ?

Submissions received relevant to this issue:
1074

Managers Response:

Chapter 8 of the Plan recognises the amenity and recreational value of all aspects of the Coastline and includes objectives in relation to maintaining the beaches of the county. Chapter 7 of the Plan deals with landscape and seascape character, scenic views and prospects and the natural and built environment, all of which have regard to the protection of coastal amenities. Within Chapter 4, the settlement policies and objectives e.g RCI 2-15 'Rural houses in scenic and coastal areas', and the sections on coastal areas, coastal zone management and Cork Harbour, all aim to protect the amenities of coastal areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Walking Trails / Rights of Way

Issue 4.23: Does the County Development Plan need to expand on policies relating to the recreational potential of walking trails and cycling routes, the need to facilitate greater access to waterways, closed railway lines, amenity areas etc and the need to formally recognise public rights of way?

Submissions received relevant to this issue:
1074, 1178, 1249, 1449

Managers Response:

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Walking and Cycling has been dealt with as part of the section covering sustainable tourism development in Chapter 5 of this Plan. In addition, the Draft Plan is committed to the protection and sustainable development of the amenities of the County, for recreational purposes for the benefit of residents of the County, in accordance with the National Countryside Recreation Strategy. It is also an objective of the Plan under 'HOU 14-15 Countryside Recreation' to engage with the process of developing a County Recreational Trails Policy. The Council has recently been involved with the County Sports Partnership and the Irish Sports Council in publishing a guide to Walking Trails in County Cork and will continue to support such initiatives in the future. In addition consideration could be given to establishing a long distance coastal walking route, subject to the acquisition of the necessary rights of way, which would be a valuable tourist asset for the county and support the rural economy in coastal areas.

The local area plan review process may need to look at the identification of new walking / cycling routes or new access routes to particular amenity areas.

With respect to Rights of Way, Chapter 6 of the Plan acknowledges the importance of maintaining them and supporting initiatives for supporting walking routes and general accessibility. The Plan also acknowledges the legal and administrative difficulties in formally designating public rights of way but includes a commitment to undertake a scoping study to establish the feasibility of establishing a register / database of public rights of way for the County.

IT IS PROPOSED TO RELOCATE THE SECTION ON RIGHTS OF WAY FROM CHAPTER 6 TO CHAPTER 4 BUT OTHERWISE NO CHANGE IS PROPOSED.

Issue 4.24: Should paragraph 4.11.7 of the Plan, which outlines examples of "normal planning and sustainable development criteria", include reference to whether something impinges on a right of way or traditional walking route?

Submissions received relevant to this issue:
1074

Managers Response:

The list of proper planning and sustainable development criteria outlined in paragraph 4.11.7 is not an exhaustive list and in practice, if a development proposal impinges on a know right of way or walking route, this will be considered as part of the overall assessment of the proposal.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Islands & Coastal Issues

Issue 4.25: Should RCI 2-15 'Rural Houses in Scenic and Coastal Areas' be amended to require compliance with the 7 year qualification period?

Submissions received relevant to this issue:
1461

Managers Response:

The rural housing objective for scenic and coastal areas (RCI 2-15) in the draft plan is substantially the same as that included in the CDP 2003. However, other rural housing objectives in the draft plan

have been revised to take account of changing national policy and EU requirements. It is considered that this policy could benefit from amendment to reflect the approach to rural housing emphasised elsewhere in the draft plan and also to reflect the differing needs of different areas within the county.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 4.26: Should the plan address depopulation by easing planning restrictions in rural peninsulas where people adhere to the Cork Rural Design Guide?

Submissions received relevant to this issue:
1359

Managers Response:

Population decline is primarily an issue for the North and West Strategic Planning Areas. The North and West Cork Strategic Plan recommends population decline be addressed by raising the productive potential of the economy; optimising spatial development patterns as an essential requirement for infrastructural development; improving access and communications, infrastructure provision and resources; incorporating environmental sustainability and promoting access to social, recreational and cultural facilities. In order to support these measures the North and West Cork Strategic Plan indicates that a significant increase in the population of the towns is essential and recommends that 50% of future growth in housing should be directed to the towns of north and west Cork, 30% to the villages and 20% to the rural areas. This strategy is reflected in the policies of this development plan. The role of design guide is to assist the public in making better quality applications for planning permission so that disputes on design grounds are less frequent.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.27: Can the plan provide clearer guidance on Coastal Zone Management generally, including the need to establish a continuous review of groynes particularly in Garrettstown?

Submissions received relevant to this issue:
1132, 1362

Managers Response:

The draft plan sets out policies for the Approach to Coastal Zone Management (RCI 2-21) which sets out the range of stakeholders involved in the delivery of an integrated Coastal Zone Management Approach, including the Department of the Marine and Natural Resources. In addition, the County Council is involved in European Projects, which help to identify the core coastal issues, which need attention, including coastal and beach erosion preventative measures such as groynes and this is continually monitored in consultation with the Department of the Marine and Natural Resources.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.28: Can the plan provide clearer guidance on holiday home development and is there a need to control the proportion of 2nd homes in a particular location (coastal, scenic etc) relative to the number of permanent homes or are the existing controls sufficient?

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Submissions received relevant to this issue:
1132

Managers Response:

Chapter 5 (Economy and Employment) gives further guidance on the provision of holiday homes within settlements, which are purpose built developments for rent often offering benefits to the wider community. The draft plan gives guidance on managing the provision of holiday homes and achieving an appropriate balance that maintains the vitality and economic viability of the settlements particularly in more remote areas, where the scale of the development is a critical issue. Second homes however are sometimes considered to be the least sustainable form of tourist accommodation often creating an artificial housing market restricting the ability of local people to buy a property in their local areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.29: Should the plan contain a policy for the development of key coastal villages?

Submissions received relevant to this issue:
1286

Managers Response:

The overall policies regarding the development of key coastal villages will be assessed on an individual basis during the review of each of the electoral area local area plans. It is not considered appropriate to identify or designate key coastal villages at this stage and no further change is recommended.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.30: Can the plan give a commitment that a full review of the West Cork Islands Study will be undertaken during the lifetime of the plan?

Submissions received relevant to this issue:

1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1248, 1462,

Managers Response:

It is intended through policy RCI 2-28 that the West Cork Islands Study may be updated as part of the review of the Local Area Plans. It is considered that this study which was originally published in 1994 should be updated in order to provide a more accurate comparative picture of development on the islands and the policy of the County Development Plan should be amended to give a commitment to undertaking this study.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 4.31: Can the plan include policies which ensure that Island planning and development are more integrated in nature?

Submissions received relevant to this issue:

1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1248, 1457, 1462,

Managers Response:

It is anticipated that a detailed review and analysis of the changes experienced on the islands over the last 15 years should be undertaken as part of the review of the West Cork Islands Study, and that this would set out recommended policy objectives to be implemented through the Local Area Plans and would be the appropriate mechanism to promote better integration between island planning and development.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.32: Can the plan provide guidance on the historical settlement patterns of the Islands and how this can be maintained?

Submissions received relevant to this issue:

1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1248, 1457, 1462,

Managers Response:

Policy objective RCI 2-27 (d) states that it is a particular objective to ensure that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building patterns.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.33: Can the plan give guidance on the future population growth of the Islands?

Submissions received relevant to this issue:

1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1248, 1457, 1462,

Managers Response:

It is considered that the review of the West Cork Islands study will provide a specific analysis on the population issues faced by the Islands.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 4.34: Can the plan include policies developed by Comhdhail Oilean Na hEireann?

Submissions received relevant to this issue:

1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1248, 1462,

Managers Response:

As the representative body for the inhabited offshore islands of Ireland Comhdhail Oilean Na hEireann will be an important stakeholder in the development of the strategies for future development on the islands through both the review of the West Cork Islands Study and in addition the preparation and the implementation of the Local Area Plans. Through this consultative process, the policies of Comhdhail Oilean Na hEireann will be examined and if appropriate, included with a view to future monitoring and implementation. Chapter 9 of the draft plan notes that the Bantry Electoral Area forms part of Comhdhail Oilean Na hEireann's operational area and they are therefore considered to be a key stakeholder in the preparation of these plans.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Issue 4.35: Should development be prohibited on the uninhabited islands ?**

Submissions received relevant to this issue:

1074

Managers Response:

Policy RCI 2-29 recognises the potentially long term serious impacts that particular kinds of development such as individual holiday homes or second homes can have, and it is the policy of the draft plan to restrict developments that lead to individual uninhabited islands having a single use only. This approach is considered to be the most balanced, in terms of the overall strategy and is the most sustainable strategy for the future of the uninhabited islands.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Issue 4.36: Can the plan review the proportion of affordable housing supply, including sheltered and social housing available and distributed throughout the islands? Does the Housing Strategy apply to the Islands?**

Submissions received relevant to this issue:

1248, 1457, 1453,

Managers Response:

While the housing strategy applies to the islands, because there is no zoned land on the islands, the issue of Part V does not normally arise. The issue of affordable housing will need to be considered more fully during the review of the West Cork Islands Study.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.37: Can the plan provide support for an employment strategy for the Islands based on existing skills?

Submissions received relevant to this issue:
1248,

Managers Response:

The draft plan through its policy RCI 2-26 supports the economic development of the islands in particular economic development for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands. This objective will be implemented further through the review of the West Cork Islands Study and the review of the Local Area Plans which will look at the local requirements for the islands.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.38: Can the plan improve the access to and around Bere Island and the sanitary services and energy supply (including green energy) available on Bere Island?

Submissions received relevant to this issue:
1248,

Managers Response:

The County Development Plan as a strategic document provides guidance on the key strategic infrastructure projects required for the future balanced development of the County. The Draft Plan includes a policy RCI 2-25 'Supporting the Islands' which in addition to recognising the special planning and development needs of the islands and island communities notes in particular the importance of access, infrastructure and services. The Marine Leisure Infrastructure Strategy for the Western Division of Cork County Council (January 2008) also provides guidance on the Piers and Harbours within the control of Cork County Council and in this way the detailed infrastructure requirements of particular areas, including Bere Island, the largest of West Cork's islands, will be reviewed and given further detailed consideration as part of the Local Area Plans.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.39: Can the plan include reference and support of the strategies of the Bere Island Conservation Plan?

Submissions received relevant to this issue:
1248,

Managers Response:

The Bere Island Conservation Plan completed in 2002 is considered to be an innovative example of stakeholder consultation and ownership for the community of Bere Island. It is considered that the draft plan should be amended to include reference to the Bere Island Conservation Plan and its policies should be supported where they are still under going implementation.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Issue 4.40: Can the plan support the development of Lonehort Battery into a tourism attraction?

Submissions received relevant to this issue:
1248,

Managers Response:

The County Development Plan provides guidance on the Spatial Framework for Tourism Development in the County and in particular focuses on its principle tourist attractions. It would be more appropriate to give consideration to the case for supporting Lonehort Battery as a tourism attraction during the review of the Local Area Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.41: Should management plans be prepared for Coastal Areas including Dunmanus Bay, Roaring Water Bay and Youghal harbour?

Submissions received relevant to this issue:
1074

Managers Response:

This issue also raises a broader question regarding the possibility of using the Bantry Bay Charter model in approaching coastal zone management issues in other parts of the county. It is considered that the identification of further management plans is outside the scope of the County Development Plan, however the plan through objective RCI 2-22 does note the importance of identifying those coastal areas that may have particular coastal zone management requirements and to set out any requirements that may exist for special coastal management plans. If they are identified as necessary requirements during further studies or for example during the review of the Local Area Plans then they should be considered at that stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.42: Can the Coastal Zone Management section include policies on access to the beaches including access for controlled water sports activities?

Submissions received relevant to this issue:
1074

Managers Response:

It is considered that this issue is not explicitly dealt with in the draft plan and it is recommended that text and supporting objectives should be included as an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 4.43: Can the Coastal Zone Management section include policies on restricting development that would intrude on an unspoilt coastline?

Submissions received relevant to this issue:
1074

Managers Response:

The County Development Plan includes policies in relation to protecting the scenic and coastal parts of the county. And this form of development will be assessed against that framework.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.44: Can the Coastal Zone Management section include policies on supporting the linking of sections of the coastline with footpaths that are designated as rights of way?

Submissions received relevant to this issue:
1074

Managers Response:

In many respects the creation of a long distance coastal footpath would be a significant tourist asset that, experience in other jurisdictions suggests could generate a substantial income for rural parts of the county. This would raise significant issues for the acquisition of rights of way over private lands and in the absence of national guidelines or other national policies it is not considered appropriate to include such a policy objective.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 4.45: Should the word 'recreational' be added to paragraph 4.17.1 which deals with the rural islands?

Submissions received relevant to this issue:
1074

Managers Response:

Paragraph 4.17.1 states that the islands are an important part of the culture, heritage, ecology, economy and tourist appeal of the county. It is considered that the assets of the islands generally as set out in the paragraph, allow them to be considered as important areas of recreational activity and therefore the word 'recreation' should be included as an amendment to paragraph 4.17.1.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 4.46: Should the word individual be omitted from RCI 2-27(c) which deals with 'Development Proposals on the Islands'?

Submissions received relevant to this issue:
1074

Managers Response:

The issue of concern here is that by including the word 'individual' that a housing cluster or an apartment block might be permitted. The objective RCI 2-27 in part (d) does go on to state that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building forms. It is considered that the objective read in totality mitigates against any unsustainable and undesirable development in the area.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Chapter 5: Economy and Employment

The submissions received which were considered relevant to this chapter are set out in two parts. Part A deals with submissions which raise issues of a general nature and part B deals with the issues that have arisen since the publication of the Draft Plan.

Part A General Issues

Zoning

Issue 5.1: Where should land for employment uses (including industry) be located?

Submissions received relevant to this issue:
1033; 1034; 1243; 1258; 1259; 1260

Managers Response:

Section 5.2.8 of the draft plan sets out the overall employment strategy for the County. A key element of the overall employment strategy in the Draft County Development Plan is the concentration of new economic and employment development primarily within the main towns so that these can achieve their critical mass and best serve the employment needs of their hinterlands. This will improve the level of employment choice and strengthen the importance of these settlements in the overall network of settlements. In order to implement this employment strategy the CDP has identified a hierarchy of employment centres within the four Strategic Planning Areas that will ensure a sustainable pattern of economic development, both in urban and rural areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.2: Is there sufficient land zoned for employment uses in Metropolitan Cork and throughout the County?

Submissions received relevant to this issue:
1264, 1433

Manager's Response:

In the CASP area it is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage it is intended to produce a supplementary Managers Report recommending appropriate changes to this plan. The Local Area Plans will provide employment land including provision for business parks to meet the requirements of towns and villages throughout the County in line with the County Development Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.3: What is the future for industrial lands in Little Island?

Submissions received relevant to this issue:

1427; 1277, 1371

Managers Response:

Little Island has been designated as a Strategic Employment Centre and is one of the primary locations for large-scale manufacturing industry, offices (Eastgate) and some retail warehousing in County Cork. Development in Little Island has played a big role in the development of the Cork economy. It enjoys excellent links to the National road network, is close to the Jack Lynch Tunnel and will be linked to the Midleton- Blarney Suburban Rail Network. For these reasons, it has proved a particularly suitable location for a mixture of employment led industrial, enterprise and distribution developments.

Some areas in Little Island have development potential but the issues facing those areas include road access, lack of penetration of public transport, the visual impact of the development at a gateway location to the city. There is also a need to take account of the residential community in Little Island. Overall guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP update are available.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.4: What area of land is needed for the provision of a Science Park in Curraheen?

Submissions received relevant to this issue:

1428; 1433;

Managers Response:

The Carrigaline Local Area Plan contains a zoning objective for a Science Park in Curraheen. It is a matter of concern that the existing zoning has not yet brought about the development of this site. The Council are considering possible amendments to the Local Area Plan to enhance the prospect of a science park in the short to medium term.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.5: What type of development land should be provided in Ringaskiddy?

Submissions received relevant to this issue:

1431

Managers Response:

Ringaskiddy has been designated as a strategic employment centre in the CDP. Ringaskiddy has excellent port facilities and contains predominantly large-scale manufacturing industrial uses (Foreign Direct Investment) that occupy large stand-alone sites. Planning Permission has been granted in Ringaskiddy for a hazardous waste incinerator. The area also has a Maritime College. The issues facing Ringaskiddy include road access and lack of penetration of public transport.

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Ringaskiddy also has a number of residential and amenity uses that require protection against inappropriate development. Overall guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP update are available.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.6: Will the Airport SLAP assess the need for additional lands for employment uses in the vicinity of the airport?

Submissions received relevant to this issue:
1325

Managers Response:

A prime purpose of the Airport Special Local Area Plan is to identify and protect the land in the vicinity of the airport that may be required for the strategic development of the airport over the next 10 years. Objective INF 4-3 in the draft plan states that it is an objective to prepare a Special Local Area Plan for Cork Airport that will address the land use issue requirements for Cork Airport and will identify land that may be required in the future to enhance the operational capacity of the airport. If operational land within the airport boundary is unlikely to be required for operational uses then this will be reviewed in the light of the CASP update.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.7: Is there a need to acknowledge the strategic importance of the proposed mixed use redevelopment of the former Irish Sugar Factory site in Mallow in relation to the future economic and population growth of Mallow Hub Town and the County as a whole?

Submissions received relevant to this issue:
1261, 1234, 1266

Managers Response:

The draft plan recognises that the redevelopment of brownfield sites such as the Mallow Sugar factory is inherently more sustainable than the development of greenfield sites and should be encouraged. The draft plan also acknowledges that the employment led re-development of the Sugar Factory site provides unique opportunities to enhance the employment base of the town, catering for Mallow's role both as 'Hub' town and as an integrated employment centre for North Cork. The Special Local Area Plan calls for the preparation of a Special Local Area Plan to address these issues.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.8: Should the plan make reference to the sustainability of mixed use developments particularly with the advent of new technologies?

Submissions received relevant to this issue:
1234, 1266

Managers Response:

The CDP makes reference to special use areas in section 5.4.46. These areas are opportunity sites for mixed land-use development. Usually, these sites are large-scale and generally warrant the production of a master plan for the future development of the site before any development proposals are made to the local authority. The Local Area Plans and Special Local Area Plans will continue to identify these Special Use Areas for mixed-use developments.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.9: Should lands be zoned for industrial and related uses such as warehousing In the Metropolitan Green Belt (A2)?

Submissions received relevant to this issue:
1343

Managers Response:

The draft plan follows the approach taken in previous plans where it is an objective to preserve the largely undeveloped nature of those open Greenbelt lands that define the distinctive open agricultural setting of the Metropolitan Cork settlements. Local Area Plans make provision for zoning for individual uses within each settlement. It is also an objective of the CDP to ensure that large scale industrial uses should be located at the major employment centres of Ringaskiddy, Whitegate, Carrigtwohill, Kilbarry and Little Island. Little Island has been identified as a key location for distribution industry development.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.10: Should a policy be included in the plan which would facilitate the relocation of large scale industries to out of town locations when there is insufficient land available for expansion and when the activity is detrimental to the town?

Submissions received relevant to this issue:
1391, 1263

Managers Response:

It is recognised that large scale long standing industrial uses can sometimes cause amenity problems when located close to town centres. The County Development Plan should acknowledge this issue and indicate that other than in exceptional circumstances such industry will be expected to relocate to zoned land identified in a Local Area Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.11: Should the draft plan contain an objective which allows applications for works to established non conforming uses to be considered by the Planning Authority on their merits?

Submissions received relevant to this issue:
1394

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Managers Response:

All planning applications are considered on their merits. Objective LAP 2-4 states the following; Where lands have not been explicitly zoned, in either the adopted Local Area Plans or the adopted Special Local Area Plans, the specific zoning shall be deemed to be that of the existing use of the lands (if such a use is not an unauthorised use under the Planning Acts) or, if such a use is unauthorised, that of the most recent authorised use of the lands.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Employment

Issue 5.12: Does the plan provide adequate guidance on the scale and type of employment which could be located in villages and rural areas?

Submissions received relevant to this issue:
1278

Managers Response:

The plan does not give much guidance on the scale of employment development, however, in small towns and villages employment will be on a scale which will protect the character, amenity and size of smaller towns and villages.

The Draft Plan recognises that the rural employment base should encourage diversification of the rural economy by promoting stronger tourism and leisure activities and encouraging more appropriate forms of rural employment development. It can comprise a number of different sectors including agriculture (arable, dairy, organic), forestry, tourism (walking, cycling, leisure fishing, golfing, water based activities), mineral extraction (quarries etc), commercial fishing (boats – excluding processing and rural enterprises).

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.13: Should the definition of a strategic employment centre include town centres?

Submissions received relevant to this issue:
1240

Managers Response:

A strategic employment centre is at the top of the hierarchy of employment centres. These centres are major employment areas which will provide large-scale, strategic and specialised manufacturing areas. Town centres are also significant employment centres but where retail and service uses predominate. Main Towns have been designated as District employment centres which will provide the employment needs of urban areas as well as large rural hinterlands.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.14: Does the plan do enough to encourage diversification of farm employment in rural areas?

