

Report to Members

Macroom Electoral Area Local
Area Plan
Preliminary Public Consultation &
Other Issues

June 2010

Document Verification
Page 1 of 1

Job Title Macroom Electoral Area Local Area Plan Review						
Document Title: Macroom Electoral Area Local Area Plan Preliminary Public Consultation and Other Issues						
Revision	Date 10/6/10	Filename: Macroom Report to Members on Pre-Draft Submissions				
		Description: First draft Report for internal consultation				
			Prepared by	Drawn by	Checked by	Approved by
		Name	SG	N/A	RP	AH

This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for Macroom Electoral Area which identified the critical planning issues and choices facing the Electoral Area in the future. The report summarises the outcome of this pre-draft public consultation which was carried out in line with S.20 (1) of the Planning & Development Acts 2000-2006 and will inform the preparation of the Draft Macroom Electoral Area Local Area Plan.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

Boundary Changes

1.1.1. The Macroom Electoral Area boundary has changed since 2005 and new settlements have been included which were originally part of both the Carrigaline and Bandon Electoral Areas. The most significant settlement changes to the Electoral Area are the inclusion of Ballincollig and the villages of Crossbarry and Newcestown and the removal of Donoughmore Village. In the east, the electoral area now extends up to the boundary with Cork City.

1.1.2. The largest urban area, Ballincollig is at the western extremity of the electoral area and would appear to have a 'zone of influence' or hinterland equivalent to the Metropolitan SPA. Macroom is more centrally located within the Electoral Area and has a wider rural hinterland covering the CASP Ring and West SPA's and includes the Gaeltacht area around Ballyvourney.

Population

Settlement Hierarchy Macroom EA*	Population		
	2002	2006	% Change
Ballincollig	14,591	15,760	8%
Macroom	2,985	3,553	19%
Villages & Rural Areas	20,087	22,741	13%
Total	37,663	42,054	12%

1.1.3. In the 2006 Census, the Macroom EA as a whole (new boundary) recorded a 12% increase in population from 2002 growing from 37,663 to 42,054. About 50% of this growth occurred within the two main towns of Ballincollig and Macroom with the balance occurring in the villages and rural areas. Population growth in Ballincollig town between 2002 and 2006 was approximately 1,169 (8%), which was disappointing

given the towns proximity to Cork. The higher rates of growth recorded in Macroom (19%) and the villages and rural areas (13%) raises concerns regarding the necessity for longer distance commuting arising from growth in these locations.

Settlement	Population 2006	Growth 2006-2020	2020 Target
Ballincollig	15,760	5,670	21,430
Macroom	3,553	798	4,351
Villages & Rural Areas	22,741	1,783	24,524
TOTAL	42,054	8,251	50,305

1.1.4. Table 2 above the population growth targets for the Macroom Electoral Area up to 2020, set out in the Cork County Development Plan 2009. The 2020 population target for this electoral area is 50,305, a 20% increase over 14 years. The majority of this growth will be concentrated in the main towns and the key villages where investment in infrastructure will be focussed in the coming years.

Settlement	Households 2006	Growth 2006-2020	2020 Target
Ballincollig	5,236	3,640	8,876
Macroom	1,209	671	1,880
Villages & Rural Areas	8,142	2,307	10,449
TOTAL	14,587	6,618	21,205

1.1.5. Table 3 sets out the household targets for the Macroom Electoral Area up to 2020 as set out in the County Development Plan 2009. It is estimated that the household target for 2020 in the Electoral Area is 21,205, a 45% increase over 14 years. This will require the construction of approximately 8,600 new dwelling units between 2006-2020 within the electoral area.

Employment

1.1.6. The 2006 Census indicates that there are 11,686 actual jobs in the Macroom Electoral Area of which 8,586 are in the two main towns and the remaining 3,100 are divided between the villages and rural areas. Ballincollig and Macroom are the principle centres of employment where 7,096 and 1,490 jobs were recorded respectively. An analysis of the 2006 Census identified that both Ballincollig and Macroom relied on significant levels of commuting to meet the employment needs of their populations and that of their rural hinterlands. This was most pronounced in Ballincollig where about 50% of the towns 12,000 workforce commute. In Macroom although there was a broad balance between the size of the town's workforce and

the number of jobs, the town's economy was not large enough to provide for the employment needs of the significant population living in the villages and rural areas of its' hinterland without commuting.

Table 1.4: Business Land Supply – Macroom Electoral Area*					
	Total Land Zoned	Developed/In course of development	Total Land Available (2008)	Land for 'Stand Alone'	Other Business Land
Total (hectares)	93	29	64	17	47

* Excludes land within Macroom Town Council

1.1.7. A total of 93 hectares of land was zoned for business use in the Macroom Electoral area in the previous plans for the area. Since 2003, a total of 29 hectares of land has been developed for business related uses within the electoral area. A total of 64 hectares of land remain available for future development. However, of this, 17 hectares is a free-standing site that is reserved for single or 'stand-alone' development to facilitate the future expansion of an existing manufacturing facility near Macroom. Therefore, a total of 47ha are available for general business development. The review of the Local Area Plan will need to strengthen the supply of land suitable for a range of employment uses particularly in Ballincollig which has been designated as an Integrated Employment Centre.