Submissions received relevant to this issue:
1074; 1178, 1249

Managers Response:

Objective 5-1 of the draft plan encourages diverse on and off-farm employment activities such as processing of agricultural produce, manufacturing of crafts and specialist farming (horticulture, organic, market gardening, flowers, and aquaculture). It is also an objective to recognise and develop the full potential of biomass for energy production and support development initiatives in the bio-fuels sector. Objective 5-2 (Agricultural Farm Buildings) in the Draft Plan states that it is an objective to encourage the re-use of redundant farm buildings outside Greenbelts and Rural Housing Control Zones on a small scale for non-farm rural enterprise activities.

Objective 5-3 (Enterprise Development in Rural Areas) states that proposals for the development of one off new enterprises in rural areas outside of designated employment centres, Greenbelts and the Rural Housing Control Zone area will be thoroughly assessed against a number of criteria and also states that it is an objective to support innovation in indigenous enterprise and encourage business start ups in District and Local Employment Centres in rural areas to enable them contribute to the rural economy.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.15: Does the plan provide adequate policy in relation to employment opportunities and the island communities?

Submissions received relevant to this issue:
1248

Managers Response:

In Chapter 4 (Rural, Coastal and Islands) Objective RCI 2-26 (Islands) states that it is an objective to support the economic development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands. Chapter 5 does not contain a specific objective relating to employment opportunities and island communities however the Bantry and Skibbereen Electoral Area Local Area Plans will include specific objectives relating to the economic development of the islands.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.16: Should Ballincollig be designated as a Major Employment Centre in the hierarchy of employment centres?

Submissions received relevant to this issue:
1328

Managers Response:

Ballincollig is designated as an Integrated Employment Centre which is considered to be a major employment centre in the Draft County Development Plan hierarchy of employment centres.

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Section 5.2.20 of the plan states that the range of employment activities provided for in these centres is to include both small scale and large scale employment led industrial and enterprise development (office based industry, manufacturing and distribution).

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.17: Should Carrigwohill be designated as a Major Hub in the hierarchy of employment centres?

Submissions received relevant to this issue:
1343, 1373

Managers Response:

Carrigwohill is designated as a strategic employment centre where large scale, strategic and specialised manufacturing areas will be promoted. Carrigwohill is therefore at the top of the Hierarchy of Employment Centres and is considered to be an important location for high technology manufacturing plants.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.18: Do the figures in Table 5.1 in the Draft Plan need to be amended to refer to the size of the labour force rather than to where people might work?

Submissions received relevant to this issue:
1151

Managers Response:

The employment forecast in the Draft Plan is being reconsidered due to strategic recommendations arising out of the CASP update. Table 5.1 will need to be revised in light of this.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.19: Does the plan do enough to support the role of the City as a significant location for employment and to support its capacity for expansion as an employment location, particularly for office based employment?

Submissions received relevant to this issue:
1151

Managers Response:

The employment strategy in the plan will need to be updated in order to be consistent with the joint economic strategy in the CASP update.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.20: Does the plan provide adequate guidance in relation to what types of employment uses are permitted on industrial sites?

Submissions received relevant to this issue:
1370

Managers Response:

Section 5.3 (Land-use and Economic Development) of the Draft Plan gives detailed guidance on the types of development which are considered to be suitable in industrial areas. Industrial areas will be the primary location for uses that include manufacturing, repairs, warehousing, distribution, open storage, waste materials treatment and recovery and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not normally be encouraged. Uses such as retailing and office based industry are provided for in town centres and generally need a higher level of amenity.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.21: Should the wording of Objective ECON 2-2 (County Metropolitan Strategic Planning Areas) be revised to encourage growth of the services economy in the Rail Corridor areas?

Submissions received relevant to this issue:
1371

Managers Response:

In the CASP area it is intended that further guidance will be given in relation to this issue when the strategic recommendations arising out of the CASP Update are available and at that stage it is intended to produce an amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.22: Should the plan contain an objective which encourages exploitation of strategic opportunity sites within settlements that could help in the provision of employment?

Submissions received relevant to this issue:
1361, 1402

Managers Response:

The Local Area Plans look at main towns and villages in detail and make reference to specific sites which are considered to be suitable for strategic employment opportunities that will enhance the town and its hinterland.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 5.23: Should the plan include proposals for a joint Employment and Economic Strategy for the City and County?

Submissions received relevant to this issue:
1151

Managers Response:

Any need arising in relation to this issue will need to be addressed when the strategic recommendations arising out of the CASP Update are available.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.24: Does the CDP ensure that the Cork Region can fulfil its potential by making adequate provision for generous and timely zoning provision and servicing of lands for employment uses in quality locations?

Submissions received relevant to this issue:
1264

Managers Response:

The CASP update will include the development of a new economic strategy which aims to sustain the new population targets for the regions. The CDP will be amended to include this when completed.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.25: Does the plan do enough to promote West Cork as an attractive location for employers to invest in?

Submissions received relevant to this issue:
1132, 1354, 1358; 1461

Managers Response:

The Draft County Plan recognises that employment in the West Cork Strategic Planning Area has been declining through changes to the agricultural sector and commercial fishing industry. However the plan also recognises that large parts of this area have opportunities for rural economic diversification particularly regarding tourism.

Priority will be given to the provision of enhanced transportation infrastructure in the N71 corridor to improve the quality of this critical economic link to the Cork area. It is an objective to promote the development of Clonakilty as an Integrated Employment Centre, to act as a focus for economic and population growth in West Cork. A Special Local Area Plan will be prepared for Clonakilty which will identify sufficient land for employment, housing and associated services to support its designation as a major centre for employment. It is also an objective to promote the development of Bantry, Skibbereen and Dunmanway as District Employment Centres for their local labour markets so that they can meet the employment needs of an urban area and its wider rural hinterland. The key villages and villages in West Cork are designated as Local Employment Centres, which will strengthen and protect the rural communities of the area.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Industry

Issue 5.26: Is there too much industrial zoned lands in Ring and County Towns?

Submissions received relevant to this issue:
1326

Managers Response:

The CASP update will give guidance that will need to be reflected in the County Development Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.27: Where should agricultural distribution industries be located?

Submissions received relevant to this issue:
1167

Managers Response:

Integrated Employment Centres have been identified as being suitable locations for distribution activity. The plan does not specifically refer to agricultural distribution however it is considered that this type of distribution activity would locate in towns and key villages which serve a wide rural hinterland.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.28: Does the plan do enough to encourage the development of Brownfield sites?

Submissions received relevant to this issue:
1358, 1261

Managers Response:

The draft plan acknowledges that the redevelopment of brownfield sites is generally more sustainable than the development of greenfield sites and should be encouraged. Objective ECON 3-10 of the Draft Plan states that "It is an objective of the Draft Plan to recognise the employment potential of brownfield sites in both urban and rural areas in the County and their contribution to a more sustainable pattern of development."

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.29: Should the wording of the zoning objectives for large scale industrial development be revised to allow for more flexibility and diversity?

Submissions received relevant to this issue:
1288

Managers Response:

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ECON 3-2 states that it is an objective to ensure that sufficient and suitable land is zoned for large-scale and general industry (including development to meet the likely needs of the chemical, pharmaceutical and oil refining sectors). It is considered that the objective allows for flexibility and diversity for large-scale industrial developments.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.30: Should Section 5-5 (Rural Economic Development) be extended to include an additional objective on the promotion of rural industries?

Submissions received relevant to this issue:
1172

Managers Response:

The CDP contains an objective (ECON 5-3) on Enterprise Development in Rural Areas which states that it is an objective to support innovation in indigenous enterprise (both high tech and traditional) and encourage business set ups in District and Local Employment Centres in rural areas to enable them contribute to the rural economy. Enterprise development has less of an impact on the character and appearance of the landscape than industrial development and it is considered that it would be inappropriate to change this policy to include industrial development. Proposals for the development of one off new enterprises in rural areas outside of designated employment centres, Greenbelts and RHCZ will be thoroughly assessed against a number of criteria.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.31: Should Section 5-5 (Rural Enterprise Development) be extended to include an additional objective on the location of rural industries and the relocation of industry from urban to rural areas?

Submissions received relevant to this issue:
1172, 1263, 1391

Managers Response:

The CDP recognises that certain kinds of enterprises, especially those that involve natural resources and serve rural communities may, at an appropriate scale, have a role to play in rural development. Where appropriate locations are available, with adequate infrastructure, these can be located outside settlements. ECON 5-3 states that it is an objective to support innovation in indigenous enterprise and encourage business start ups in District and Local Employment Centres in rural areas to enable them contribute to the rural economy. Proposals for the development of new one off enterprises in rural areas outside of designated employment centres, Greenbelts and Rural Housing Control Zone areas will be thoroughly assessed against a number of criteria which are outlined in ECON 5-3 of the CDP. Risk of injury to amenity is considerably less with enterprise development and it would be inappropriate to include an objective on the relocation of industry from urban to rural areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 5.32: Does the plan go far enough in supporting the relocation of port operations from the City's Quays to Ringaskiddy and the relocation of port related businesses and other industries, including Seveso sites, to other suitable locations to facilitate the regeneration of the docklands?

Submissions received relevant to this issue:
1262, 1151, 1435, 1174

Managers Response:

It is an important element of the CASP plan that the remaining port activities close to the city centre, including the container facilities at Tivoli, should relocate to Ringaskiddy where larger modern ships can be accommodated and the area is served directly by the National Road Network, facilitating the movement of freight by road without the need for heavy goods vehicles to pass through either the city centre or any major residential areas. It is also important that additional industries which include Seveso Sites should relocate to other appropriate locations such as Whitegate and Ringaskiddy. This relocation will release the land presently occupied by the port facilities and other industry for redevelopment and stimulate much needed urban renewal close the heart of the city.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Enterprise

Issue 5.33: Does the plan do enough to support the provision of business parks across the county?

Submissions received relevant to this issue:
1358

Managers Response:

The land use definitions for employment uses in the Draft Plan are based on those set out in the 2003 County Development Plan. In the interests of clarity and to provide greater flexibility there is a need to amend these particularly to make provision for business parks.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.34: Are policies required at a more strategic level for supporting continued links between business and third level education/research centres?

Submissions received relevant to this issue:
1358

Managers Response:

The Carrigaline Local Area Plan contains a zoning objective for a Science Park in Curraheen which may have links to institutes of third level education. The Council are considering possible amendments to the Local Area Plan to enhance the prospect of a science park at Curraheen in the short to medium term.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.35: Should the plan encourage the development of enterprise zones in tandem with residential development?

Submissions received relevant to this issue:
1459

Managers Response:

Section 5.2.9. of the Draft Plan Plan states that It is important to ensure new economic and employment opportunities are developed in tandem with the provision of new housing developments. This strategy will provide people with the opportunity to live closer to work and reduce the need for commuting.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.36: Does the plan do enough to support the development of Fab Labs for innovation and technology?

Submissions received relevant to this issue:
1459

Managers Response:

The Fab Lab concept is something that may be considered in light of the Science Park development at Curraheen.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.37: Should Employment areas include a set of principles and criteria designed to ensure a high standard of access by public transport, foot and private car so that the variety of enterprise zones can be easily accessible?

Submissions received relevant to this issue:
1108

Managers Response:

Objectives ECON 3-5, ECON 3-13, ECON 4-7 of the Draft Plan state that it is an objective to ensure that the likely demand for car parking and delivery vehicles are fully met within employment sites, and to ensure that pedestrianisation and public transport access is provided. Section 5.3.15 of the draft plan also states that improved accessibility by public transport and the implementation of other commuter management measures (park and ride) are essential to reduce congestion at heavy peak hour traffic times.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.38: Does the plan do enough to support traditional industry and enterprise in West Cork?

Submissions received relevant to this issue:
1132, 1231

Managers Response:

The Draft Plan states that it will support innovation in indigenous industry (both high tech and traditional) in rural employment centres to enable them contribute to the knowledge economy. This includes the West Cork Strategic Planning Area. The plan acknowledges that certain kinds of rural enterprises, especially those that involve natural resources and serve rural communities may, at an appropriate scale, have a role to play in rural development. The plan recognises that large parts of West Cork have opportunities for rural economic diversification which would include traditional industry and enterprise development.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Retail

Issue 5.39: Does the draft plan need to expand and change its policy and objectives to include the quantum and location of new retail development in towns; identify the distribution of convenience, comparison and retail warehousing across the County and introduce monitoring of the scale, type and impact of retail development?

Submissions received relevant to this issue:
1318, 1348, 1383, 1178, 1249, 1107

Managers Response

The draft Joint Retail Strategy as read with the Joint Strategic Retail Study 2008, has identified a number of key changes to the existing policies and objectives regarding the quantum and location of retail development and has identified the change in trends regarding the type of retail development across the County. The draft Joint Retail Strategy, which is currently on public consultation, will be adopted by both Councils and will result in necessary amendments to the Draft County Development Plan and introduce an effective monitoring system for both local authorities.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Commercial

Issue 5.40: Is there a need to strengthen policies relating to commercial development in the plan?

Submissions received relevant to this issue:
1300

Managers Response:

It is considered that the plan adequately deals with commercial development with regard to provision of adequate lands, suitable locations for development and appropriate uses in commercial areas. The plan also contains a development objective on car parking, design and

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access in commercial areas. Land that is considered appropriate for commercial development will be identified in the Local Area Plans.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Agriculture (including forestry)

Issue 5.41: Does the plan give enough commitment towards the completion of the Indicative Forest Strategy?

Submissions received relevant to this issue:

1074

Managers Response:

Objective ECON 5-5 of the draft plan states that it is an objective to prepare an Indicative Forest Strategy for County Cork in consultation with the Department of Agriculture, Food and Rural Development and other relevant bodies. This will be prepared to identify the most appropriate lands suited to growing trees and offer guidance in relation to the overall development of the sector. In addition Objective ECON 5-6 states that it is an objective to implement the policies and objectives outlined in the IFS and to monitor the implementation and effectiveness of the policies and objectives of the IFS for County Cork.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.42: Should the plan include additional policies in relation to Forestry or is existing policy adequate to deal with this growing sector?

Submissions received relevant to this issue:

1074

Managers Response:

The Indicative Forestry Strategy (IFS) will give guidance in relation to the overall development of this sector. Existing policies on forestry will be reviewed with the IFS is completed.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.43: Is there a need to designate land in urban areas for the provision of farmers markets and urban allotments?

Submissions received relevant to this issue:

1459

Managers Response:

The zoning of land for the provision of farmers markets and urban allotments could be considered in the review of the Local Area Plan's particularly in light of the recent growth in this area.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Quarries

Issue 5.44: Should the plan have a policy which aims to protect the environment from the impacts of mineral extraction?

Submissions received relevant to this issue:
1074, 1059, 1168

Managers Response:

The plan contains a detailed objective (ECON 5-11) which aims to protect the environment from the impacts of mineral extraction. This objective is set out as follows;

a) It is an objective to minimise environmental and other impacts of mineral extraction through rigorous application of licensing, development control and enforcement requirements for quarry and other developments.

b) It is an objective in particular for new quarries and extensions to existing quarries to have regard to visual impacts, methods of extraction, noise levels, dust prevention, protection of rivers, lakes and other water sources, impacts on residential and other amenities, impacts on the road network (particularly with regard to making good any damage to roads), road safety, phasing, re-instatement and landscaping of worked sites.

c) Restoration of decommissioned quarries and other extractions sites should follow guidelines when prepared by the County Council from time to time and identify alternative safe uses that could be put to the land.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.45: Does aggregate potential mapping (APM) need to be expanded to include information on existing worked deposits in areas?

Submissions received relevant to this issue:
1059, 1168

Managers Response:

The purpose of Aggregate Potential Mapping is to identify all aggregate and mineral resources in the County and grade these resources in terms of those with best and poorest extractive potential for the building and road making industries.

The Council is conscious of the need to protect un-worked deposits from inappropriate development and will, during the lifetime of this plan, seek to map and protect these areas. Consideration may be given to the expansion of this mapping to include information on existing worked deposits.

ECON 5-12 states that it is an objective of the plan to support the setting up of a monitoring system for the extraction of mineral reserves by the operators in order to measure the consequential environmental impact of quarrying activities.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Issue 5.46 :Should the Draft Plan make reference to to the Quarry Planning guidelines, the ICF Environmental Code and the Guidelines for Environmental Management in the Extractive Section? Should the Draft Plan also consider including a template of criteria for to be used when considering an extractive development?

Submissions received relevant to this issue:
1168

Managers Response:

The Draft Plan provided detailed policies on the extractive industry (Section 5.5.25 – 5.5.32, ECON 5-9 – 5-12.) Consideration, however, should be given to amending this section of the plan to make reference to national planning guidelines on the extractive industry. Consideration should also be given to including criteria that should be assessed when considering a planning application for a quarry.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Tourism

Issue 5.47: Does the plan contain adequate policies for rural tourism?

Submissions received relevant to this issue:
1051, 1231, 1252

Managers Response:

Section 5.6.15 of the Draft Plan states that in most rural areas tourism is an integral component of wider rural enterprise and should be developed in an integrated manner whenever possible. The aim of the draft plan is to support rural tourism initiatives concerned with agri tourism, rural enterprise and conservation of natural heritage and culture. ECON 6-8 of the plan states that it is an objective generally to support small-scale tourism enterprises that are developed in conjunction with established rural activities such as fishing, walking and cycling.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.48: Does Cork Harbour have the potential for a Regional Park?

Submissions received relevant to this issue:
1354, 1179, 1131

Managers Response:

The Council are to prepare an overall strategy for the development of the harbour. This strategy will build on work currently underway in the Corepoint Project and will inform future reviews of the Midleton, Blarney and Carrigaline Electoral Area Local Area Plans which straddle Cork Harbour. It is also an objective during the period of this plan to investigate the feasibility of establishing a 'Strategic Regional Park' within Metropolitan Cork (HOU 14-9). In addition, within Cork Harbour, paragraph 5.6.8 identifies the potential of Spike Island for an internationally recognised tourism

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tourism attraction. The plan should consider an investigation of the tourism/heritage potential of other forts in the harbour.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.49: Does the plan have appropriate designations for tourist attractions?

Submissions received relevant to this issue:
1278, 1359,

Managers Response:

Cork County has a number of key tourist attractions of national importance and the tourism strategy has identified six areas of Strategic Tourism Potential which each have unique attractions. Designations for new tourist attractions may be identified in the Local Area Plans.

It is also an objective of the plan (ECON 6-3) to facilitate the development of the tourism sector through the development of a Spatial Framework for Tourism, and to provide for the delivery of a unique combination of tourism opportunities drawing on the network of attractions in Cork County and potential future attractions.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.50: Does the plan recognise the importance of Bed and Breakfast accommodation to the local economy?

Submissions received relevant to this issue:
1278, 1092

Managers Response:

The draft plan does not include B&B accommodation in its section on Tourism Accommodation however the importance of B&B accommodation is recognised and it will be included in the section on tourism accommodation.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.51: Does the plan deal adequately with the provision of designated facilities for marine leisure activity?

Submissions received relevant to this issue:
1074, 1329, 1330, 1178, 1249

Managers Response:

The plan contains a section on Marine Leisure which refers to the Draft Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007. It is an objective of the draft plan to develop the marine leisure sector in the County in a coherent and sustainable manner making the best use of existing and planned infrastructure and resources (ECON 6-4). It is also an objective to encourage the development of marine tourism at selected locations along the whole

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county coastline. These locations should be identified in the County Marine Leisure Tourism Strategy and must be limited to designated clusters of marine leisure activities that are accessible to both public and private infrastructure resources. The scale of the marine leisure development proposal should satisfy the visual amenity of the surrounding land based activity and there should be a suitable relationship between the water based activity and the land based activity. (ECON 6-5)

New Marinas are also proposed to further expand recreational capacity in Cork Harbour.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.52: Is the plan making enough provision for cycling and walking as a tourist recreation?

Submissions received relevant to this issue:

1074, 1460, 1295, 1178, 1249

Managers Response:

Section 5.6.13 of the plan states that the walking and cycling sectors of the tourism economy have the potential to grow considerably during the lifetime of the next County Development Plan. If planned strategically, Cork County has the potential to develop the walking and cycling product on offer in the region. New routes and existing routes should have improved signposting and road surfaces. Objective ECON 6-6 states that it is an objective to promote the development of more scenic walking and cycling routes throughout the county as an activity for both international visitors and local tourists. Failte Ireland has identified Skibbereen as a Hub Town for cycling.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.53: Should the plan promote golf tourism in County Cork?

Submissions received relevant to this issue:

1421, 1295

Managers Response:

Golf is promoted in the plan as a tourism activity which offers an appropriate form of rural employment development. The plan also recognises that large demesnes are particularly attractive for the development of golf courses. Consideration will be given to the inclusion of an objective which supports golf tourism as a positive growth sector in the economic development of the County.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.54: Does the plan do enough to support the promotion of North and East Cork as tourism destinations?

Submissions received relevant to this issue:

1137, 1447

Managers Response:

It is an objective of the plan to facilitate the development of the tourism sector through the development of a Spatial Framework for Tourism, and to provide for the delivery of a unique combination of tourism opportunities drawing on the network of attractions in Cork County and potential future attractions. Both East and North Cork will be included in this Spatial Framework. The Local Area Plans for the relevant Electoral Areas in North and East Cork will address specific development proposals in both areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.55: Should the plan contain specific objectives for integrated tourist attractions?

Submissions received relevant to this issue:
1137

Managers Response:

The plan contains a specific objective for integrated tourist facilities. Objective ECON 6-7 states that it is an objective to recognize the special requirements of both new integrated tourism developments and the need for expansion of long established tourism enterprises that are located outside existing settlements. Such proposals will be considered at an appropriate scale, having regard to the likely effects on environmental and scenic amenity, on the provision of services.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.56: Are tourism facilities in peripheral areas sustainable or should they be located closer to settlements?

Submissions received relevant to this issue:
1449, 1461

Managers Response:

ECON 6-7 (Tourism Facilities and Infrastructure) states that it is an objective generally to ensure that new tourism facilities, including accommodation and other facilities, are provided within existing settlements where they can best support the provision of services and the general economic vitality of the settlement. This will also ensure that the natural, built or cultural heritage features that form the basis of local attractions will be protected from unwarranted encroachment. The location of new tourist facilities and associated infrastructure in environmentally sensitive areas should respect the scenic amenity and limited environmental capacity for development and encourage good design.

Objective 6-7 also states that the special requirements of both new integrated tourism developments and the need for expansion of long established tourism enterprises that are located outside existing settlements will be recognised. Such proposals will be considered at an appropriate scale, having regard to the likely effects on environmental and scenic amenity, on the provision of services.

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It is also an objective generally to support small scale tourism enterprises that are developed in conjunction with established rural activities such as fishing, walking and cycling. A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures redundant agricultural farm buildings as well as limited new buildings on a small scale.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.57: Should the plan contain more information about main tourist attractions in the County and include an objective to protect them from inappropriate development thereby facilitating their future?

Submissions received relevant to this issue:
1098, 1316

Managers Response:

The draft plan contains information on Principle Tourist Attractions and Areas of Strategic Tourism Potential. The plan lists a number of key tourist attractions of national importance and refers to six areas of Strategic Tourism Potential which have been identified in the Tourism Strategy. These areas are; The Blackwater Valley, The Galtee Mountains and the Ballyhoura Way, The Coastline, The West Cork Peninsulas, Cork Harbour and Cork City. Section 5.6.9 states that it is important to ensure that tourist development in these areas does not have a negative impact on the overall character of the area. Consideration will be given to the inclusion of additional mapping and an objective in the plan which secures a sustainable development strategy for tourist attractions.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.58: Should the wording of Objective ECON 6-9 (c) (Provision of Tourist Accommodation) be revised to exclude the requirement that new holiday home developments be located in the established network of settlements?

Submissions received relevant to this issue:
1092

Managers Response:

New holiday home developments are not just restricted to the established network of settlements. It is also an objective (ECON 6-7) of the plan to recognise the special requirements of both new integrated tourism developments and the need for expansion of long established tourism enterprises that are located outside existing settlements. Such proposals will be considered at an appropriate scale, having regard to the likely effects on environmental and scenic amenity, on the provision of services. The plan also supports small scale tourism enterprises that are developed in conjunction with established rural activities such as fishing, walking and cycling. A limited amount of tourist accommodation could be included in association with such enterprises on a small scale.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.59: Should the plan acknowledge lakes, rivers and forests as economic resources?

Submissions received relevant to this issue:
1120, 1178, 1249

Managers Response:

The plan acknowledges that forests are economic resources. This sector comprises many small and medium sized enterprises that service Ireland's woods and forests including forest nurseries, consultants and forest contractors. Forestry has provided an alternative enterprise for farmers diversifying from the traditional patterns of agriculture and will continue to do so. It is an objective of the plan to support forestry development throughout the County subject to normal planning considerations, sustainable development criteria and the principle and objectives of the plan.

Lakes and Rivers, particularly the Rivers Lee and the Blackwater, can be used for tourism activity and this could be recognised in the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.60: Should the structure of the Tourism Section of the plan be amended to include all aspects of this sector including the identification of key strategic principles for the development of the sector; references to issues such as environmental protection, tourism development in Cork, the tourism product, integrated rural tourism, tourist facilities and infrastructure such as transport etc.?

Submissions received relevant to this issue:
1178, 1249

Managers Response:

Consideration will be given to the issues raised in this submission with regard to the wording of Section 5.6.

It is important to acknowledge the concept of Sustainable Tourism rather than relying on a single definition. In the interests of consistency we should consider removing the definition and acknowledging the concept of Sustainable Tourism.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 5.61: Is there a need to include a statement in the County Development Plan which shows a clear commitment by Cork County Council to engage with relevant stakeholders such as Cork Marketing Partnership in developing and implementing an economic marketing plan for the region?

Submissions received relevant to this issue:
1358

Managers Response:

This is not an issue that is dealt with directly through the County Development Plan however the County Council supports the economic marketing of Cork County.

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NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.62: Does the Local Authority need to invest more in acquiring land for incubation units for enterprise and creation particularly in rural areas?

Submissions received relevant to this issue:
1354, 1278

Managers Response:

The plan states that the development of micro enterprises (5 or less people) is a key area for sustainable employment opportunities in rural areas. The Council will facilitate the development of this sector by providing incubator units for micro enterprises within District Employment Centres (Section 5.5.14).

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Economic Profile of the County**

Issue 5.63: Should an objective be included which says that the plan is robust and flexible enough to cater for a changing economic environment, in particular the change in the County's employment pattern from traditional jobs like manufacturing to service sector jobs?

Submissions received relevant to this issue:
1460, 1371, 1435, 1445

Managers Response:

The plan recognises that one of the principle findings of the Business Land Availability Survey, which was completed in October 2006, was that the Irish Economy has experienced a general shift away from the traditional manufacturing type industries towards higher value, office based activities that require more modern and efficient business space. It is assumed that this trend will continue facilitating an increased demand for modern office campus type developments. Appropriately zoned land will be identified in the Local Area Plans within a variety of settlements, so that opportunities can be exploited when they arise and a choice provided as a priority to the investor and potential employee. The employment strategy in the plan will also need to be updated to include the recommendations of joint economic strategy in the CASP update.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 5.64: Should economic development policies be cross referenced with transportation policies in Chapter 6 and guide developers to design for sustainable transportation requirements at the earliest stage of development design?

Submissions received relevant to this issue:
1108

Managers Response:

The draft plan encourages integrated land use and transportation planning. One of the main principles of the draft plan is to ensure that all new development is sustainable through the integration of spatial planning policies and key transportation requirements. The identification of a hierarchy of employment centres recognises the need for a more balanced and sustainable development pattern. The provision of these centres of economic growth should be accompanied by the provision of a strategic transportation network, including public transport facilities. The objectives in the economic development section of the draft plan will be integrated with those of the transportation and infrastructure section to ensure that the future economic growth of the County is supported by a sustainable transportation framework.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Part B: Other issues that have arisen since the publication of the Draft Plan

Issue 5.65: The County Councils Environment Department have requested that objectives should be included in the plan dealing with the following issues;

To support and protect designated bathing areas as valuable local amenities and a tourism resource.

To support the development of existing farm units.

In assessing proposals for agricultural development that developments shall comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006 (SI 38 of 2006).

To support and protect designated shell fish areas as an economic and employment sector.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Chapter 6: Transport and Infrastructure

The submissions received which were considered relevant to this chapter are set out in two parts. Part A deals with submissions which raise issues of a general nature and part B deals with the issues that have arisen since the publication of the Draft Plan.

Part A General Issues

Public Transport

Issue 6.1: Will the Draft County Development Plan provide additional public transport options, such as a Bus Rapid Transit or light rail system connecting the towns and villages in Metropolitan Cork with Cork City?

Submissions received relevant to this issue:

1122, 1158, 1160, 1254, 1306, 1327, 1373, 1367, 1378, 1379

Managers Response:

The Cork Suburban Rail Network will provide high quality commuter rail services linking many of the fastest growing Metropolitan Towns to Cork and Mallow. The network will serve Blarney, Blackpool, Dunkettle (Park & Ride), Little Island, Glounthaune, Carrigtwohill, Midleton, Fota, Carrigaloe, Rushbrook and Cobh.

An additional rail station has been proposed at Monard, between the City boundary and Blarney to serve a planned new settlement for about 12,500 people. The site of this station is identified in the Blarney-Kilbarry Special Local Area Draft Plan. In principle, the County Council support the provision of additional stations at other locations on the new network as part of its strategy to maximise its use.

Elsewhere in the County Metropolitan Strategic Planning Area, public transport is generally by bus but major improvements in quality have been achieved over the lifetime of the Draft County Development Plan 2003 by the development of 'Green Routes'. It is an objective of the Draft Plan to support the continued provision of Green Routes, featuring quality bus corridors and improved provision for cyclists and pedestrians as identified in the Cork Area Strategic Draft Plan.

The CASP Update Project will examine the feasibility of introducing a High Capacity Rapid Transit system that would link suburban centres and the Docklands with the City Centre and other locations within the County Metropolitan Strategic Planning Area. If such a project is proposed, the County Council, working jointly with Cork City Council, will facilitate the Planning and implementation of this infrastructure.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 6.2: Can the Draft County Development Plan prioritise the delivery and improvement of Public Transport infrastructure, such as safe and accessible bus stops, a dedicated public transport corridor along the N28, the suburban rail line, bike parks and plug in points for electric cars during the lifetime of the Draft Plan?

Submissions received relevant to this issue:
1100, 1174, 1253, 1315, 1367, 1459.

Managers Response:

It is an objective of the Draft County Development Plan (INF 1-1) provide greater choice and alternatives to the private car, by encouraging a modal shift towards less polluting and less energy intensive modes of public and private transport. The possibility of providing a public transport corridor along the N28 has been considered but the provision of the physical infrastructure does not fall within the remit of the NRA.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.3: How will the Draft County Development Plan provide public transport options for the people of West Cork? Will the Draft Plan examine the possibility of providing a light rail system to West Cork?

Submissions received relevant to this issue:
1154, 1231, 1278, 1359, 1459.

Managers Response:

A light rail system is unlikely to be a viable option for West Cork. Light rail is most successful in densely populated urban areas where frequent stops and relatively short distances require only modest train speeds. The longer distances and less frequent stops in West Cork could be more suited to heavy rail but the sporadic settlement pattern and small size of towns would be unlikely to justify the significant capital costs involved. A bus based public transport alternative would be more suitable because of lower capital costs and greater flexibility in terms of route choice. The identification, in the Draft Plan, of the main towns as transport hubs in the bus system will address the problems associated with the sporadic settlement pattern in West Cork.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.4: In order to facilitate a more sustainable pattern of development, will the Draft County Development Plan re assess the range and density of uses that can be permitted adjacent to nodes of public transport such as train stations?

Submissions received relevant to this issue:
1100, 1108, 1254, 1371, 1373

Managers Response:

The Minister of the Environment has published Draft Guidelines on Sustainable Residential Development in Urban Areas. These guidelines recommend higher density residential development in certain urban locations. Consideration should be given to amending the Draft Plan to reflect the new policy direction outlined in these guidelines.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.5: Can the Draft County Development Plan include an objective supporting the creation of a task force to address the provision of public transport across the County?

Submissions received relevant to this issue:
1253, 1358

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Managers Response:

It is an objective of the Draft County Development Plan (INF 2-4) to support the establishment of a Public Transportation Task Force, which will promote more widespread provision of public transportation within the County and to ensure high levels of efficiency and integration of services.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.6: Can the Draft Plan address the issue of providing water based public transport facilities and explore the possibility of reopening the Cork Swansea ferry?

Submissions received relevant to this issue:

1358, 1359, 1401

Managers Response:

It is an objective of the Draft County Development Plan (INF 1-2) to foster sustainable economic and population growth by maintaining an efficient transport system for the County and encourage balanced investment across the County in less polluting and more energy efficient modes of public and private transport. There is therefore potential for a water based public transport system to link Strategic Employment Centres with centres of population growth and Cork City, thus facilitating a move towards a more sustainable pattern of development.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Walking and Pedestrian Facilities

Issue 6.7: Should the Draft County Development Plan be responsible for the provision of pedestrian facilities such as footpaths and public lighting at locations across the County?

Submissions received relevant to this issue:

1003, 1074, 1088, 1111, 1138, 1154, 1158, 1160, 1178, 1181, 1184, 1227, 1249, 1254, 1449, 1029

Managers Response:

While the Draft County Development Plan is not directly responsible for the provision of pedestrian facilities, it is an objective of the Draft Plan (INF 3-16) to carry out a full assessment of the cycle and pedestrian strategy in the main towns and key villages during the preparation of the Local Area Plans. This review will address the provision of safe and efficient pedestrian access, particularly to public transport facilities, within the main towns and key villages.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Cycling Facilities

Issue 6.8: Can the Draft County Development Plan identify policy to promote walking and cycling and provide appropriate facilities for these activities across the County?

Submissions received relevant to this issue:

1003, 1154, 1178, 1227, 1249, 1460

Managers Response:

An essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. Indeed, part of the Government's sustainability development strategy, Sustainable Development – A Strategy for Ireland, identifies the increased provision of cycle lanes and safer facilities for pedestrians as a key propriety. It is an objective of this Draft Plan to carry out a full assessment of the cycle and pedestrian strategy in the main towns and key villages during the preparation of the Local Area Plans (INF 3-16) and promote walking and cycling as viable means of transport across the County.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

National Roads

Issue 6.9: Can the Draft County Development Plan ensure its policies do not undermine the strategic transport function of national roads by ensuring the provision of adequate local transport infrastructure to cater for the needs of local traffic?

Submissions received relevant to this issue:
1108

Managers Response:

The National Road Network is an integral part of the Countys Road Infrastructure. While certain parts of that network serve a specialised function, many parts of the national routes that run through the County serve multiple purposes and are used by all categories of road user.

Although the National and County strategy seeks to increase the level of investment in public transport, the development of the Local Road Network is critical to the economic and social well-being of its citizens. It is an objective of the Draft County Development Plan (INF 3-1 (b)) to safeguard the strategic role of the National Road Network, by generally directing developments to locations where local traffic needs are met by the local road network or alternative transport modes, in catering for the safe and efficient movement of major inter-urban and interregional traffic.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.10: Can the Draft County Development Plan prioritise the Upgrade of the N 28 and facilitate improvements to the N 25?

Submissions received relevant to this issue:
1151, 1331, 1066, 1108, 1122, 1158, 1358, 1174

Managers Response:

In relation to infrastructural improvements on the National Routes in Cork, Policy INF 3-3 of the Draft County Development Plan states that is it the Council's policy to seek the support of the National Roads Authority in the implementation of major infrastructural projects across the County. This priority list includes the upgrading of the N28 and the improving and upgrading of the N 25 (Carrigtwohill – Midleton – Youghal).

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

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Issue 6.11: Can the N71 be removed from the National Roads Priority List outlined in the Draft County Development Plan?

Submissions received relevant to this issue:
1108

Managers Response:

The N71 has been identified as a strategic transport corridor in the Draft County Development Plan. This designation will assist the development priority given to Clonakilty as an Integrated Employment Centre and as a development hub for West Cork. Its removal from the National Roads Priority List will threaten the successful implementation of these objectives that are important to the balanced economic and social development of the County.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.12: Can the criteria for the location of Service Areas on National Routes be omitted from the Draft Plan?

Submissions received relevant to this issue:
1108

Managers Response:

This section of the Draft Plan will be revised. Reference may instead be made in this section to the NRA Guidelines on the Location of Service Areas on National Routes.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.13: Can the text of the Draft Plan clarify the difference between the Atlantic Corridor and the Atlantic Gateways Initiative?

Submissions received relevant to this issue:
1108

Managers Response:

The confusion over the uses of these two terms will be clarified at the amendments stage. The Atlantic Gateways concept is about taking actions to facilitate a second major metropolitan corridor along both the west/south coast to compliment the Metropolitan Corridor running along the east coast. This will offer society and investors a wider range of areas on the island where economic opportunity, services and environmental quality are to the highest standards. The Atlantic Corridor is the infrastructure linking the gateways along the route. The two terms refer to differing concepts and therefore cannot be used interchangeably.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.14: Can the Greenbelt Maps be amended to reflect road network improvements?

Submissions received relevant to this issue:
1315

Managers Response:

The Greenbelt maps in the Draft County Development Plan do not affect major road network improvements. Where necessary, road access proposals to development areas will be shown in relevant Electoral Area Local Area Plans.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Regional Roads

Issue 6.15: Can the Draft County Development Plan provide funding for additional road infrastructure in the form of relief roads and bypasses to relieve traffic congestion in urban areas, facilitate general improvements to local road infrastructure and ensure the delivery of appropriate road infrastructure serving zoned land across the County?

Submissions received relevant to this issue:

1031, 1032, 1062, 1132, 1146, 1284, 1303, 1336, 1337, 1238, 1264, 1274, 1065, 1138, 1254, 1309, 1313, 1315, 1413, 1456, 1154, 1160, 1227, 1298, 1238, 1065, 1111, 1363, 1364, 1365, 1359, 1108, 1173, 1110, 1331

Managers Response:

The Local and Regional Road Network in the County is important to the development of the County because of its key role in addressing local and regional traffic needs. It is an objective of the Draft Plan (INF3-10 (a)) to promote the improvement of strategic Non-National Roads throughout the County. This objective has also prioritised and will seek funding for a number of specific projects that will target key road infrastructural deficits on the local road network across the County.

It is hoped these targeted improvements will help alleviate traffic problems and address road safety issues in the most congested areas of the County.

Consideration will be given to amending the Draft Plan to place more onus on developers to ensure that they provide roads to an adequate standard to serve new developments.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Car Parking

Issue 6.16: Will the new Draft Plan include additional policies on parking provision in town and village centres and at strategic locations near new rail stations?

Submissions received relevant to this issue:

1065, 1111, 1154, 1160, 1178, 1181, 1226, 1249, 1253, 1367, 1417, 1449

Managers Response:

The review of the Draft County Development Plan 2003 has included an evaluation of the previous car parking standards and how they relate to the traffic management policies of the Draft Plan. In particular, car parking and public transport issues were examined as part of the review. Where possible and necessary, the policies and objectives of the Draft Plan will be amended to reflect the changes that have been taking place and those that are forecast in the future.

CONSIDERATION WILL BE GIVEN TO AMENDING THE DRAFT PLAN.

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Issue 6.17: Should the new Draft Plan include an amended set of non-residential vehicular parking standards?

Submissions received relevant to this issue:
1417

Managers Response:

A new set of vehicular Parking Standards have been prepared and will be included in the Draft County Development Plan at the amendments stage.

CONSIDERATION WILL BE GIVEN TO AMENDING THE DRAFT PLAN.

Traffic

Issue 6.18: Can the Draft County Development Plan address the issue of traffic congestion in the major urban and employment centres across the County?

Submissions received relevant to this issue:
1111, 1122, 1158, 1181, 1327

Managers Response:

One of the key principles of the Draft County Development Plan is to develop an integrated approach to transport throughout the county with an increased emphasis on the use of public transport. Building on the principles of Transport 21, the aim is to encourage balanced investment across the County in less polluting and more energy efficient modes of public and private transport (INF 1-2). In major urban areas, this approach will lead to major capital investment in new public transport infrastructure capable of offering a genuine, convenient and high quality alternative to travel by private car. In other less densely populated areas, capital investment is more likely to continue to focus on the road network. It is hoped that the successful implementation of these initiatives will help alleviate traffic congestion in the major urban areas and employment centres across the County.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.19: Can the Draft County Development Plan provide additional policies on speed limits and transition zones and address the provision of additional road safety infrastructure and traffic calming measures such as traffic lights and roundabouts in the main towns, villages and adjacent to national and secondary schools?

Submissions received relevant to this issue:
1065, 1088, 1111, 1158, 1160, 1181, 1184, 1254, 1159, 1434

Managers Response:

Enhancing the safety of both National and Regional Routes for all road uses is an important aim of the Draft Plan. During the lifetime of the next Draft Plan, it is an objective (INF 3-12) to prepare a Road Safety Strategy for the County and achieve higher levels of road safety through the implementation of this Strategy. This strategy will examine various aspects of road safety

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including the provision and location of traffic calming measures such as speed limits, in an attempt to provide a safer environment for all road users.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.20: Can the Draft Plan ensure that Planning applications for significant development proposals be accompanied by Transport and Traffic Assessment and Road Safety Audits? Can reference be made to DoE guidance documents on the preparation of these reports?