1.2 Pressure/ Challenges for the future

1.2.1 The County Development Plan identified the main issues to be addressed in the Local Area Plan for the electoral area which include :

- Encouraging balanced population growth so that full economic potential can be achieved.
- Development in villages and rural areas to complement the planned growth in the towns at a scale that respects the setting and character of the village itself.
- Development within the Gaeltacht areas to be sensitive to the unique cultural and landscape setting of the area.
- Develop the potential capacity of Macroom to act as a primary focus for industrial development.
- Protect the attractive landscaping setting of the Macroom Electoral Area, in particular the Lee Valley and the Gearagh.
- The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

Employment

1.2.2 In addition to the challenges outlined in the County Development Plan one of the main issues facing the Electoral Area is delivering the employment growth targets for the Electoral Area as set out in the CASP update. The number of jobs in the CASP area is envisaged to increase by over 45,000 and over 6,500 of these new jobs will be located in the Macroom Electoral Area. The County Development Plan suggests that employment in the town could grow to as much as 12,800 jobs by 2020 from a figure of 7,096 jobs in the 2006 Census. In order to provide for this growth there is a need for a significant strengthening of the supply of zoned land in the town. Further provision may be necessary to accommodate existing businesses relocating from the City Council Area. The land to the south of the town is considered to be a good location for future employment uses due to its location close to the N22.

1.2.3 Another challenge facing the Electoral Area is the delivery of the Cork Science Innovation and Technology Park at Curraheen. A new study commissioned in 2008 by Cork County Council, re-examined the potential for a Science Park. The conclusion of this study proposed the development of a world class science and technology campus on a significantly larger land bank at Curraheen (in both the Carrigaline and Macroom Electoral Areas) which had pre-existing ties to both CIT and University College Cork (UCC). This proposal is reflected in both the CASP Update and the Cork County Development Plan 2009. The 2008 study concluded that the Science Park, when developed and fully operational will contribute in excess of €450M per year to the local and regional economy and will create up to 6,500 new jobs.

Population

1.2.4 To achieve the population targets set for the Electoral Area in the County Development Plan 2009 it will be necessary to deliver key infrastructural projects throughout the Electoral Area. A number of these projects have been included on the Waster Services Investment Programme (WSIP) however the delivery of these projects is dependent on finance becoming available.

1.2.5 In addition to the delivery of infrastructure it will be necessary to identify additional land for residential development in Ballincollig to cater for the future population targets up to 2020.

Transportation

1.2.6 In relation to the national road network for the electoral area, it will be important to secure the construction of the N22 (Ballincollig-Macroom-Ballyvourney) to include the Macroom By-pass.

1.2.7 In relation to improving public transport options in the electoral area, the Local Area Plan will specifically address the need to improve public transport links, identify a corridor for high quality rapid transit to link Ballincollig, the City Centre, Docklands and Mahon and to implement the findings of the Draft Ballincollig Parking Study. The targeted date for the completion of the Green Route in Ballincollig is late 2010.

Section 2 Baseline Environment

2.1 Introduction

2.1.1. This section gives an environmental overview for the Macroom Electoral Area on key environmental issues such as waste water and water quality which will have an impact on the future development of the area. As part of the Strategic Environmental Assessment process a detailed environmental report for each electoral area will be contained in the Local Area Plans.

2.2 River Catchments and Water Quality

2.2.1. The EU Water Framework Directive (WFD) brings under one framework water-related directives including those dealing with bathing water, water taken from rivers and wells for drinking water supplies, sewage disposal and the protection of salmon and shellfish habitats. Member States must aim to achieve good status in all waters and must ensure that status does not deteriorate in any waters.

2.2.2. The WFD is being implemented on a catchment or River Basin District basis. There are eight RBDs in Ireland. Cork County Council is the co-ordinator for the SWRBD which encompasses Cork City, most of Counties Cork and Kerry and smaller areas of Counties Waterford, Limerick and South Tipperary.

2.2.3. The River Basin District Plan has been subdivided into Water Management Units. The Macroom Electoral Area is covered by two Water Management Units, the Lower Lee Owenboy and the Upper Lee which in turn are contained in the South West River Basin District (SWRBD) Plan. Within these units management of the pressures, investigations and measures will be focussed and refined during the implementation of the SWRB Management Plan.