Submissions received relevant to this issue:
1108

Managers Response:

The Draft County Development Plan recognises the need to address the issue of safety on all national routes. It is an objective of the Draft Plan (INF 3-8), where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a national or regional route, to require the submission of a Traffic Impact Assessment (TIA) and Road Safety Audit as part of the proposal. Consideration will be given to amending this objective to make reference to DoE guidance documents on the preparation of these reports.

CONSIDERATION WILL BE GIVEN TO AMENDING THE DRAFT PLAN.

Cork International Airport and Aviation Related Activity

Issue 6.21: Can the Draft County Development Plan provide a strategic Planning framework for the development of Cork International Airport that will address the development of both aviation and non-aviation related activities at the Airport?

Submissions received relevant to this issue:
1178, 1249, 1306, 1371, 1405

Managers Response:

The role of Cork International Airport as an important engine for growth both locally and nationally is identified in the existing Draft County Development Plan. In the past, successive County Development Plans have protected land around the airport to provide for the expansion of its operational facilities and provided for improved access as traffic has grown. This strategy has secured sufficient land for the recent construction of the new terminal building and the adequacy of access routes have not been a constraint.

In recent years a business park for airport related uses has also been successfully developed and there may well be pressures to expand this development over the lifetime of the next County Development Draft Plan. Consideration must also be given to the maintenance of a strategic reserve of land for aviation operational uses and the protection of capacity on access routes in the future so that the long term growth capacity of the airport is not compromised. It is envisaged that the Airport Special Local Area Plan will commence in August or September 2008. This Draft Plan will set out the overall strategic planning framework for the development of the Airport.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED

Issue 6.22: Should additional policies be included in the Draft County Development Plan to provide guidance on aviation related developments in North and West Cork?

Submissions received relevant to this issue:
1056, 1113, 1444.

Managers Response:

The Draft County Development Plan currently has a section on Cork International Airport (6.4.8 – 6.4.12), which sets out the Councils policy in relation to the development of the Airport. This section should be expanded to include additional policies on airport related developments in other parts of the County such as Mallow and Bantry. Consideration should be given to amending the Draft Plan to provide policy guidance on other aviation related developments.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Ports and Harbours

Issue 6.23: Can the Draft County Development Plan give greater consideration to the role of small ports and the development of coastal shipping in appropriate locations across the county?

Submissions received relevant to this issue:
1144

Managers Response:

It is an objective of the Draft Plan (INF 4-2) generally to support the ports and harbours of the County and to recognise their essential role in facilitating industrial development, defence, trade, marine leisure, recreation and other economic sectors. More detailed policies in relation to the economic role of small ports can be found in the Employment and Economic Activity chapter of this Draft Plan. However, many small ports provide ferry services that provide an important part of the County's Transport Network and consideration will be given to amending the plan to protect and encourage these important links.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.24: Should the Draft County Development Plan re assess its commitment to the relocation of the Port of Cork to Ringaskiddy?

Submissions received relevant to this issue:
1151, 1174, 1459, 1460

Managers Response:

This Draft Plan strongly supports the relocation of the port activities currently active in the Upper Harbour for the reasons set out in CASP and particularly to support redevelopment and urban renewal in the City so that it can establish positive population growth and enhance its economic role within the County. Subject to an assessment of those uses to which the Seveso Directive applies, Ringaskiddy is the favoured location for the port relocation, where it can benefit from Draft Planned improvements to the N28 National Road.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.25: Can the Draft Plan facilitate the relocation of Port related businesses and other uses not in keeping with the Draft Planned redevelopment of Docklands to other suitable locations?

Submissions received relevant to this issue:

1151, 1174, 1459, 1460

Managers Response:

It is an important element of CASP and the Draft County Development Plan that the remaining port activities close to the City Centre, including the container facilities at Tivoli, should relocate to Ringaskiddy where larger modern ships can be accommodated and the area is served directly by the National Road Network, facilitating the movement of freight by road without the need for heavy goods vehicles to pass through either the City Centre or any major residential areas. This Draft Plan supports this relocation that will release the land presently occupied by the port facilities and other industry for the redevelopment of the Docklands and stimulate much needed urban renewal close the heart of the City.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Wastewater Infrastructure

Issue 6.26: Can the Draft County Development Plan provide funding to facilitate improvements to the wastewater infrastructure serving the main urban areas, key villages and villages across the County?

Submissions received relevant to this issue:

1032, 1132, 1154, 1231, 1254, 1278, 1359

Managers Response:

In this Draft Plan, the aim is to prioritise the provision of wastewater infrastructure to complement the overall strategy for economic and population growth. The intention will be to match wastewater infrastructure capacity in the main towns to the population targets identified for them in this Draft Plan, so that a shortfall in the capacity of the infrastructure serving the towns does not inhibit their population growth or restrict the overall achievement of the County's economic potential. Water services infrastructure serving key villages and villages will be prioritised in the relevant Local Area Draft Plan. Consideration will be given to amending the Draft County Development Plan to reflect final population figures, taking account of the Cork Area Strategic Draft Plan Update.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.27: Can the Draft County Development Plan ensure the delivery of the necessary wastewater infrastructure required to facilitate the development of existing undeveloped as well as future zoned lands?

Submissions received relevant to this issue:

1122, 1141, 1264, 1298, 1303, 1309, 1315, 1455

Managers Response:

In this Draft Plan, the aim is to prioritise the provision of water services infrastructure to complement the overall strategy for economic and population growth (INF 5-1). The intention will be

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to match water services infrastructure capacity in the main towns to the population targets identified for them in this Draft Plan, so that a shortfall in the capacity of the infrastructure serving the towns does not inhibit their development. Consideration will be given to amending the Draft County Development Plan to reflect final population figures, taking account of the Cork Area Strategic Draft Plan Update.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.28: Does the Draft County Development Plan require additional policies on wastewater treatment?

Submissions received relevant to this issue:
1178, 1249

Managers Response:

The Draft County Development Plan provides adequate policies and objectives (INF 5-6) for water and waste water disposal. The delivery of new wastewater treatment Draft Plants and extensions to existing Draft Plants are prioritised in the Draft Plan.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.29: Can the Draft County Development Plan reconsider the location of the sewerage treatment Draft Plant at Shanbally, Ringaskiddy?

Submissions received relevant to this issue:
1390, 1436, 1454

Managers Response:

On the 22nd of January`2007, the Members of Cork County Council adopted Amendment 2: "Proposed Waste Water Treatment Draft Plant at Ringaskiddy" to the Carrigaline Electoral Area Local Area Draft Plan 2005. This amendment involved the rezoning of a larger industrial site to a new Utilities and Public Infrastructure Zoning, to allow for the development of a waste water treatment Draft Plant for the Lower Harbour Towns. The adoption of the amendment following a period of extensive public consultation. An environmental statement, which assessed the environmental implications of the amendment, was also prepared as part of the process. As a result of the environmental statement and the public consultation exercise, the site in Ringaskiddy was deemed the most suitable for the location of the treatment Draft Plant.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.30: Can the Draft County Development Plan ensure that the provision of wastewater infrastructure does not compromise the environmental quality of an area?

Submissions received relevant to this issue:
1086

Managers Response:

According to Council Directive 91/271/EEC of 21 May 1991 concerning urban waste-water treatment, member states of the European Union are directed to protect the environment from the adverse effects of waste water discharges. Comprehensive studies should be undertaken to ensure that

such discharges will not adversely affect the environment. Cork County Council is committed to implementing this directive and ensuring waste water discharges to coastal and estuarine environments will not have a negative impact on the environmental character of those areas.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Timescales for Key Infrastructural Projects

Issue 6.31: Can the Draft County Development Plan, not the Local Area Plans, be responsible for identifying the delivery of key infrastructure projects?

Submissions received relevant to this issue:

1309, 1319

Managers Response:

The Draft County Development Plan is committed to providing critical infrastructural projects across the County. In relation to public transport, it is an objective of the Draft Plan to support the continued provision of Green Routes, featuring quality bus corridors and improved provision for cyclists and pedestrians as identified in the Cork Area Strategic Draft Plan (INF 2-8) and to support the provision of Park and Ride facilities close to the City (INF 2-10).

In relation to infrastructural improvements to the road network, the Draft Plan is committed to implementing the major projects identified on the Priority List (INF 3-3) and facilitating the upgrading of the regional routes across the County (INF 3-10).

The Draft Plan also prioritises the delivery of new wastewater treatment Draft Plants and extensions to existing Draft Plants across the County.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Waste Management

Issue 6.32: Should the Draft County Development Plan be more cognisant of higher level policy documents and reports in the preparation of its Waste management strategy and make reference to these reports in its section on waste management?

Submissions received relevant to this issue:

1296, 1304, 1460

Managers Response:

The policies on waste management included in this Draft Plan were predicated upon policies included in the Waste Management Draft Plan (WMP) for Cork County (2004-2009) prepared by Cork County Council. This waste management Draft Plan is governed by National and European waste policy that must be adhered to in Local Government waste management Planning. Consideration should be given to amending the current Waste Management section of the Draft Plan to make reference to these overarching National and European Policy Documents.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

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Renewable Energy

Issue 6.33: Can the Draft County Development Plan provide more guidance on Planning exemptions for renewable technologies for both large scale industries and individual dwellings?

Submissions received relevant to this issue:

1132, 1324

Managers Response:

In October 2007, the Department of the Environment, Heritage and Local Government issued a consultation paper on proposed Planning exemptions for certain renewable energy technologies for use in the industrial, commercial, agricultural and public sector. This follows on from the issuing of the Planning and Development Regulation 2007 in February, which outlines Planning exemptions for renewable technologies in the domestic sector (S.I. No. 83 of 2007). These regulations, as opposed to the Draft County Development Plan, provide detailed guidance on what type of development is exempted from the Planning process

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.34: Should the Draft County Development Plan include additional policies that will encourage the development of a range of renewable technologies, such as micro hydropower, instead of concentrating exclusively on wind and bio energy?

Submissions received relevant to this issue:

1074, 1231, 1256, 1278, 1323, 1459, 1460

Manager's Response:

It is an objective of the Draft Plan (INF 7-3) generally to encourage the production of energy from renewable sources, including in particular that from biomass, waste material, solar wave and wind energy, subject to normal proper Planning considerations, including in particular the impact on areas of environmental or landscape sensitivity. Consideration should be given to amending the Draft Plan to include specific reference to micro hydropower.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.35: Is more guidance on wind farm developments and their location required in the Draft County Development Plan?

Submissions received relevant to this issue:

1074, 1114, 1116, 1117, 1119, 1132, 1162, 1163, 1256, 1278, 1323, 1446

Managers Response:

The Draft Plan has a detailed section in relation to wind energy and wind farm developments (6.7.11 – 6.7.14 and Policy INF 7-4). This section provides guidance, broadly in line with the approach recommended in national guidelines, on potential suitable locations for wind farm developments and Planning criteria on which applications will be assessed

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.36: Can the Draft County Development Plan include additional policy guidance on biomass fuel Draft Plant developments?

Submissions received relevant to this issue:

1278

Managers Response:

The production of energy crops is recognised in this Draft Plan as an important means of facilitating economic regeneration in rural areas. It is an objective of this Draft Plan to recognise and develop the full potential of biomass for energy production. Detailed policies are set out in the Employment and Economic Activity chapter of this Draft Plan.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Climate Change

Issue 6.37: Can the Draft County Development Plan assess the potential impact of climate change and provide an appropriate policy response to climate change, including a greater emphasis of promoting renewable technologies and promoting greater energy efficiency in house design?

Submissions received relevant to this issue:

1131, 1459, 1460

Managers Response:

The governing national policy relation to climate change, the National Climate Change Strategy, was published in October 2000. As a Planning authority, it is important to recognise the range of new and developing technologies that can contribute to minimising greenhouse gas emissions, to securing a greater proportion of our energy needs from renewable sources and to promoting greater energy efficiency in house design. It is an objective of this Draft Plan (INF 7-2) to support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases.

The Council, through this Draft Plan will support initiatives aimed at reducing the level of energy consumption within the County. Land-use strategies and policies that reduce the need to travel and mixed use developments that provide an appropriate balance of residential, employment, recreational and retail uses, will be supported as they promote a more sustainable, energy efficient pattern of living.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Telecommunications and Energy Infrastructure

Issue 6.38: Should additional objectives on telecommunications and the location of telecommunications infrastructures be included in the Draft County Development Plan?

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Submissions received relevant to this issue:
1074, 1185, 1358

Managers Response:

This submission raises a number of important issues that could result in a beneficial amendment to the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.39: Can facilities required for the provision of electricity be permitted within the Greenbelt?

Submissions received relevant to this issue:
1180

Managers Response:

Policy RCI 2- 3 identifies appropriate land uses within the Greenbelt. The Draft Plan also recognises (RCI 2-10) that there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be accommodated successfully in Greenbelt locations. While it is a policy of the Draft County Development Plan (INF 7-10) to promote the provision of development to meet the operational requirements of utilities and infrastructure operators, policy RCI 2-10 will not be amended to include specific developments such as the provision of electricity infrastructure.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Issue 6.40: Should the Draft County Development Plan identify Electricity Infrastructural Corridors and provide additional policies to support the provision of high voltage electrical infrastructure?

Submissions received relevant to this issue:

1185

Manager's Response:

While it is an objective of the Draft County Development Plan (INF 7-1 (b)), to safeguard strategic corridors from encroachment by other developments that might compromise the provision of energy networks, the identification and mapping of these routes merits further consideration.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 6.41: Should the Draft County Development Plan assume that oil supply has peaked and provide appropriate infrastructure, such as Combined Heat and Power Draft Plants, in urban areas to respond to falling oil supplies?

Submissions received relevant to this issue:
1459

Managers Response:

The Draft County Development Plan is committed to reducing the County's dependency on oil and other non renewable sources of energy by promoting a transport strategy that facilitates major

capital investment in new public transport infrastructure capable of offering a genuine, convenient and high quality alternative to travel by private car within metropolitan Cork. The Draft Plan (INF 7-3) also encourages the production of energy from renewable sources.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED

Broadband Provision

Issue 6.42: Can the level of broadband provision be enhanced across the County so as to facilitate future telecommunication needs?

Submissions received relevant to this issue:
1032, 1231, 1459, 1460

Managers Response:

The provision of a modern, efficient telecommunication system is essential for the continued economic development of the region. The Cork County Regional Broadband Programme is currently managing the delivery of broadband infrastructure (fibre optic) to 15 towns in County Cork. It is an aim of this Draft Plan to support the delivery of this infrastructure across the County and to facilitate the expansion of broadband into more remote rural areas while protecting the environmental character of these areas. In order to promote the economic development of the main towns, the programme of broadband connectivity should follow the network of settlements identified in the Draft Plan.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Zoning of Land

Issue 6.43: Can additional lands be zoned for mixed-use development in Monard so as to make better use of the proposed public transport facilities?

Submissions received relevant to this issue:
1062

Managers Response:

The zoning of specific sites for mixed use developments was not part of the Draft County Development Plan review process, as this will form part of the review of the Local Area Plans, which is set to commence in 2009.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Relocation of Seveso Sites

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Issue 6.44: Can the Draft Plan identify suitable locations for the relocation of Seveso sites within a definitive time frame?

Submissions received relevant to this issue:
1174

Managers Response:

The relocation of Seveso sites from the Docklands is an important consideration for the overall regeneration of the inner City. The process of identifying appropriate sites is underway. This however is a complex process that requires technical consideration. Once this process is complete and the review of the Local Area Plans will consider the identification of suitable sites for Seveso uses.

NO AMENDMENT TO THE DRAFT PLAN IS RECOMMENDED.

Floodplains

Issue 6.45: Can the Draft County Development Plan include additional policies on the protection of floodplains and provide a commitment to the provision of a tidal barrage in Cork Harbour?

Submissions received relevant to this issue:
1460

Manager's Response:

The Office of Public Works is carrying out an assessment of the Lee Valley Catchment Area. The Draft Plan will consider any policy recommendations this report may identify regarding the issue of the protection of floodplains and the provision of flood relief measures for Cork Harbour.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Part B: Other issues that have arisen since the publication of the Draft Plan

Issue 6.46: A review of the vehicle parking policy and standards has been undertaken and will introduce a new policy for vehicle parking and a set of stand-alone standards for both vehicles and cycles.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 6.47: The National Roads Office proposes that a number of suggestions, corrections and updates in relation to national road projects be incorporated into the plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Chapter 7: Heritage and Environment

The submissions received which were considered relevant to this chapter are set out in two parts. Part A deals with submissions which raise issues of a general nature and part B deals with the issues that have arisen since the publication of the Draft Plan.

Part A General Issues

Scenic Routes

Issue 7.1: Should the plan consider changes to the schedule of scenic routes?

Submissions received relevant to this issue:

Clogheen/Kerry Pike – 1037, Lee Valley – 1037, Kerry Road, Newmarket – 1271, L4020 road – 1244; A42 & A43 – 1456, S39 – 1377, A84 – 1162, 1164, 1136, 1228, 1109, Kealvaugh and Illaumnagh West – 1118, S36 - 1281

Managers Response:

Existing scenic route policy is set out under Objectives *ENV 2-10, ENV 2-11 and ENV 2-12* of the Draft County Development Plan with the specific routes outlined in Volume 2. The scenic routes have been reviewed and updated as part of the process of making the Draft County Development Plan. Some of the submissions are seeking new scenic routes while others are proposing deletions to the scenic routes. The following schedule of scenic routes is to be assessed and a supplementary managers report issued in early June with the view to any appropriate amendments being included in the plan.

Sub No.	Scenic Route No.	Location
1377	S39	Hollyhill to Kerry Pike Road
1377	S39	Hollyhill to Kerry Pike Road
1037	S39	Clogheen to Kerry Pike
1359	N/A	N/A
1456	A42 and A43	Glounthane
1278	S105 (A121)	Carrigmanus to Three Castle Head (North of Mizen head)
1278	S106 (A122)	Dunmanus to Lisagriffin (Overlooking Dunmanus Bay)
1278	S107 (A123)	Toormore to Durrus, Bantry
1244	N/A	L4020 Ardgehane/Ballinglanna, Clonakilty
1271	N/A	Kerry Road, Newmarket
1281	S36 (A84)	East of Teerelton Macroom
1164	S36 (A84)	East of Teerelton, Macroom
1228	S36 (A84)	East of Teerelton, Macroom
1136	S36 (A84)	East of Teerelton, Macroom
1109	S36 (A84)	East of Teerelton, Macroom

1162	S36 (A84)	East of Teerelton, Macroom
1152		Urhan Area, Beara
1118	S33 (A82)	Close to Ballingearry overlooks Lough Allua
1132	N/A	N/A

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.2: Should the plan consider clear guidelines on policy objectives for scenic routes in the County Development Plan?

Submissions received relevant to this issue:

1132, 1109, 1152, 1228, 1164 – general, 1244 – forestry, 1162 – renewable energy, 1281 – planning restrictions

Managers Response:

Existing scenic route policy is set out under Objectives *ENV 2-10, ENV 2-11 and ENV 2-12* of the Draft County Development Plan with the specific routes outlined in Volume 2. The scenic routes have been reviewed and updated as part of the process of making the Draft County Development Plan. The planning authority will consider the submissions, the adequacy of existing objectives and consideration will be given to amending the plan to take account of the issues raised.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.3: Should the CDP play a role in securing adequate public consultation on scenic routes?

Submissions received relevant to this issue:

1359

Managers Response:

Under the Planning and Development Act 2000 each planning authority has an obligation to consult and notify the public, prescribed authorities, etc at various stages through the making of the Development Plan. Prior to the commencement of the review of the current County Development Plan an issues paper entitled 'Issues to be addressed in the Cork County Development Plan 2009' was prepared. This document was produced following a two-day stakeholder's workshop which was held in September 2006 and was attended by representatives from a number of key stakeholder groups. In line with the Planning and Development Acts the Review of the current plan commenced four years after it was adopted with the placing of a public notice and announcement of the Council's intention to review the 2003 County Development Plan and invited submissions and observations from members of the public as well as from statutory and official bodies and organisations on 12th January 2007. In the event, over 969 submissions and observations were received by the closing date on 9th March 2007. During the period of January to March 2007 the issues paper was made available with a number of public exhibitions held throughout the county to encourage people to make submissions and observations. A draft plan was prepared which went on display and submissions and observations were further invited and are currently in the process of being considered. Issues raised by the submissions received on the Draft Plan will again be examined in this the Manager's Section 12(4) Report to Members.

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It is considered that public consultation has been encouraged at every stage during the making of the County Development Plan which focuses on the strategic policies for the entire county.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.4: Should an amendment to Volume 2 (Appendix B) be made which indicates that structures of Historical or Cultural Importance are visible from a number of identified routes?

Submissions received relevant to this issue:
1278

Managers Response:

Existing scenic route policy is set out under Objectives *ENV 2-10, ENV 2-11 and ENV 2-12* of the Draft County Development Plan with the specific routes outlined in Volume 2 and profiles of each of the routes included in Appendix B. The scenic routes have been reviewed and updated as part of the process of making the Draft County Development Plan. It is proposed that the routes be assessed with a view to any appropriate amendments being included in the Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Scenic Landscape

Issue 7.5: Should the plan consider the following for inclusion as scenic landscapes?

Submissions received relevant to this issue:
Ardgehane/Ballinglanna – 1244

Managers Response:

Existing scenic landscape policy is set out under Objective (*ENV 2-6*) of the Draft County Development Plan and the scenic landscapes are mapped in Volume 3. The scenic landscapes are currently being reviewed and it is intended to issue a supplementary manager's report in early June recommending revisions to Scenic Landscape Objectives in the Draft Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.6: Should the plan consider the following scenic landscapes for review or removal?

Submissions received relevant to this issue:
Glandore Harbour (Drinagh) – 1236, Currabinny – 1386

Managers Response:

Existing scenic landscape policy is set out under Objective (*ENV 2-6*) of the Draft County Development Plan and the scenic landscapes mapped in Volume 3. The scenic landscapes are currently being reviewed and it is intended to issue a supplementary manager's report in early June recommending revisions to Scenic Landscape Objectives in the Draft Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.7: Should the plan consider clear guidelines on policy objectives for scenic landscapes in the County Development Plan?

Submissions received relevant to this issue:
1244 – forestry, 1299 - development

Managers Response:

Existing scenic landscape policy is set out under Objective (ENV 2-6) of the Draft County Development Plan and the scenic landscapes mapped in Volume 3. The scenic landscapes are currently being reviewed and it is intended to issue a supplementary manger's report in early June recommending revisions to Scenic Landscape Objectives in the Draft Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.8: Is the County Development Plan doing enough to adequately protect our scenic coastline?

Submissions received relevant to this issue:
1244

Managers Response:

Existing scenic landscape policy is set out under Objective (ENV 2-6) of the Draft County Development Plan and the scenic landscapes mapped in Volume 3. Much of the coastline has already been classified as scenic landscapes. The scenic landscapes are currently being reviewed and it is intended to issue a supplementary manger's report in early June recommending revisions to Scenic Landscape Objectives in the Draft Plan. Cork County Council have also completed a *Draft Landscape Strategy* as an appendix of the County Development Plan and within this strategy the coastline areas have all been designated as being of very high landscape sensitivity and value. The majority of the coastline has been designated as being of national importance. *ENV 2-3 Draft Landscape Strategy objective* notes that the management of development in such areas will have regard to the value, character, distinctiveness and sensitivity of such landscapes.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Gaeltacht Areas

Issue 7.9: Should additional measures be included in the County Development Plan to conserve the Irish language and maintain Gaeltacht Areas?

Submissions received relevant to this issue:
1054, 1437, 1183

Managers Response:

Existing policy in relation to Gaeltacht and Linguistic Heritage is set out under Objective (ENV 5-2) of the Draft County Development Plan. The issue raised by these submissions requests that additional measures be incorporated in relation to the Irish language and Gaeltacht areas.

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Cork County has two Gaeltacht areas and in accordance with a national study these have been designated as Category B: Gaeltacht areas (where it has generally been recorded that 44% - 66% of the total population are daily speakers of Irish). This study recommends that these Gaeltacht areas would remain in this category although the level of Irish speakers would appear to have fallen. The main objective of the planning process for the Gaeltacht to maintain and increase the proportion of active Irish speakers living in Categories A and B, especially.

It is considered that in order to fully examine how best to address the need for additional measures to be included in the County Development Plan to conserve the Irish language and maintain Gaeltacht Areas that an objective be included stating the need to carry out an interim study of the County's Gaeltacht Areas which would set out a strategy for Gaeltacht areas within Cork County. It is proposed that the study be carried out within the lifetime of the new County Development Plan in consultation with Gaeltacht Communities as to what is the best step forward.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Natural Heritage

Issue 7.10: Does the County Development Plan require an amendment to ensure (including screening) that potential zoning for development does not conflict with the conservation objectives of Natura 2000 sites?

Submissions received relevant to this issue:
1389, 1404; 1037

Managers Response:

The Draft Plan includes a number of objectives relating to the protection of designated or proposed natural heritage sites (Natura 2000 – European ecological network), objective ENV 1-6 *Natural Heritage Sites*. with more general objectives in relation to natural heritage areas are also set out in this section ENV1-3 *Management of Natural Heritage*, ENV 1-4 *Public Awareness of Nature Conservation* and ENV1-5 *Nature Conservation Species*. The objectives ENV 1-11 AND ENV 1-12 also address the protection of natural heritage areas in relation to development in Environmentally Sensitive Areas. Screening of Development Plans is a separate requirement to that of the SEA (Strategic Environmental Assessment) process and production of an Environmental Report for the County Development Plan which identifies, describes and evaluates the likely significant effects on the environment of implementing the Plan. Further consideration needs to be given to the requirement for Development Plan assessment of Natura sites highlighted in the recent European Court of Justice Ruling against Ireland. The County Development Plan is a strategic document with the actual land use zonings and objectives located in the Local Area Plans and the Special Local Area Plans so zoning proposals are not being made as part of the County Development Plan. However, indications will be made in the Plan of additional population and housing required for each electoral area. The implications of this will have to be considered before the finalising of the plan and amendments may be required to be made to existing objectives in order to ensure that Natura 2000 sites are given adequate protection. It is proposed that there is a need to include an objective in the Plan that when the Local Area Plans are being carried out that consideration will have to be given to the screening of the plans.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.11: Should the CDP play a role in securing consultation with landowners prior to the designation of SAC's and SPA's?

Submissions received relevant to this issue:
1231

Managers Response:

The responsibility for designating sites of nature conservation interest lies with the National Parks and Wildlife Service (Department of the Environment, Heritage and Local Government) and as such is a separate procedure to the County Development Plan process.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.12: Should Carrigcleena and Subulter Quarries be removed from the area of Geological Interest or noted as working quarries in the plan?

Submissions received relevant to this issue:
1237

Managers Response:

The policy in relation to Areas of Geological Interest is set out under objective ENV 1-10 Features or Areas of Geological Interest of the Draft County Development Plan with designated areas listed in Volume 2. The responsibility for identifying sites of geological interest lies with the Geological Survey of Ireland and as such is a separate procedure to the County Development Plan Process.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 7.13: What role should the CDP play in recognising rare birds such as "The Chou? (Chough)

Submissions received relevant to this issue:
1121

Managers Response:

The Chough is already recognised in the Draft County Development Plan where it is listed in Volume 2. It has been listed as a protected bird species designated under the Birds Directive & the Wildlife Act (1976 & 2000). ENV 1-5 Nature Conservation Species has as an objective to protect identified animal species and habitats such as the Chough. A series of Natural Heritage Areas and Proposed Natural Heritage Areas have further been identified to this end and ENV1-6 Natural Heritage Sites has as an objective to provide protection to all of these sites.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.14: Should the plan incorporate a reference to the emerging Biodiversity Action Plan?

Submissions received relevant to this issue:
1074

Managers Response:

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The Draft County Development Plan *ENV 1-2 (Biodiversity Action Plan)* has as an objective to prepare and implement a County Biodiversity Action Plan in partnership with all relevant stakeholders.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Built Heritage

Issue 7.15: Should the inventory of the County's resources in the CDP be more comprehensive?

Submissions received relevant to this issue:
1460

Managers Response:

The inventory of the county's resources is already an extensive list and Volume 2 of the CDP is a sizeable document containing the Record of Protected Structures, Architectural Conservation Areas, Nature Conservation Areas, Scenic Routes, etc. It is recognised that a list of the Record of Monuments and Places is not included in the Plan due to the extensive number. It is considered that an explanatory paragraph be included to explain that the RMP sites which are marked on the RMP constraint maps are available with an accompanying manual in the Cork County Council Libraries . It is also considered that reference is required to be made to National Monuments which are in the ownership or guardianship of the state etc. and what is required in relation to National Monuments.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.16: How can the plan ensure adequate protective mechanisms for our archaeological heritage?

Submissions received relevant to this issue:
1074

Managers Response:

The Record of Monuments and Places (RMP) established under Section 12 of the National Monuments (Amendment) Act, 1994 contains a list of recorded archaeological monuments. It is an objective of the planning authority to ensure the preservation (i.e. in situ or by record) of all archaeological monuments included in the Record. In securing such preservation, the planning authority will have regard to the advice and recommendations of the Department of the Environment, Heritage and Local Government. The overall objective *ENV 3 - Archaeology* of the Draft County Development Plan has as an objective to safeguard sites, features and objects of archaeological interest generally. The CDP also includes further objectives to further protect and preserve newly discovered archaeological sites and protect zones of archaeological protection. Further objectives in relation to raising archaeological awareness are also included. It is considered that the existing objectives offer a comprehensive level of protection in relation to archaeological heritage in the County Development Plan while also acknowledging that examination may be given to further ensuring adequate protective measures for the County's archaeological heritage.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.17: Does the County Development Plan include appropriate provision for the protection of historic buildings?

Submissions received relevant to this issue:
1147, 1254

Managers Response:

The principle mechanism for the protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance is through inclusion on the 'Record of Protected Structures'. The Draft County Development Plan already has a draft list of over 1200 structures in the RPS. The Plan has also identified a number of Architectural Conservation Areas where it is an objective to conserve and enhance the special character of these areas. Objective 4-4 *Protection of Structures Not Included in Record of Protected Structures* has as an objective to recognise the County's heritage which is not included in the RPS.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.18: How best can the County Development Plan include appropriate provision for the protection of ecclesiastical architecture?

Submissions received relevant to this issue:
1147

Managers Response:

The principle mechanism for the protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance is through inclusion on the 'Record of Protected Structures'. The Draft County Development Plan already has a draft list of over 1200 structures in the RPS. The Plan also has identified a number of Architectural Conservation Areas where it is an objective to conserve and enhance the special character of these areas. Objective 4-4 *Protection of Structures Not Included in Record of Protected Structures* has as an objective to recognise the County's heritage which is not included in the RPS. This submission raises a number of other issues in relation to definition of architectural heritage, specific objectives relating to ecclesiastical architecture, how the language used in the Plan is descriptive. It is considered that as the County has such a diversity of structures and architectural conservation areas the objectives are general to deal with this diversity. It is also considered that a number of the issues raised are issues that are best dealt with by the Heritage Unit through actions of the Heritage Plan and through studies relating to specific forms of architectural as in the case of "Thatched Houses of County Cork".

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.19: Should the Architectural Conservation Area in Mitchelstown be extended to include all of the streets in the town grid/all of the 18th century town?

Submissions received relevant to this issue:
1005, 1181

Managers Response:

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The Draft County Development Plan includes objective *ENV 4-6 Architectural Conservation Areas*. The purpose of this objective is to conserve and enhance the special character of the ACA's. Mitchelstown has 3 specific ACA'S (King's Square Conservation Area, Cork Street Conservation Area and Market Square Conservation Area). *Objective ENV 4-8 Additional Architectural Conservation Areas* states that it is an objective to continue to identify and establish additional Architectural Conservation Areas which will be established through proposed variations to the plan. It is proposed that consideration be given to the extension of the ACA in Mitchelstown.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

General

Issue 7.20: Should a Tree Preservation Order be considered as an appropriate means of protecting trees?

Submissions received relevant to this issue:

(Kelleher's Wood - 1134, 1135) (George's Street, Mitchelstown – 1005, 1181)

Managers Response:

ENV1-9 Tree Preservation in the Draft County Development Plan is a general objective to preserve and enhance the general level of tree cover, to ensure that development proposals do not compromise important trees, that they include an appropriate level of new tree planting and where appropriate make use of *tree preservation orders*. It is also an objective to protect mature trees/groups of trees and hedgerows that are not formally protected under Tree Preservation Orders. It is considered that specific proposals for Tree Preservation Orders may be dealt with through the Local Area Plan process.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.21: Should the Plan include a definition of heritage?

Submissions received relevant to this issue:

1074

Managers Response:

The Plan has an introductory paragraph on what the County's heritage includes as well as a list of heritage under the Heritage Act 1995.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.22: Should the plan consider amending objective ENV 6-9 (Light Emissions)?

Submissions received relevant to this issue:

1074

Managers Response:

Existing policy is set out under *ENV 6-9 Light Emissions* of the Draft County Development Plan. This states that it is an objective to generally seek the minimization and control of light pollution

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associated with activities or development, having regard to relevant standards, published guidance and the receiving environment.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.73: Should the plan include additional objectives to further strengthen the protection of habitats of natural value or the inclusion of protected woodlands?

Submissions received relevant to this issue:

1074, 1077

Managers Response:

The Draft County Development Plan has as an *Objective ENV 1-8 Features of Natural Interest* the objective of which is to minimise the impact of new development on habitats of natural value that are key features of the County's ecological network. These features include hedgerows, woodlands, treelines, and veteran trees, grasslands, rivers, streams, lakes and other wetlands, coastal and upland habitats. *Objective ENV 1-9 Tree Preservation* has a general objective to preserve and enhance the general level of tree cover, to ensure that development proposals do not compromise important trees, that they include an appropriate level of new tree planting and where appropriate make use of tree preservation orders. It is also an objective to protect mature trees/groups of trees and hedgerows that are not formally protected under Tree Preservation Orders.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.24: Should the CDP consider a proactive approach or objective for woodland management which would permit limited and sensitive development to ensure adequate protection to those areas?

Submissions received relevant to this issue:

1450

Managers Response:

The Draft County Development Plan has as an *Objective ENV 1-8 Features of Natural Interest* the objective of which is to minimise the impact of new development on habitats of natural value that are key features of the County's ecological network. These features include hedgerows, woodlands, treelines, and veteran trees, grasslands, rivers, streams, lakes and other wetlands, coastal and upland habitats. *Objective ENV 1-9 Tree Preservation* has as a general objective to preserve and enhance the general level of tree cover, to ensure that development proposals do not compromise important trees, that they include an appropriate level of new tree planting and where appropriate make use of tree preservation orders. It is also an objective to protect mature trees/groups of trees and hedgerows that are not formally protected under Tree Preservation Orders. It is proposed to examine whether further objectives to those already included are required.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.25: Should the landscape value and sensitivity of Castlelyons Village be classified as high?

Submissions received relevant to this issue:

1252

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Managers Response:

Castlelyons village is located within the Fermoy Electoral Area where it is jointly designated as a key village in conjunction with Bridebridge in the Fermoy Local Area Plan 2005. Castlelyons village is also covered by an Architectural Conservation Area. Cork County Council have completed a Draft Landscape Strategy and within this strategy the village is located within the landscape character area and type described as Broad Fertile Lowland Valleys. At a countywide level the Draft Landscape Strategy classifies the landscape value and sensitivity of the overall area as medium while its landscape importance is considered as local. Other areas within the county have been designated with a high landscape value. The designation of specific locations such as villages have not been considered in terms of the overall Countywide Landscape Strategy at this stage of the Landscape Character Assessment. Objective ENV 2-4 refers to an objective to continue the process of Landscape Character Assessment as part of the Local Area Plans.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Record of Protected Structures

Issue 7.26: Should the plan be amended to include the surrounding gardens of Glebe House, Ballygarvan within the Record of Protected Structures?

Submissions received relevant to this issue:
1035

Managers Response:

Glebe House is currently listed for inclusion as a protected structure (RPS 1280) in the Draft County Development Plan. It is considered that the gardens should be included in the Record of Protected Structures.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.27: Should the plan be amended to remove the thatched house at Ballymore (RPS 01123) from the Record of Protected Structures as the roof has collapsed?

Submissions received relevant to this issue:
1091

Managers Response:

Thatch House at Ballymore is currently listed for inclusion as a protected structure (RPS 01123) in the Draft County Development Plan. It is considered that although the roof has collapsed, the house due to its architectural merit should be included as a protected structure in the Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.28: How can the Plan best give protection to Ashbourne Gardens, Glounthaune?

Submissions received relevant to this issue:
1160

Managers Response:

The County Development Plan includes an objective *ENV 4-5 Protection of Non-Structural Elements of Built Heritage* where it is an objective to protect non-structural elements of the built heritage including historic gardens/designed landscapes, stone walls, landscapes and demesnes, curtilage features and street furniture. It is further stated that the Council will promote awareness and best practice in relation to these elements. It is considered that the gardens of Ashbourne House be referred to in the description of the Record of Protected Structure (RPS 00498) Ashbourne House.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.29: Should the plan be amended to remove the cottage at Reenanerree (RPS 01282) from the Record of Protected Structure?

Submissions received relevant to this issue:
1161

Managers Response:

Cottage at Reenanerree is currently listed for inclusion as a protected structure (RPS 01282) in the Draft County Development Plan. It is considered that due to its cultural and historical merit that the cottage should be included as a Protected Structure.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.30: Should the plan be amended to remove the dwelling at Glentrasna North, Ballynoe (RPS 01288) from the Record of Protected Structures?

Submissions received relevant to this issue:
1233

Managers Response:

House at Glentrasna is currently listed for inclusion as a protected structure (RPS 01288) in the Draft County Development Plan. It is considered due to its architectural (is an excellent example of 18th century architecture) and historical merit that the dwelling should remain as a Protected Structure.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.31: Should the plan recognise the importance of RPS 00442, Dripsey Castle House and Estate to the architectural heritage of the county?

Submissions received relevant to this issue:
1265

Managers Response:

Dripsey Castle County House at Carrignamuck is currently listed for inclusion as a protected structure (RPS 00442) in the Draft County Development Plan. As such the importance of the

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structure to the architectural heritage of the county has been recognised in the County Development Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.31::Should the plan be amended to remove reference to the former barracks site in Mitchelstown being protected?

Submissions received relevant to this issue:
1403

Managers Response:

The Bridewell (former barracks) Mitchelstown is not currently included in the Record of Protected Structures in the County Development Plan. However, due to its architectural/historical and social merit it is proposed that the Bridewell be included as a Protected Structure.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.32: Should the plan be amended to include the Bridewell (Hill Cottage) on George's Street, Mitchelstown on the Record of Protected Structures?

Submissions received relevant to this issue:
1184, 1181

Managers Response:

Bridewell (Hill cottage) on George's Street, Mitchelstown is currently not listed for inclusion as a protected structure in the Draft County Development Plan. It is considered due to its architectural/historical and social merit it is proposed that the Bridewell (Hill Cottage) be included as a Protected Structure.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.33: Should the plan be amended to remove a mapping error in relation to RPS?

Submissions received relevant to this issue:
1403

Managers Response:

Any incorrect mapping of a Protected Structure will be amended.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.34: Should the plan be amended to remove the dwelling at "River View", Douglas East (RPS 01267) from the Record of Protected Structures?

Submissions received relevant to this issue:

1087

Managers Response:

3 bay, 2 storey dwelling at Douglas is currently listed for inclusion as a protected structure (RPS 01267) in the Draft County Development Plan. It is considered due to the architectural merit of the dwelling and being the only house of this type to remain on the street that it should remain as a Protected Structure.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.35: Should the plan be amended to include the surrounding Glebe House and Porridge House, Ballyvourney in the Record of Protected Structure?

Submissions received relevant to this issue:

1090

Managers Response:

Glebe House and Porridge House Ballyvourney are not currently listed for inclusion as protected structures in the Draft County Development Plan. It is considered that, both Glebe House and Porridge House Ballyvourney due to their historical merit be included as Protected Structures.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.36: Should the plan be amended to remove Drominarigle School from the Record of Protected Structures (RPS 01296)?

Submissions received relevant to this issue:

1143

Managers Response:

Drominarigle National School is currently listed for inclusion as a protected structure (RPS 01296) in the Draft County Development Plan. It is considered due to the structure's artistic merit that it should be included as a Protected Structure.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.37: Should the plan be amended to include an additional 45 structures in Mitchelstown on the Record of Protected Structures?

Submissions received relevant to this issue:

1150

Managers Response:

It is considered that due to the large numbers of structures to be included in the Record of Protected Structure as part of this submission, all of which are located within Mitchelstown itself, that a more detailed examination is required before a final recommendation can be made.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.38: Should the plan be amended to include the lodge at Courtmacsherry Harbour in the Record of Protected Structures?

Submissions received relevant to this issue:
1466

Managers Response:

The lodge at Courtmacsherry Harbour is currently not listed for inclusion as a protected structure in the Draft County Development Plan. It is considered due to the structure's architectural merit that it should be included as a Protected Structure.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.39: Should Vernon Mount House remain as a Recorded Protected Structure in the CDP?