2.3 Waste Water Treatment

Ballincollig

2.3.1. The Waste Water Treatment Plant at Ballincollig discharges to the River Lee. The PE design of the WWTP in Ballincollig is 26,000 and the current treatment is PE 21,000. A Waste Water Discharge Licence for 24,542 PE has been applied for. The Waste Water Treatment Plant is not operating at over capacity but the Lower Lee Owenboy WMU Action Plan states that the Ballincollig new Waste Water Treatment Plant is causing risk. This is probably due to its discharge to a Drinking Water Protected Area (no specifics given in WMU). Capacity issues may arise depending on prior developments and will also arise in relation to the proposed large developments.

2.3.2. Under the Water Services Investment Programme the Ballincollig Sewerage Scheme – Waste Water Treatment Plant Upgrade (Advance Works) are contracted to start 2010 – 2012 depending on finance becoming available

Macroom

2.3.3. The WWTP at Macroom discharges to the River Sullane. The PE design for the WWTP in Macroom is 5,320 with a current PE treatment of 6,616. Therefore this WWTP is operating at over capacity. It is not in a position to accept influent. The relevant WMU

Plan states that there is insufficient existing capacity. A Waste Water Discharge Licence for 9,900 PE has been applied for.

Key Villages

Coachford

2.3.4. Coachford is served by a Septic Tank with a PE design of 400. Current treatment is 726 however a Waste Water Discharge Licence for 990 PE has been applied for. Part VIII Planning being undertaken for the construction of a new 1600 PE Waste Water Treatment Plant. This WWTP is operating at over capacity. It is not in a position to accept influent. The Lower Lee Owenboy WMU Action Plan states that the Coachford WWTP is causing risk.

Kilumney/Ovens

2.3.5. The PE design of the WWTP in Kilumney/Ovens is 700 and the current treatment for the plant is 114 PE. It would appear that this plant currently has sufficient capacity.

Ballyvourney/Ballymakeery

2.3.6. The septic tank at Ballymakeery is operating at capacity and is presently not in a position to accept influent. The relevant WMU Plan states that there is insufficient existing capacity. A new 2,200 PE WWTP is due to be constructed by 2011 and is on the WSIP list of schemes at planning stage 2010-2012.

Ballingeary

2.3.7. The septic tank is operating at over capacity. It is not in a position to accept influent. The relevant WMU Plan states that there is insufficient existing capacity. The PE design for the septic tank is 50 and the current treatment is 650 PE. The septic tank discharges to the Bunsheelin River. A licence for a PE of 715 has been applied for. It is proposed to install a new 1300 PE WWTP which will discharge to the River Lee.

2.4 Water Supply

Ballincollig

2.4.1. The current water supply is provided from the Cork City and Harbour Water Supply Scheme. The principle source is Iniscarra. Issues are water treatment capacity, storage at the treatment plant and the distribution network. An interim sludge treatment system is currently operated at the plant and sludge treatment capacity will have to match the water treatment capacity.

2.4.2. An extension to the Iniscarra Water Treatment Plant Phase 1 has been completed. A sludge treatment upgrade at the Iniscarra Water Treatment Plant is included on the Water Services Investment Programme contract list for 2010-2012. The Ballincollig Regional Reservoir is also approved to advance through planning under the Water Services Investment Programme for 2010-2012.

The delivery of these projects is dependent on finance becoming available.

Macroom

2.4.3. The Water Supply scheme in the town is currently sufficient however with the projected population growth in the town the current scheme will not be sufficient to meet the needs of the town in the medium to long term due to the capacity of the treatment centre. An additional reservoir may be needed to the north of the town to service the growing population north of the town.

Key Villages

Coachford

2.4.4. The contract for the Dripsey/Coachford water supply scheme is under construction as part of the the Water Services Investment Programme (WSIP).

Kilumney/Ovens

The water supply in the village is currently sufficient to meet the existing population needs.

Ballyvourney/Ballymakeery

2.4.5. The water supply in the village is currently sufficient to meet the existing population needs.

Ballingeary

2.4.6. There are capacity issues with water supply depending on demand.

2.5 Waste Management

2.5.1. The Cork County Council Waste Management Plan 2004 is currently under review. The plan aims to:

- Reflect the overall waste management philosophy of the local authority.
- Outline the waste management objectives to be pursued.
- Where appropriate, establish specific targets against which performance can be measured.
- Set out a programme of action for the achievement of the objectives and delivery of integrated waste management facilities.

2.5.2. The plan identified a need for a civic amenity site in Ballincollig. Currently there are five bring sites in the town. There is a civic amenity site in Macroom Town and two bring sites.

2.5.3. All four key villages, nine villages, two village nuclei and one other location have bring site facilities in the Macroom Electoral Area.