Submissions received relevant to this issue:
1467

Managers Response:

Vernon Mount House at Curraghconway is currently listed for inclusion as a protected structure (RPS 00480) in the Draft County Development Plan. It is considered due to its architectural merit that Vernon Mount House should remain as a Protected Structure.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 7.40: Should the plan be amended to include Fort Davis/Carlisle and Rocky island magazine as Recorded Protected Structures?

Submissions received relevant to this issue:
1131

Managers Response:

Fort Davis/Carlisle and Rocky Island Magazine are not currently listed for inclusion as protected structures in the Draft County Development Plan but are however, both included on the RMP (Record of Monuments and Places) established under the National Monuments Act. It is considered that as both are Record of Monuments they are already legally protected under the National Monuments Act.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Part B: Other issues that have arisen since the publication of the Draft Plan

A number of issues have been raised by the Heritage Unit which need to be addressed as follows:

Issue 7.26: Charleville and Glenville should be included as Architectural Conservation Areas in the Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.27: The objective relating to Architectural Conservation Areas needs to be revised and two further objectives relating to 'New-build, Infill Development and Extensions' and 'Alterations, Developments and Demolitions' in Architectural Conservation Areas should be included in the Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.28: A number of paragraphs relating to the Archaeological Heritage should be revised and additional objectives included

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.29: A number of paragraphs relating to Natural Heritage be revised.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 7.30: In addition to the proposed changes as a result of submissions received, the Heritage Unit has suggested a number of changes to be made to the Record of Protected Structures as follows;

Additions to the Record of Protected Structures

- 1) Clonteadmore House
- 2) Ard na Greine, Mitchelstown
- 3) Rockville, Station Road, Carrigtwohill
- 4) Former Railway Bridge, Ballyhooly
- 5) Gateway, Ballinglanna
- 6) Thatched House, Monabricka, Milford
- 7) St. Joseph's Church, Donoughmore

Record Of Protected Structures listed in SLAPS to be included in the County Development Plan

- 1) Former Dispensary, Station Road, Carrigtwohill, Carrigtwohill SLAP
- 2) Parochial House Carrigtwohill SLAP
- 3) Former Railway Station, Carrigtwohill SLAP
- 4) 3-storey building, Main Street, Carrigtwohill, Carrigtwohill SLAP

List of Deletions be made to the Record of Protected Structure

- 1) Thatched House (RPS 01115)**
- 2) Rossmore House (RPS 00515)**

Amendments to Descriptions

- 1) Ardfield Catholic Church (RPS 00801) description refer to church only.
Former School house, Mountain Common- separate RPS number to refer to the school house only.**
- 2) Monkstown Catholic Church and Presbytery (RPS 00571)**

A number of mapping changes.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Chapter 8: Housing

The submissions received which were considered relevant to this chapter are set out in two parts. Part A deals with submissions which raise issues of a general nature and part B deals with the issues that have arisen since the publication of the Draft Plan.

Part A General Issues

Issue 8.1: Does the development plan / planning authority have a role in controlling standards of accommodation in the private rented sector?

Submissions received relevant to this issue:

1038

Managers Response:

Neither the development plan or the Planning Authority have a direct role in controlling standards of accommodation within the private rented sector. However the local authorities, in their role as housing authorities, have a role and responsibility in relation the registering and inspection of private rented accommodation and the Joint Housing Strategy seeks to promote improvement in the quality and standards of private rented accommodation by being more proactive in the carrying out of inspection of such properties (Policy 2.4; proposed action (c)).

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.2 : Should specific provision be made for encouraging eco style housing development?

Submissions received relevant to this issue:

1231, 1359

Managers Response:

The policies of plan do support the provision of energy efficient housing. All housing needs to take place in a sustainable and planned manner on lands zoned for housing or within the development boundaries of settlements and it would not be appropriate to set aside the settlement policies of the plan to facilitate this form of development.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.3: Is there a need for a more explicit policy statement encouraging people to buy old houses and convert them into modern homes?

Submissions received relevant to this issue:

1238

Managers Response

The Planning Authority is already supportive of proposal to renovate and alter older houses to bring them in line with modern standards, subject to compliance with normal proper planning and sustainable development criteria and compliance with the objective of the development plan. A more detailed specific policy is not considered necessary on this issue.

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NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.4: Can the Council be more proactive in making suitable lands in its ownership available for affordable serviced sites for individuals seeking to build a house?

Submissions received relevant to this issue:
1065

Managers Response:

It is considered that this is a land / estate management issue for the Council and is not an issue for the Development Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.5: Is the policy of legally requiring the provision of social and affordable housing working?

Submissions received relevant to this issue:
1453

Managers Response:

The Planning Authority is legally obliged to implement the provisions of the Planning Act in relation to Part V and the provision of social and affordable housing. The legislation has only been in operation for a few years and is ambitious in what it seeks to achieve. In the early years delivery of units was slow as many developers had a backlog of permissions, granted before the enactment of Part V which they continued to develop. In more recent years the delivery of units under Part V has increased, and while there is still scope to enhance operation and implementation of Part V and to improve public confidence in the concept of mixed tenure developments through improve estate management practices, on the whole Part V has succeeded in increasing the delivery of social and affordable housing and in promoting social integration.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.6: Is clarification required on what would constitute an incompatible use in objective HOU 9-5?

Submissions received relevant to this issue:
1460, 1459

Managers Response:

HOU 9-5 'Incompatible Uses : Residential Areas' seeks to discourage the expansion or intensification of existing uses within residential areas, that are incompatible with residential amenity. The current County Development Plan contains an identical objective which works well. In practice, as part of the development management process, applications for planning permission for the expansion or intensification of existing uses within residential areas will be assessed on their merits depending of the particular circumstances of the use concerned, its location relative to

neighbouring uses and the potential for a negative impact to occur. It would be difficult to provide further policy clarification on this issue due to all the potential variables involved.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.7: Does the plan do enough to highlight the need for the provision of housing for the elderly at suitable central, town centre locations and to provide opportunities for older persons to trade down while remaining in the same area?

Submissions received relevant to this issue:
1003, 1160

Managers Response:

Section 8.8.11 of the Draft Plan deals specifically with the housing needs of the elderly and HOU 8-3 'Accommodation for the Elderly', indicates that "it is an objective to provide and facilitate the provision of accommodation to meet the needs of the elderly and to encourage the location of elderly persons housing in central, convenient and easily accessible locations and to integrate such housing with mainstream housing where possible".

It is proposed to expand section 8.7 of the plan, which deals with house types, to include reference to the needs of a diverse range of household types and age groups, including the elderly, as a material consideration is the assessment of the housing mix proposed as part of every planning application.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 8.8: How can the development plan ensure that different housing choices are available to people within the area in which they want to live?

Submissions received relevant to this issue:
1154, 1160

Managers Response

It is an objective of the County Development Plan to secure the development of a mix of house types and sizes throughout the county as a whole to meet the needs of the future population of the county. The established network of settlements ranges from the main towns down to village nuclei and other locations, providing a range of settlements of different character for people to choose from. Within these settlements different densities will apply to different sites and zonings, thus providing the potential for a variety of housing. Beyond the settlements some opportunities for housing also arise within the rural areas. Nevertheless constraints do exist and capacity for additional development in some areas is limited. In addition regard needs to be had to the overall requirement of supporting sustainable patterns of development, making wise use of the resources of the county and reducing energy needs.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 8.9: Is there a need to repeat the Housing Land availability study and zone additional lands to address identified shortfalls?

Submissions received relevant to this issue:
1299, 1300

Managers Response:

The Planning Authority has committed to review of the Housing Land Availability Study every two years and a review of the study is currently under way.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.10: Does the Development Plan have a role in improving the administration of Part V?

Submissions received relevant to this issue:
1442

Managers Response:

The Development Plan does not have a directly role in the administration of Part V. In the course of the public and stakeholder consultation process on the review of the Joint Housing Strategy concerns were expressed about the administrative delays in processing Part V and the need for greater co-operation and consultation on implementation between the local authorities and the various housing stakeholders. It is currently proposed to amend the housing strategy to providing for the setting up of a Housing Strategy Stakeholders Forum with a view to improving co-operation and information sharing between the local authorities and the stakeholders. In addition Proposed Action (e) under policy 1.3 of the Housing strategy seeks to improve the time take to conclude Part V agreements by using written agreements to reduce ambiguity on what is agreed and to impose time limits on negotiations.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.11: Does the Development Plan have a role in the administration of the bond system in relation to residential estates? Are development plan policies required on this issue?

Submissions received relevant to this issue:
1442

Managers Response:

It is considered that this is not a core issue for the development plan. New government guidelines have been issued in relation to the taking in charge of estates and other sections of the Council are dealing with the requirements of these guidelines.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.12: Is more residential zoning required ?

Submissions received relevant to this issue:
1448

Managers Response:

The review of the Local Area Plans will consider the adequacy of the provision of zoned lands in each settlement within each electoral area, relative to the growth targets and overall strategy for the future development of each electoral area. In respect of residential development this process will also be informed by the review of the Housing Land Availability Study which is currently underway.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.13: How can this plan ensure that public spaces provided as part of developments are properly maintained?

Submissions received relevant to this issue:
1122

Managers Response:

While it is acknowledged that genuine concerns exist about current and future mechanisms for ensuring the management of areas public open space, this is an organisational, management and funding issue for the Council and is not a central issue of this Development Plan review.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.14: Is there a need to amend HOU 9-2 'Community Facilities in Residential Areas' so that Primary Care Centres are considered appropriate on residentially zoned land?

Submissions received relevant to this issue:
1452

Managers Response:

The primary care centres referred to in this submission are described as multidisciplinary health centres. Hou 9-2 indicates that it is an objective, normally to promote the provision of community and other facilities as an integral part of both new and established residential areas subject to overall residential amenity. Community facilities as referenced in the Plan include health facilities and it is therefore considered that HOU 9.2 does not need to be amended.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 8.15: How can the plan ensure that local services eg shops, are provided to serve new communities?

Submissions received relevant to this issue:
1122

Managers Response:

The description of uses appropriate to residential areas included in the Plan makes provision for small scale local shops. The delivery of such facilities is however a matter for the market and will depend on their perceived economic viability.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Design

Issue 8.16: How can the Development Plan promote better urban design and better quality, energy efficient living environments?

Submissions received relevant to this issue:
1244, 1238, 1178, 1160, 1460, 1249

Managers Response

Government guidelines on the preparation of development plans suggest the need for a specific section of the plan detailing requirements for new developments including residential design and it is proposed to amend the plan to address this point.

The consultation draft guidelines for planning authorities on Sustainable Residential Development in Urban Areas explicitly acknowledge the importance of good urban design in creating and maintaining successful places, minimising energy demands and in creating sustainable communities. Guidelines indicate a need for planning authorities to promote good urban design in their policy documents and development management process, and for development plans for towns and cities to include a range of urban design principles and policies which respond to local circumstances. It is envisaged that the review of the individual local area plans is the appropriate mechanism for formulating detailed design policies for the individual settlements. At the county level there is also a need to amend the county development plan to include additional policies and objectives on promoting good urban design, promoting the use of design statements as part of the development management process and making provision for the use of Design Briefs on key sites as provided for under the guidelines.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 8.17: Should the plan include policies / objectives in relation to adopting a zero and low-energy rating requirement for new homes and require that the home be tested after they have been built to ensure they meet these standards?

Submissions received relevant to this issue:
1459

Managers Response:

It is considered that measures of this nature would need to be supported at national level by government policy and building regulations and that it would be inappropriate to introduce them in Cork through the Development Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.18: Should the plan include policies / objectives requiring houses to be built facing south as much as possible ?

Submissions received relevant to this issue:
1459

Managers Response:

The consultation draft guidelines for planning authorities on Sustainable Residential Development in Urban Areas and the supporting Urban Design Manual recognise the desirability of dwellings being sited to maximise solar gain but also recognise that providing a layout that maximizes solar gain can sometimes conflict with other objectives of urban design.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.19: Should the plan include incentives such as relaxations to standard settlement policy restrictions to encourage innovative approaches to reducing heat demand?

Submissions received relevant to this issue:
1459

Managers Response:

Settlement polices are formulated in the wider context of promoting sustainable and energy efficient development throughout the county, promoting efficient use of land, infrastructure and transport services and will also help reduce energy demands on a larger scale. It would be inappropriate to set aside such objectives which meet many sustainability goals in an effort to increase awareness of the single goal of reducing heat demand.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.20: Should the plan impose a requirement that monitoring equipment be installed in new houses to measure heat use and heat loss and could group energy / heating schemes be made mandatory in all new developments?

Submissions received relevant to this issue:
1459, 1460

Managers Response

It is considered that measures of this nature would need to be supported at national level by government policy and building regulations and that it would be inappropriate to introduce them in Cork through the Development Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.21: How can the plan support and create opportunities for public interaction / social interchange in new communities – public spaces, town or village squares etc. etc?

Submissions received relevant to this issue:

1110, 1141

Managers Response:

The consultation draft guidelines for planning authorities on Sustainable Residential Development in Urban Areas and the supporting Urban Design Manual recognise the importance of good urban design in providing an inclusive environment that people can easily use and access, providing integrated public realm spaces that are attractive, safe and secure and providing a range of public, communal and private amenity spaces suitable for use by all age groups. It is proposed to amend the development plan to include additional policies and objectives to reflect the requirements of the guidelines and Urban Design Manual and to secure the implementation of the main provisions of both. As part of the review of the local area plans, consideration will be given to the provision of detailed design policies for the individual settlements which could include an examination of the public realm. In this way the plan will support the creation of high quality public spaces that encourage the type of public interaction necessary for building strong communities.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 8.22: How will the plan ensure that the range of dwelling types provided in an area is appropriate and that an excessive number of one type e.g apartments or larger detached units is not provided?

Submissions received relevant to this issue:

1122, 1442

Managers Response:

The importance of providing a range of house types and sizes throughout the county is recognised. As household size continues to decline and public awareness increases about the impacts of climate change and rising energy costs, it is important that the supply of housing reflects changing patterns of housing need and demand. It is an objective of the County Development Plan to secure the development of a mix of house types and sizes throughout the county to meet the needs of the future population and as part of the development management process an assessment of the range of house types proposed in each development will be undertaken.

The Housing Strategy also seeks to ensure a balanced provision of house types and sizes and proposes that developers, as part of their planning application, should be required to submit a Statement of Housing Mix, detailing the mix proposed and why it is considered appropriate to the area, the site, the overall design of the scheme and the local housing market. It is proposed to amend the plan to include additional policy and objectives to reflect this proposal of the housing strategy and to ensure housing mix is a material consideration in the assessment of all planning applications for residential development.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Residential Layouts

Issue 8.23: Is there a need, in line with the draft guidelines on Sustainable Development in Urban Areas, to allow for a more flexible approach to open spaces within residential schemes and to place more emphasis on providing a high quality environment on not on seeking to limit future maintenance costs for the local authority. ?

Submissions received relevant to this issue:
1264

Managers Response

The consultation draft guidelines for planning authorities on Sustainable Residential Development in Urban Areas recognise the role of public open space in defining the quality of the residential environment and in the development of a sense of identity within a neighbourhood. The guidelines recommend the development of qualitative and quantitative standards and recommend minimum standards of provision, in terms of the percentage of the site area, within residential developments. Within this framework the Urban Design Manual provides guidance on the design and layout of open spaces within residential developments, placing a firm emphasis on the quality of provision. As part of the development management process development proposals will be assessed in light of both qualitative and quantitative standards with the implied flexibility this brings. With respect to maintenance costs, the Urban Design Manual also recognises the legitimate concerns planning authorities have in this regard, and point out that design solutions should include self maintaining landscaping and careful selection of plant species. The Manual further recognises (page 62) that in certain cases, where a local authority does not have the resources to take in charge public spaces, it may be necessary to set up an estate management company to carry out landscaping maintenance.

It is proposed to amend policies and objectives of the Plan to reflect the revised open space standards set out in the Guidelines and the Urban Design Manual and to include reference to the setting up of management companies to manage areas of public open space in certain circumstances (as is currently the practice).

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 8.24: Would it be appropriate to adopt a policy whereby, when a site contains a specific objective for a specific recreation and amenity facility, that meeting this objective would be accepted as contributing toward the required recreation and amenity points of any residential development on the lands?

Submissions received relevant to this issue:
1264

Managers Response:

The Recreation and Amenity policy is designed to ensure the delivery of a range of facilities to meet the needs of the residents of the specific housing development under consideration. Where a site has a specific objective in relation to recreation and amenity such objectives are intended to meet the wider needs of the community. In this context the proposal to offset one against the other would be inappropriate.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 8.25: How can the development plan ensure housing layouts facilitate the provision of walking and cycle routes and that routes link to those in other developments?

Submissions received relevant to this issue:

1154

Managers Response:

Chapter 6 of the Plan dealing with Transport and Infrastructure recognises the importance of encouraging cycleways and pedestrian routes as part of the overall design scheme for residential, educational, employment and recreational development and includes an objective to carry out a full assessment of the cycle and pedestrian strategy in the main towns and key villages during the review of the Local Area Plans. This review will help identify the needs and opportunities for creating new linkages and routes. The Urban Design Manual indicates that all neighbourhoods should be designed to include attractive routes for pedestrians and cyclists with due regard to the needs of safety and crime prevention.

It is proposed to amend the plan to make reference to the draft guidelines for planning authorities on Sustainable Residential Development in Urban Areas and the Urban Design Manual and to include appropriate policy and objectives to ensure the implementation of the main recommendations of both, and this will include catering for the needs of pedestrians and cyclists.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 8.26: How will the plan ensure that the layout and design of new housing in smaller settlements will be in keeping with the rural character of an area?

Submissions received relevant to this issue:

1160

Managers Response:

Existing policy and objectives in relation to the smaller settlements, set out in chapter 4, seeks to ensure that the provision of zoned land within these settlements is at a scale that reflects the character of the individual village. It is anticipated that additional design guidance will be given for the villages in the review of the local area plans and the guidance for smaller settlements provided in the draft guidelines for planning authorities on Sustainable Residential Development in Urban Areas and in the Urban Design Manual will be considered in this regard.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Density

Issue 8.27: Are the residential densities set for villages appropriate and are they properly implemented?

Submissions received relevant to this issue:

1408, 1461

Managers Response:

The density standards set out in the Plan differentiate between the densities considered appropriate in the main towns and what is appropriate in the villages and smaller settlements. A range of density standards (high, medium, low and very low) are set out for the smaller settlements. The draft guidelines for planning authorities on Sustainable Residential Development in Urban Areas give guidance on the densities appropriate to smaller towns and villages and distinguish between sites which are centrally located and those at the edge. As part of the review of the local area plans the suitability of the individual densities assigned to particular sites will be reviewed in light of the guidelines. In the interim the section of the County Development Plan dealing with housing density may need to be amended to acknowledge the provisions of the guidelines while retaining the current density standards pending the review of the LAPS.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 8.28: Is the plan correct in supporting the principle of increasing densities of developments as this reduces the flexibility of residential areas for future use?

Submissions received relevant to this issue:
1460

Managers Response:

Population growth and the continued demand for housing places pressure on our settlements in terms of their physical expansion and need for infrastructure. National policy indicates that we must aim to consolidate this growth by providing for higher density residential development in the right locations. However, even in high density schemes, good design and mixed use schemes can allow for flexibility for adaptation and change of use in the future e.g, incorporating own door access and higher ceiling heights at ground floor level allows scope for change from residential to other uses in the future.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.29: Does the plan recognise the need and demand for low / medium density executive style homes in the main settlements, providing a choice in housing?

Submissions received relevant to this issue: 1005

Managers Response:

It is an objective of the County Development Plan to secure the development of a mix of house types and sizes throughout the county as a whole to meet the needs of the future population of the county. Within the main settlements density objectives may vary from site to site depending on the location and characteristics of the site itself and thus some opportunities may arise for low density development.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

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Issue 8.30: Can further clarity be provided in the plan in relation to the overlap / gaps between the different density bands and do the current bands reflect the new guidelines?

Submissions received relevant to this issue: 1442

Managers Reponse:

There are no gaps between the density bands. As government policy continues to place increasing emphasis on achieving higher density, and the draft guidelines on Sustainable Residential Development in Urban Areas include new density standards, it will be necessary to amend the section of the plan dealing with density to reflect the provisions of the guidelines.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Infrastructure

Issue 8.31: Does the Development Plan do enough to ensure that supporting community infrastructure will be provided in conjunction with housing developments?

Submissions received relevant to this issue:
1408

Managers Response:

The timely delivery of community facilities to meet the needs of communities is a key priority of the Draft Plan. It is an objective of the Plan under 'HOU 10-1' to ensure that new development is accompanied by the provision of appropriate community and social facilities and to seek their provision concurrent with development. In addition objective HOU 10-2 provides for the completion of a number of audits assessing the provision of community infrastructure throughout the County and to the preparation of local strategies that will identify the type and range of community facilities required to serve both existing and future communities, thus making it easier to ensure needs of an area are known in advance and can be considered in tandem with development proposals.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 8.32: Is there a need for more specific policy statement requiring the provision of footpaths in conjunction with housing developments (paths linking development to existing network of footpaths).

Submissions received relevant to this issue:
1138

Managers Response:

It is recognised that delays can sometimes arise between the completion of a housing development and the construction of the necessary new footpaths linking that development back to other existing footpaths. This is unsatisfactory from an accessibility, amenity and safety point of view and it is proposed to amend the plan to include reference to this issue and to include an objective

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requiring more detailed assessment and identification of these needs at planning application stage and a commitment to prioritising the delivery of such infrastructure in a timely manner.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 8.33: Should residential development only be permitted where it is linked to necessary improvements to local infrastructure.

Submissions received relevant to this issue:
1458

Managers Response:

Unfortunately as infrastructural provision is not always within the control of the developer or the planning authority it is not possible to adopt an absolute position on this. The strategy outlined in this plan seeks to prioritise development in areas where infrastructure is available or can readily be provided and this should make the timely delivery of infrastructure easier going forward.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Community Facilities

Social and Community Infrastructure

Issue 8.34: Does the County Development Plan have a role in identifying community and social infrastructural needs at a local level? How can this issue be addressed?

Submissions received relevant to this issue:
1003, 1110, 1122, 1141, 1152, 1160, 1361, 1413, 1456, 1458.

Managers Response:

Local level needs are best addressed as part of the Local Area Plan process when development is being planned in an area. The Draft County Development Plan has however acknowledged that in order to plan for the proper provision and funding of community facilities, more information is required on the current level and distribution of provision in the County. In this regard the Plan includes an objective under 'HOU 10-2 (a)' to facilitate and prioritise, in co-operation with other key agencies and organisations, the completion of a number of audits assessing the provision of community infrastructure throughout the County and to prepare local strategies that will identify the type and range of community facilities required to serve both existing and future communities. The completion of this audit will inform Local Area Plan review process.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

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Issue 8.35: Does the County Development Plan include policies to support local communities in the provision of community facilities?

Submissions received relevant to this issue:
1003, 1231, 1359.

Managers Response:

A key element of Cork County Council's Recreation and Amenity Policy, referenced in the Plan, is to promote and encourage community liaison and community partnership in relation to the development of amenity and recreational facilities as well as in their ongoing management. In addition, objective 'HOU 14-4' indicates that the Council will seek opportunities to improve the quality and capacity of existing Recreation and Amenity Facilities, through initiatives with the public and private sector, including community partnerships. In addition to these formal mechanisms, the Council's Recreation and Amenity Section have developed active links with community groups and will continue to work closely with such groups in delivering community facilities and funding.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.36: Will the policies of the County Development Plan ensure that future developments make adequate provision for public amenities, including social and community infrastructure, to accommodate different age groups and users? Where existing social infrastructure is deficient, should the plan restrict additional development?

Submissions received relevant to this issue:
1100, 1160, 1254, 1408, 1085, 1458.

Managers Response:

The timely delivery of community facilities to meet the needs of communities is a key priority of the Draft Plan. It is an objective of the Draft Cork County Development Plan under 'HOU 10-1' to ensure that new development is accompanied by the provision of appropriate community and social facilities and to seek their provision concurrent with development. It is also recognised however that the provision such infrastructure is not always within the control of the developer or the planning authority.

The completion of the audit of community facilities, referenced in 'HOU 10-2 (a)', will ensure that needs have been identified in advance, and can be considered in tandem with development proposals. The strategy outlined in this plan seeks to prioritise development in areas where infrastructure is available or can be readily provided and this should make the timely delivery of infrastructure easier going forward. Finally, implementation of the Councils Recreation and Amenity policy will ensure that all new developments make adequate provision for recreation and amenity facilities to cater for the needs of their development.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.37: Should the County Development Plan be more specific about the Council's role in the management of Community Facilities and public amenities? Should reference also be made to the long-term implications of insuring and maintaining these amenities?

Submissions received relevant to this issue:
1085, 1442.

Managers Response:

In overall terms the putting in place of management mechanisms for community facilities is an organisational, and management issue for the Council and is not an issue for this development plan.

However a key element of Cork County Council's Recreation and Amenity Policy is to promote and encourage community liaison and community partnership in relation to the development of amenity and recreational facilities as well as in their ongoing management. Cork County Councils Recreation and Amenity Policy, 2006, includes policies relating to the ownership / management structure for Recreation and Amenity facilities. Similarly in relation to Play Areas for Children, 'HOU 14-14' seeks the provision and suitable management of children's play areas in new housing developments and to implement measures to find suitable sites for their provision to serve existing residential areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.38: How will the County Development Plan ensure the retention of existing levels of community infrastructure provision in an area?

Submissions received relevant to this issue:
1148

Managers Response:

Generally the zoning of a particular site, in the relevant local area plan, will reflect its use and many community facilities are protected in this manner by the zoning objective. This practice will continue in the future. A formal public legal process of amending the plan must be carried out before the zoning status of a site can be changed. Objective 'HOU 14-1' seeks to protect existing recreational facilities; 'HOU 14-2' seeks to protect and improve existing areas of public open space and provides that "the development of existing public open space, including sports grounds, or other recreation facilities, for other purposes will not be permitted unless a suitable alternative open space or the enhancement / upgrading of an existing facility, can be achieved as a replacement in the same area". These policies are considered sufficient to protect existing facilities.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

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Issue 8.39: Should the County Development Plan make specific provision within new residential zoning objectives, for the provision of community facilities?

Submissions received relevant to this issue:
1246

Managers Response:

The zoning objectives contained the Local Area Plans adopted in 2005 include reference to the provision of community facilities in tandem with residential development in some instances, thus ensuring that the facilities are planned and provided as an integral part of the development. It is intended to continue to employ this approach in the future, where appropriate. In this regard, the completion of the audits referred to under 'HOU 10-2 (a)' will ensure that needs have been identified in advance and can be factored in at the time of zoning.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.40: Should the County Development Plan include a general policy objective to exploit strategic opportunities within settlements to assist in the provision of community facilities?

Submissions received relevant to this issue:
1361

Managers Response:

The Plan contains a commitment to complete an audit of community facilities and a strategy for the provision of Community, Social and Recreational Infrastructure within the South Environs Area is currently nearing completion. The need to amend strategic guidance on the provision of community facilities will be considered on completion of these projects. In the meantime, the adopted Local Area Plans set out the frameworks for the provision of facilities in each area.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Social Inclusion

Issue 8.41: Does the County Development Plan have a role in addressing Social Inclusion issues or supporting other agencies in this role? Do existing policies on community and social infrastructure have adequate regard to social inclusion issues?

Submissions received relevant to this issue:
1003, 1231

Managers Response:

Yes, social inclusion is a significant element of government policy and has an important role to play in the economic future of the county. The Plan recognises the importance of the proper provision of social and community infrastructure, and ease of access to them, as an essential component in the creation of a socially inclusive society. Such facilities can have a significant impact on the quality of life that residents and others enjoy and must therefore, be properly located and distributed throughout the County in tandem with the growth of an area. The Plan seeks to enhance social inclusion in the way it distributes housing and employment development and in

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developing public transport to promote accessibility to employment, educational and recreational opportunities and to services. Development Plan polices in relation to schools, health care facilities, childcare provision etc. all seek to promote the timely provision of facilities at accessible locations.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.42: Does the Plan do enough to consider the needs of minority groups in relation to community facilities? Does policy need to be amended to clarify the Council's position on this issue?

Submissions received relevant to this issue:
1003, 1071

Managers Response:

The policies in relation to community facilities in the Plan do not discriminate in favour of any group or section of the community but seek to address the areas of greatest need. It is not proposed at this stage to consider the matter further but if issues arise in relation to the needs of minority groups during the completion of the audit referred to in objective 'HOU 10- 2 (a)' then this can be addressed as part of the review of the Local Area Plans.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Education

Issue 8.43: Does the County Development Plan have a role in identifying educational needs at a local level and should such needs be integrated with the provision of housing and recreation / amenity facilities?

Submissions received relevant to this issue: 1003, 1058, 1065 1111, 1122, 1160, 1254, 1264, 1331, 1412, 1413, 1451

Managers Response:

Identification of educational needs at a local level is primarily a matter for the Local Area Plan process, as part of the overall the planning for the growth and development of a settlement. The Draft Plan has recognised under objective 'HOU 13-1 Educational Facilities' the need for the County Council to become pro-active in identifying needs and facilitating the necessary provision, improvement and expansion of educational facilities, in co-operation with the Department of Education, by reserving lands for educational use in the respective local area plans. In this regard, the Planning Authority will continue to liaise with the Department of Education and Science, in identifying the educational needs of the population and advise the Department on the likely population growth projections envisaged for the settlement centres, within the Local Area Plan framework.

In relation to the integration of schools, housing and recreation / amenity provision, several different objectives of the plan in relation to housing development, school provision and the provision of recreation and amenity infrastructure, seek to ensure that facilities are located proximate to the population served and integrated within each other.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

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Issue 8.44: Should the County Development Plan include details of the criteria used by the Department of Education in calculating primary and post primary provision and should it promote the Department policy of the maximisation of existing school accommodation ahead of new Greenfield provision and encourage the reservation of sites which are proximate to existing school facilities?

Submissions received relevant to this issue:
1451

Managers Response:

The provision of primary and post-primary education facilities is primarily a matter for the Department of Education and Science. The primary role of the Planning Authority is to reserve sufficient and appropriate lands within the settlement centres, to meet likely future demands, as identified by the educational authorities. In this regard, consideration will be given to the appropriateness of including, within the Plan, details of the criteria used by the Department to calculate educational needs.

Policies have been included in the Plan which facilitates both the provision of new school facilities and the improvement and expansion of existing facilities throughout the County, where such needs have been identified by the Department.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.45: Should County Development Policy on Education promote the possibility of multi-campus school arrangements and the wider use of school buildings and grounds?

Submissions received relevant to this issue:
1451, 1003.

Managers Response:

Where school buildings and land can be used by the community, the Draft Plan promotes the dual usage of such facilities, subject to normal proper planning and sustainable development considerations, where it does not conflict with the primary role of the school in the delivery of education and can contribute to meeting the wider needs of the community. Where new schools and educational facilities are proposed, opportunities will be sought to ensure that they are designed to facilitate dual use from the outset.

It is a further objective of the Draft Plan under 'HOU 13-1 (c) Educational Facilities' to encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations. The plan also promotes the clustering of community facilities in appropriate locations.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.46: Should Objective 'HOU 13-2 relating to Educational facilities in large new developments', be amended, for the clarification purposes, to indicate that the developer is only being required to set aside the lands, pending the provision of the school facility by the Department of Education or should the development plan give developers greater responsibility for addressing educational needs?

Submissions received relevant to this issue:
1264, 1003

Managers Response:

The *Draft Guidelines on Sustainable Residential Development in Urban Areas* stress the importance of Planning Authorities having regard to the impact of new residential development on school capacity in an area, the need to plan for the timely provision of new school facilities in tandem with development by reserving sites for educational use and the necessity of phasing large residential developments (800 + units) in line with the provision of new school facilities. The *Guidelines* therefore have implications for developers in how they plan their developments.

At present, objective 'HOU 13-2' requires developer's to include proposals for the provision of a primary school(s) in large new residential schemes, where in excess of 1,000 residential units are to be accommodated, either as part of an individual development or a collective group of developments. Proposals are intended to require the setting aside of an appropriate site for the provision of a school together with an indication of when the school would be provided and by whom.

Objective 'HOU 13-2' needs to be amended to take account of the guidance in relation to school provision given in the *Draft Guidelines on Sustainable Residential Development in Urban Areas* and to ensure that the provision of school facilities forms an integral part of the overall development.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Healthcare

Issue 8.47: Is there an under-provision of Primary Care Medical centres and should the County Development Plan recognise this and include specific policies and objectives supporting the provision of these facilities on suitably zoned land?

Submissions received relevant to this issue:
1452

Managers Response:

The primary care centres referred to in this submission are described as multidisciplinary health centres with GP, pharmacy etc. It is considered that the adequacy of the current level of provision of this type of service in an area is a matter for each local area plan. Objective 'HOU 12-1' deals with the "Provision of Healthcare Facilities" and encourages the integration of healthcare facilities within new and existing communities and discourages proposals which would cause unnecessary isolation or other access difficulties. It is considered that this policy provides adequate scope for accommodating this form of development within an area.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.48: Does Objective HOU 12-1 'Provision of Healthcare Facilities' imply that new healthcare facilities will be delivered primarily by the public sector rather than through a mix of public and private healthcare

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initiatives and does it adequately recognise the role of private and voluntary hospitals and wider consultant based services?

Submissions received relevant to this issue:
1333

Managers Response:

The Draft County Development Plan recognises that private and voluntary agencies share responsibility with the public sector in the provision of healthcare facilities in the County. Objective 'HOU 12-1' deals with the Provision of Healthcare Facilities and indicates that that Council will support both the Health Service Executive (South) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities. This objective needs to be amended so that reference to the role of the private sector is included.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 8.49: Can healthcare needs be met by existing zoning objectives and is it appropriate to wait three years for the new LAP's to address this issue?

Submissions received relevant to this issue:
1333

Managers Response:

The policy outlined in the Draft County Development Plan under 'Objective HOU 12-1 (c) Provision of Healthcare Facilities' aims to encourage the integration of healthcare facilities within new and existing communities and to discourage proposals which will cause unnecessary isolation or other access difficulties, particularly for children, the disabled and the elderly and the Council is satisfied that healthcare needs can be adequately catered for within existing policies and objectives. The plan also indicates that suitable sites within settlement centres will be reserved for healthcare facilities during the Local Area Plan review (Objective HOU 12-1 (b)), where specific needs are identified by the Health Service Executive.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Childcare

Issue 8.50: Does the County Development Plan have a role in identifying childcare needs at a local level or is this a matter for the Local Area Plans? How can this issue be addressed?

Submissions received relevant to this issue:
1003, 1254, 1264.

Managers Response:

In relation to identifying childcare needs at the local level, it is an objective of the Draft County Development Plan under 'HOU 11-5 Monitoring Childcare Needs and Provision' to monitor and assess in conjunction with Cork County Childcare Committee, the continuing needs of children and related facilities and review progress on the provision of same, during the period of the plan. This will be achieved through the mechanism of the Cork County Baseline Childcare Census and having

regard to the National Childcare Strategy. This ongoing work will inform the Local Area Plan review process which will identify appropriate provision of childcare facilities in each electoral area.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.51: Is the requirement to provide a Childcare facility for every 75 houses proposed in new residential areas necessary? Should County Development Plan Policy allow more discretion in the implementation of this policy?

Submissions received relevant to this issue:
1442

Managers Response:

The Ministerial Guidelines on Childcare Facilities, 2001, to which the Council are obliged to have regard, indicate that a standard of one childcare facility, providing for a minimum of 20 childcare places per approximately 75 dwellings, may be appropriate. It is a guideline standard and provision in any case will depend on the particular circumstances in that area. However to date, due to the general deficiency in childcare places throughout the County, most developments are required to comply with the standard and, as new developments will generally generate a new need for childcare facilities, the need for such provision is likely to continue into the future. The Council is committed to commencing a programme of monitoring and assessment of childcare needs, in conjunction with Cork County Childcare Committee, (Objective HOU 11-5) and this will inform implementation of the policy going forward.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.52: Should the Barcelona Agreement standards be used to calculate the level of demand for crèche provision?

Submissions received relevant to this issue:
1264

Managers Response:

The Barcelona Agreement Standard requires the provision of 11 childcare places for every 75 houses, whereas the Ministerial guidelines, to which the Planning Authority is obliged to have regard, requires a facility providing 20 childcare spaces per 75 houses. Government policy on childcare is to increase the number of childcare places and facilities available, and to improve the quality of childcare services for the community. In the absence of a directive from the government on this issue it would be inappropriate to adopt the Barcelona standards instead of the current guidelines, and to do so may exacerbate existing problems of a deficiency in childcare provision, and the range of childcare services available, in some areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

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Open Space and Recreation

Issue 8.53: Does the County Development Plan have a role in identifying local needs for recreational facilities? How can this issue be addressed?

Submissions received relevant to this issue:

1091, 1160, 1179, 1254, 1331, 1387, 1419, 1413, 1456.

Managers Response:

The assessment of local needs for recreational facilities is a matter for each Local Area Plan. However the Draft County Development Plan has acknowledged that in order to plan for the proper provision and funding of community infrastructure, more information is required on the current level and distribution of provision in the County. Provision has therefore been made under 'HOU 10-2 (a)' to facilitate and prioritise, in co-operation with other key agencies and organisations, the completion of a number of audits assessing the provision of community infrastructure throughout the County and to prepare local strategies that will identify the type and range of community facilities required to serve both existing and future communities. These audits will include recreational facilities and completion of these audits will inform the Local Area Plan review.

Local needs are also assessed, in conjunction with the local community as part of the implementation of the Council's Recreation and Amenity Policy, which is referenced in the County Plan.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.54: Should the County Development Plan include an objective to facilitate the interim taking in charge of recreation and amenity facilities?

Submissions received relevant to this issue:

1264

Managers Response:

The taking in charge of recreation and amenity facilities is an operational issue for the Council and is not an issue for this development plan review.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.55: Do the County Development Plan objectives regarding the protection of existing areas of public open space and recreational facilities, including those in private ownership, need to be strengthened and should it include reference to protecting Golf courses from changes of use?

Submissions received relevant to this issue: 1138, 1148, 1003, 1347

Managers Response:

The Draft Plan policy seeks the retention of all existing recreational land and facilities in their present use. Objective 'HOU 14-2 Protection of Existing Facilities' states that the development of

existing public open space, including sports grounds, or other recreation facilities, for other purposes will not be permitted unless a suitable alternative open space or the enhancement / upgrading of an existing facility, can be achieved as a replacement in the same area. In the interests of clarity and consistency, 'HOU 14-2 Protection of Existing Facilities' should be amended to make reference to 'private open space' as provided for in the existing Recreation and Amenity policy.

HOU 14-15 deals with the replacement of leisure and recreation facilities and indicates that it is an objective to protect leisure and recreation facilities from change of use or re-development to other uses, unless the following requirements are clearly demonstrated:

That the existing facility is seriously inadequate and capacity constrained (these requirements will be assessed by reference to Assessments / Audits carried out by the Council; and
 Suitable replacement facilities of a higher quality than the existing facility are identified that are both accessible and benefit the community served by the facility being replaced; and
 That the proposed alternative use(s) for the lands occupied by the existing facilities adequately address the loss of amenity to the area served by the existing facility and complies with the objectives of the County Development Plan.

HOU 14-6 further provides that it is an objective to protect leisure and recreation facilities from change of use or redevelopment to other uses, unless the following requirements are clearly demonstrated:

The retention or enhancement of the facility can be best achieved by the redevelopment of a small portion of the site that will not affect its sporting, recreational or amenity value to the community being served.

It is considered that this issue raises important issues for the Council and consideration may need to be given to the policies outlined in the Draft Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN.

Issue 8.56: Should the County Development Plan recognise in the existing Recreation and Amenity Criteria, that GAA facilities require larger playing areas than currently provided for? As new areas of open space are provided, should playing fields be incorporated into such spaces?

Submissions received relevant to this issue:
 1387

Managers Response:

The points value table included Appendix A of the Council's Recreation and Amenity Policy document, which indicates the points value of various recreational facilities, where one point equates to the provision of 6 houses. The point's value of specific facilities (playground, grass pitches, tennis courts etc.) is relative to the land cost and construction cost of providing the facility. A grass soccer pitch of 2 acres equates to 42 points and is sufficient to accommodate a soccer / rugby pitch. Gaelic games in comparison have a typical land requirement of 4 acres and would have a higher land and construction cost and would equate to approximately 84 points. One third of the points of a development must be provided within the site to ensure a minimum level of facilities proximate to users. A two acre soccer pitch can therefore be secured from a development of approximately 360 houses while a GAA pitch would typically necessitate a development in

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excess of 650 houses. Housing developments in excess of 650 houses are not that common and are more likely to require the provision of a range of recreational facilities.

The facilities listed in the points table of the policy document is not an exhaustive list and in practice the need / demand for other facilities is considered during the implementation of the scheme and the provision of GAA pitches can be considered within this framework, subject to the constraints re points and the scale of housing development necessary to delivery them, as outlined above.

With respect the inclusion of playing pitches within new areas of public open space, this can be considered as such areas are identified, subject to an overall assessment of the needs of an area in terms of active and passive recreational facilities and the suitability of the site in question for accommodating specific facilities. The completion of the proposed audit on recreational facilities will also help inform decisions on what uses should be catered for in a particular area going forward.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.57: Should Objective 'HOU 14-13 Passive Open Space Uses' in the County Development Plan be extended to include reference to the pro-active management of woodlands to accommodate limited and sensitive development, including residential development?

Submissions received relevant to this issue:

1450

Managers Response:

The policies of the Draft County Development Plan recognise that passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings. The land-uses in these areas should generally remain open. In this regard, it is an objective of the Draft Plan under 'HOU 14-13 Passive Open Space Uses' to promote agriculture, landscaped gardens, woodland or other open uses appropriate to the setting. The aim of the objective is to generally maintain passive open spaces in that use and only to allow other development where it is complementary to the open space function and / or any specific zoning objective for those lands. Accommodating residential development within such open space areas would be in conflict with the objective for such areas.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.58: Should County Development Plan policy relating to recreation be expanded to include reference to Coastal / Marine leisure recreation?

Submissions received relevant to this issue:

1178, 1249

Managers Response:

Coastal / Marine leisure is already dealt with as part of the section covering sustainable tourism development, in Chapter 5 of this Plan. In addition, the Plan recognises the coastline as a whole is

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a valuable amenity resource with significant recreation potential. It is an objective of the Plan under 'HOU 14-16 Coastal Amenities' to maintain its beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Issue 8.59: Does the County Development Plan do enough to support the Arts & Culture sectors and deliver the necessary infrastructure for this sector?

Submissions received relevant to this issue:
1178, 1249

Managers Response:

The Councils' Recreation and Amenity policy provides for the provision of Arts / culture facilities to serve the needs of new development. In addition, the amenity contributions collection under the Council's general contribution scheme have been used to support Arts / culture ventures in the past. Over time both of these mechanisms will contribute to the development of the sector. Other departments within the Council, including the Community and Enterprise section and the Arts Officer are more closely involved in supporting the Arts/ cultural sectors.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Sporting Facilities

Issue 8.60: Should County Development Plan policy relating to recreational facilities be expanded to include reference to sports stadia, regional sports centres, soccer pitches, swimming pools and integrated heath and sports complexes and to the setting up of an advisory steering group regarding the changing needs of sport facilities in the Cork area?

Submissions received relevant to this issue:
1178, 1249, 1333, 1387

Managers Response:

The needs of the county in terms of the provision of these different types of facilities is best considered in the context of the audit of community facilities proposed under objective 'Hou 10-2' which will provide information on the facilities currently available and the nature and location of any deficits.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED.

Part B: Other issues that have arisen since the publication of the Draft Plan

Issue 8.70: Matters arising from the Government Guidelines on Development Plan preparation (June 2007), the Draft Guidelines on Sustainable Residential Development in Urban Areas (February 2008) and the Urban Design Manual, a best practice guide (February 2008) :

These three documents have highlighted a number of issues which required more detailed consideration, and it is considered that the text and objectives of chapter 8 will need to be expanded to address the following:

Renewed focus on what is required to achieve sustainable residential development and stable communities including a list of high level aims for successful development that need to be translated into policy and objectives;

Focus on achieving higher density development and sustainable patterns of urban development;

Urban design issues – reference to design principles to be used to assess planning applications, role of pre planning , use of Urban Design Manual a best practice guide, use of design statements for certain large scale developments, design briefs (Planning Authority) for areas undergoing significant redevelopment;

Development to be better integrated with infrastructural provision;

Amenity / quality of life issues including open space provision and recommended qualitative and quantitative standards for same, public realm safety issues, traffic safety issues;

Provision of community facilities – schools (including new requirements to assess school capacity in an area when assessing applications for residential development, particularly where proposal involved the provision of more than 200 houses and need to reserve sites for schools), childcare (importance of local assessment of need), healthcare / elderly facilities, district / neighbourhood service centres etc.

Need to prioritise walking, cycling and public transport and to minimise the need to use cars by promoting sustainable settlement and travel patterns;

Role of residential development in ensuring efficient use of resources and energy – development at appropriate locations at appropriate densities; design approaches that reduce CO2 emissions and maximise solar gain;

Significant amendments will be required to the text and objectives of Chapter 8 to reflect the above issues – Section 8.3 Housing Density, Section 8.6 Meeting Housing Needs, Section 8.7 House Types, and Section 8.8 Special Housing Needs, Section 8.9 Residential Areas, 8.11 Childcare, 8.12 Healthcare. 8.13 Education, 8.14 Open Space and Recreation.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Issue 8.71: Matters arising from the Housing Strategy –

The Draft Housing Strategy, published with the Draft Development Plan last December, has been amended having regard submissions received from through the formal public consultation process. The strategy is now at final draft stage and the text and objectives of chapter 8 of the Plan needs to be updated to reflect the following key changes:

Revised affordability threshold 45.3% (need to amend text of section 8.6 of Plan);

Revised social / affordable split on reserved lands of 50/50 (need to amend text of section 8.6 of Plan);

Need to amend section 8.4 of the Plan dealing with Future Housing Requirements.

Requirement for submission of a statement of housing mix and a design statement with planning applications (need to expand objectives HOU 7-1, HOU 8-3 and HOU 8-4) ;

More regard to the housing needs of the elderly /special needs groups (need to expand objectives HOU 7-1, HOU 8-3 and HOU 8-4 as detailed above and re consider test of section 8.8.11 – 8.8.13 dealign with the elderly and people with disabilities;

Need to amend wording of HOU 8.2 relating to student accommodation;

New to include new text and objective to address the following issues:

- a) submission of public realm safety statements.**
- b) establishment of a Joint Housing Strategy Stakeholders Forum**
- c) increased consultation with City Council in respect of establishing a joint approach to demand and supply management of social and affordable housing.**

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Chapter 9: Local Area Development

The submissions received, which were considered relevant to this chapter, are set out in two parts. Part A deals with submissions which raise issues of a general nature and part B deals with the issues that have arisen since the publication of the Draft Plan.

Part A General Issues

Issue 9.1: Is it appropriate for the County Development Plan to consider the zoning of lands to facilitate new development?

Submissions received relevant to this issue:

1115, 1270, 1285, 1283, 1286, 1344, 1268, 1269, 1082, 1123, 1267, 1247, 1409, 1374, 1001, 1438, 1175, 1423, 1322, 1423, 1105, 1423, 1007, 1012, 1017, 1047, 1022, 1027, 1232, 1341, 1382, 1075, 1145, 1170, 1068, 1069, 1073, 1009, 1251, 1089, 1028, 1127, 1128, 1292, 1004, 1423, 1340, 1176, 1410, 1425, 1411, 1139, 1080, 1351, 1239, 1441, 1177, 1006, 1440, 1002, 1153, 1346, 1375, 1399, 1187, 1396, 1299, 1339, 1295, 1160, 1141, 1402, 1039, 1099, 1044, 1040, 1356, 1229

Managers Response:

The County Development Plan is the 'parent' document, which sets out the strategic framework within which the zoning and other objectives of the local area plans must be formulated. It is at the local area plan stage that the actual land use zoning objectives and other objectives are set out while being consistent with the strategy set out by the County Development Plan. The amended draft plan will however, on the completion of the full spatial assessment of the new population targets for Cork County, include revisions to population, households and new homes required for each Electoral Area. This will set out the framework for identifying where additional zonings including residential zonings will be required in each electoral area at the local area plan review stage to accommodate new development at a scale that reflects the character of each settlement.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 9.2: Is it appropriate for the County Development Plan to recognise, upgrade and improve the status of various villages?

Submissions received relevant to this issue:

1285, 1286, 1269, 1278, 1335, 1409, 1410, 1111

Managers Response:

Whilst the Draft County Development Plan sets out the network of settlements in rural areas to include key villages, villages etc and what the role of these settlements are within the county it is at the Local Area Plans level that the network of settlements are established. The Draft Plan includes an objective Set 1-40 The Role of Villages and Other Settlements in Rural Areas where it is an objective to establish a settlement network for the rural areas of the County in Local Area Plans so that this can be used to guide the development of the villages, and other settlements particularly with regard to housing, community facilities, employment, infrastructure and public transport. It states that such development should promote sympathetic village development in tandem with the provision of services and to avoid large-scale suburban housing layouts. It is therefore proposed that the appropriate stage to consider the status of villages is at Local Area Plan level.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 9.3: Is it appropriate that individual development proposals be addressed in the CDP?

Submissions received relevant to this issue:

1152, 1227, 1154, 1141

Managers Response:

The County Development Plan is the 'parent' document, which sets out the strategic framework within which the zoning and other objectives of the local area plans must be formulated. It is at the local area plan stage that the actual land use zoning objectives and other objectives are set out while being consistent with the strategy set out by the County Development Plan. It is proposed that individual development proposals are best dealt with at the Local Area Plan review stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 9.4: Should the CDP acknowledge that there is scope for review of local zonings in the LAP's where sites are no longer consistent with the established land uses in the area?

Submissions received relevant to this issue:

1369

Managers Response:

The County Development Plan is the 'parent' document, which sets out the strategic framework within which the zoning and other objectives of the local area plans must be formulated. Chapter 9 of the Plan sets out the approach to development at the local level through the Local Area Plans. The Local Area Plans cover the entire County and bring forward the policies of the County Development Plan at a local level. It is considered that it is at the review of each of the Local Area Plans stage where the adequacy of various zonings be examined.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 9.5: What role does the County Development Plan have in ensuring that the draft guidelines for Sustainable Residential Development in Urban Areas are taken account of in LAP's and Masterplans?

Submissions received relevant to this issue:

1242

Manager's Response:

The guidelines include guidance on a sequential approach to zoning and phasing of development and of the scaling of development appropriate to smaller towns and villages. We need to consider amending the objective of the plan to bring it in line with the new guidance.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Issue 9.6: Should the CDP include an objective to accelerate the Local Area Plan process to facilitate additional zoning of land for employment and residential uses at the earliest opportunity and prioritise key growth areas?

Submissions received relevant to this issue:
1257, 1261, 1264, 1376

Manager's Response:

The County Development Plan is the 'parent' document, which sets out the strategic framework within which the zoning and other objectives of the local area plans must be formulated. It is at the local area plan stage that the actual land use zoning objectives and other objectives are set out while being consistent with the strategy set out by the County Development Plan. Population and Household targets in the County Development Plan will require amendment when the outcome of the CASP update is finalised. This will set out the framework for identifying where additional zonings including residential zonings will be required in each electoral area at the local area plan review stage to accommodate new development at a scale that reflects the character of each settlement. It is considered as each Local Area Plan has different matters of importance that it would be more appropriate to consider these issues at the completion stage of the County Development Plan when the commencement of the Review of the Local Area plans is due to commence rather than as part of the plan itself.

NO AMENDMENT TO DRAFT PLAN RECOMMENDED

Issue 9.7: Should the County Development Plan consider devising village plans for each village so that the long term development in each is appropriate to their size and character?

Submissions received relevant to this issue:
1408

Manager's Response:

Whilst the Draft County Development Plan sets out the network of settlements in rural areas to include key villages, villages etc and what the role of these settlements are within the county it is at the Local Area Plans level that the network of settlements are established. The Draft Plan includes an objective *Set 1-40 The Role of Villages and Other Settlements in Rural Areas* where it is an objective to establish a settlement network for the rural areas of the County in Local Area Plans so that this can be used to guide the development of the villages, and other settlements particularly with regard to housing, community facilities, employment, infrastructure and public transport. It states that such development should promote sympathetic village development in tandem with the provision of services and to avoid large-scale suburban housing layouts. It is therefore proposed that the appropriate stage to consider the future development of villages is at Local Area Plan level.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 9.8: Is it appropriate for the County Development Plan to consider rectifying identified text/zoning errors in local area plans?

Submissions received relevant to this issue:
1366, 1278, 1354

Managers Response:

The focus of the County Development Plan is at the policy level as a strategic document whilst it is at the Local Area Plans stage that the actual land use zoning objectives and other objectives are set out. It is considered that any changes to the text and zonings would be carried out at the Review of the Local Area Plans stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Electoral Area Proposals: Local Area Development**Skibbereen Electoral Area:**

Issue 9.9: Should the CDP consider the designation of Castletownshend as a heritage village to protect the character of the village?

Submissions received relevant to this issue:
1226

Managers Response:

Castletownshend is currently designated as an Architectural Conservation Area in the Draft County Development Plan and its picturesque setting and rich architectural heritage are recognised in the Skibbereen Local Area Plan. As the County Development Plan's focus is at a strategic level of the County it is considered that it is at a Local Area Plan level that the future protection of the village be examined.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 9.10: Should a zoning objective be included to allow for commercial marine activity at Courtmacsherry pier?

Submissions received relevant to this issue:
1081

Manager's Response:

As the County Development Plan's focus is at a strategic level of the County it is considered that it is at a Local Area Plan level that requirement of a zoning objective to allow for commercial marine activity at Courtmacsherry pier be examined.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Bantry Electoral Area:

Issue 9.11: Should the CDP consider the implementation of an eco village in Lowertown?

Submissions received relevant to this issue:
1231

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Managers Response:

The focus of the County Development Plan is at the policy level as a strategic document whilst it is at the Local Area Plans stage that the actual land use zoning objectives and other objectives are set out. The Local Area Plans present an opportunity to develop sound, locally appropriate planning objectives on a statutory basis that could help enrich the quality of life and development opportunities of local areas. Lowertown is designated as a village nucleus located within Bantry Local Area Plan. While it is recognized that all housing needs to take place in a sustainable and planned manner on lands zoned for housing or within the development boundaries of settlements it is considered that it would not be appropriate to set aside the Plan's settlement policies to facilitate this form of development.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 9.12: Should the County Development Plan recognise the potential of Dunboy Castle Hotel and Grounds in relation to facilitating tourism development in West Cork and include policies to this effect?

Submissions received relevant to this issue:
1319

Managers Response:

The focus of the County Development Plan is at the policy level as a strategic document whilst it is at the Local Area Plans stage that the actual land use zoning objectives and other objectives are set out. The County Development Plan in the Economy and Employment Chapter identifies Principal Tourist Attractions on a countywide scale and six Areas of Strategic Tourism Potential, which include the West Cork Peninsulas. It is considered that the Local Area Plan is the more appropriate process to consider the tourism potential of Dunboy Castle and grounds.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Carrigaline Electoral Area:

Issue 9.13: How can the county development plan best ensure that there be no further extension of Myrtleville?

Submissions received relevant to this issue:
1182

Managers Response:

The County Development Plan has set out an overall settlement strategy for the County and identified a network of settlements towards which growth will be directed. The focus of the County Development Plan is at the policy level as a strategic document whilst it is at the Local Area Plans stage that the actual land use zoning objectives and other objectives are set out. Myrtleville is identified in the Carrigaline Local Area Plan as part of the settlement Crosshaven and the Bays as a key village. The Bays area section of this key village, which includes Myrtleville, is recognized for its tourism and leisure role while accommodating small scale development. It is considered that it is at the Review of the Local Area Plan stage where the future of Myrtleville be addressed.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 9.14: Should the development plan designate Curraheen as a village nucleus?

Submissions received relevant to this issue:
1293

Manager's Response:

The review of the Carrigaline Electoral Area Local Area Plan will consider whether or not the supply of zoned land for development at Curraheen is sufficient to meet the future development needs arising out of the CASP Update and it is for this plan to decide which designation is appropriate for Curraheen in this context within the Network of Settlements framework.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Fermoy Electoral Area:**

Issue 9.15: Should the CDP policy in relation to hotel facilities be strengthened with reference to Fermoy Electoral Area and zonings?

Submissions received relevant to this issue:
1300

Managers Response:

The County Development Plan has set out an overall settlement strategy for the County and identified a network of settlements towards which growth will be directed. The focus of the County Development Plan is at the policy level as a strategic document whilst it is at the Local Area Plans stage that the actual land use zoning objectives and other objectives are set out. The County Development Plan in the Economy and Employment Chapter identifies Principal Tourist Attractions on a countywide scale and six Areas of Strategic Tourism Potential, which include the Blackwater Valley. It also includes an objective relating to Provision of Tourist Accommodation, which addresses at the issue at County level. It is considered that it is at the Local Area Plan level that the matter of hotel facilities and zonings in the Fermoy Electoral Area be addressed.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED**Midleton Electoral Area:**

Issue 9.16: Should the County Development Plan recognise Fota Island as a specific tourist cluster and include policies to this effect?

Submissions received relevant to this issue:
1320

Managers Response:

The focus of the County Development Plan is at the policy level as a strategic document whilst it is at the Local Area Plans stage that the actual land use zoning objectives and other objectives are set out. The County Development Plan identifies Fota Wildlife Park as a key tourist attraction of national importance while the Midleton Local Area Plan has included Fota Island as an Other

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Location and proposes to continue to recognise and maintain the tourism and recreational value of the Island while protecting the ecological and unique character of the area. The County Council has just completed a study for Other Locations, which sets out an appropriate strategy for these settlements within the overall policies for the County. It is considered that any further considerations to be given to Fota Island as a tourist cluster should be addressed at the Local Area Plan stage.

NO AMENDMENT TO THE DRAFT PLAN RECOMMENDED

Chapter 10: Issues arising in relation to the Environmental Report

The following issues have been raised by Environmental Protection Agency (EPA). These issues have been listed below and the Manager's Response is set out with a concluding recommendation from the County Manager for each issue. The recommendation highlights

- Those issues where no change to the draft plan is recommended; and
- Those issues where a change to the draft plan should be considered.

Mitigation Measures

Issue 10.1: Should the Plan be modified to provide for possible mitigation measures in accordance with the SEA process?

Managers Response:

Following the publication of the Environmental Report a series of mitigation measures have been developed to reduce the environmental impact of the Draft Plan objectives. This will mainly result in changes to the wording of several objectives and it is envisaged that this will be to the benefit of the overall plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Climate Change & Habitat Protection

Issue 10.2: Should the plan be modified to avoid conflict with national policies on climate change and habitat protection?

Managers Response:

It is considered that Climate Change is an important issue that requires more attention and detail in the Plan.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

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Transport and Infrastructure

Issue 10.3: Should the Plan be modified to incorporate the South Western River Basin District–River Basin Management Plan (RBMP) and associated Programme of Measures (POMs) and relevant aspects of the Shannon RBMP and POMs?

Should the Plan address, as appropriate, by way of relevant objectives, the significant water management issues identified in the Water Matters Consultation publications for the Shannon and South Western RBDs?

Managers Response:

While it is acknowledged that the above issues are of importance, it is noted that the above programme/plan is not yet complete. Therefore consideration will be given to same once it is finalised and changes to the plan may take the form of a variation.

NO ADMENDMENT TO THE DRAFT PLAN RECOMMENDED

Issue 10.4: The Plan should implement and include the relevant recommendations set out in The Provision and Quality of Drinking Water in Ireland –A Report for the Years 2006-2007, (Office of Environment Enforcement- EPA, 2007) as included below in Appendix 1.

Consideration should be given to the preparation of a Groundwater Protection Plan for Cork County Cork.

Managers Response:

Consideration may be given to include the relevant recommendations set out the above document. It is accepted that a Groundwater Protection Plan should be prepared in the future. Thus an objective providing a commitment to the preparation of such a plan is recommended.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Heritage and Environment

Issue 10.5: Should the Plan be modified to include a specific objective for:

- a biodiversity survey of the islands off the Cork coast.
- the protection of wetland sites.

Managers Response:

Consideration may be given to the inclusion of objective for all of the above.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN

Human Health

Issue 10.6: Chapter 8 sets out many policies and objectives related to Housing and Community Facilities, while chapter 6 sets out policies transport, water supply and wastewater. However, should the Plan be modified to include specific objectives in the Plan in relation to the protection and enhancement of human health and for monitoring of the impacts of the implementation of the Plan?

Managers Response:

There are a number of objectives in the Draft Plan to promote the use of walking, cycling and other measures have been provided to ensure the protection and enhancement of human health.

NO ADMENDMENT TO THE DRAFT PLAN RECOMMENDED

Strategic Environmental Assessment (SEA)

Issue 10.7: Should the Plan be modified to clarify how the environmental sensitivities and areas of conflicts identified in Figure 5.27 of the Environmental Report have been integrated into the relevant Policies and Objectives of the Draft Plan?

Should the Plan be modified to provide evidence for the integration of the parallel processes of Plan preparation and Strategic Environmental Assessment?

Managers Response:

The integration of the SEA process and the review of the County Development Plan is of central importance however the measure of the level of integration between both will be provided in the Environmental Statement at the end of the SEA process.

NO ADMENDMENT TO THE DRAFT PLAN RECOMMENDED

SEA and monitoring

Issue 10.8: Consider writing an objective ensuring that monitoring of the SEA is carried out and that the results and interpretation of the monitoring programme would be made available to the designated environmental authorities and the public. Reports on monitoring of the SEA should be linked to any mid term review of the Plan.

Managers Response:

Such an objective would help ensure that monitoring, which is a fundamental part of the SEA process, is a transparent process thus consideration should be given to the inclusion of this objective.

CONSIDERATION SHOULD BE GIVEN TO AMENDING THE DRAFT PLAN