2.6 Nature Conservation & Habitat

Environmental Designations

2.6.1. There are eleven proposed Natural Heritage Areas, one Natural Heritage Area, one proposed Special Protection Area, one Special Protection Area and two candidate Special Areas of Conservation in the Macroom Electoral Area. These include the Ballincollig Caves, the Lee Valley and the Shournagh Valley in Ballincollig, the Gearagh in Macroom and Gouganebarra Lake in Ballingeary.

Draft Landscape Strategy

2.6.2. The Draft Landscape Strategy for Cork County incorporates 16 landscape types and an evaluation of each in terms of landscape value, landscape sensitivity and landscape importance. The Macroom Electoral Area is dominated by three landscape types, broad fertile lowland valleys (Ballincollig), Hilly River and Reservoir Valleys (The Gearagh) and Valleyed Marginal Middleground (Macroom and Environs). All three types are considered to have high landscape value and high landscape sensitivity.

2.7 Other Environmental Considerations

Flooding

2.7.1. There are 16 documented risk areas for flooding recorded by the OPW in Ballincollig. The draft flood maps produced by the Lee Catchment Flood Risk Assessment and Management Study have identified a number of locations in the town at risk from flood events. Lands immediately to the north and south of the River Lee are particularly at risk. The majority of these are undeveloped and used for recreational and amenity purposes.

2.7.2. Flooding is a risk in Macroom and occasionally the Sullane River has burst its banks and flooded the Masseytown area at the western end of the town. Maps published by the Lee CFRAMS show the extent of the areas at risk of Flood Extent particularly at the western end of the town centre therefore flooding is considered to be a major issue in the town.

Soils

2.7.3. The soil types in Ballincollig and Macroom are acid brown soils. These are productive soils and there are a range of land uses associated with these soils including grassland, crop production and pasture.

Section 3 Principal Issues Raised in Submissions

3.1 Electoral Area Wide Issues

- The issue of existing deficiencies in infrastructure (wastewater, roads etc.) throughout the electoral area with specific reference to Ballincollig, Macroom and Killumney.
- A number of submissions referred to the need for the provision of schools in main settlements and rural areas.
- The requirement for a survey to be carried out to identify new and unoccupied houses in the electoral area.
- Concerns were raised in several submissions relating to flooding with specific reference to the main towns of Macroom and Ballincollig.
- The need to define the Metropolitan boundary in the Local Area Plan.

3.2 Principal Issues Raised in Relation to Settlements

Main Towns

Ballincollig (16 submissions)

Infrastructure and Transportation

- A number of submissions raised concerns regarding major infrastructural deficiencies which are holding up the development of a number of sites which were zoned in the 2005 Local Area Plan.
- The need to improve the existing bus service, parking provision, selection of the route for the proposed Rapid Transit Link – the need for a Transportation Study.
- The need for a link road between the South Ring and the proposed North Ring road.
- The need to upgrade infrastructure in the town particularly street lighting, footpaths and traffic calming measures.
- The provision of an orbital mini bus service in the town.
- Provision of a free cycle scheme.
- The need to upgrade the waste water treatment plant and the pumping station.
- The need for a fully integrated parking strategy and parking facilities to serve the green route.

Retail

- The need for additional bulk retail floorspace at the western end of the town.

- Expansion of the town centre zoning in Ballincollig to allow for additional retail floorspace.
- The need to utilise existing vacant buildings.

Residential

- The need to zone additional land for residential use in Ballincollig.
- Review of existing residential zonings to change the density.
- The need to complete existing estates in the town.

Community Facilities

- The need for additional community and civic facilities.
- Removal of zoning for cemetery extension in Ballincollig and rezone lands for educational/institutional/civic use.

Employment

- The need to zone additional land for employment uses in the town and identification of the most appropriate location for these lands.
- The need for a more diverse employment creation strategy focusing on production/manufacturing orientated jobs.
- Vacant business/office premises in the town centre.
- The need to retain current zoning in Ballincollig for established Industry/Enterprise use.

Education

- The need for a new secondary school in the town or additional classrooms at secondary school level.
- The need for the provision of a primary school on the R-18 site at the eastern end of the town.

Amenity

- The need for large public parks connecting the City to Ballincollig and its Regional Park along the River Corridor to meet passive and active recreational needs in the area.

Science Park

- To establish the development of the Science Park as a primary objective in the Local Area Plan.
- To ensure that the zoning objectives for the Science Park are in line with the proposed Masterplan.

- To ensure that an objective is included which prioritises the delivery of critical infrastructure to facilitate the SITP.
- To recognise that the SITP jobs are in addition to the general employment target set out in the CASP update for Cork's Metropolitan area and for Cork's South Environs.
- To recognise that the Science Park is a "west of the city" location and allocate employment to the Science Park from the Ballincollig employment allocation of 4,114 recognising that the development of this project will be a long term project.
- Extension of the search area for the proposed Science Park to include additional lands.
- Recognition in the LAP that the Science Park employment strategy is likely to be dependent upon the provision of the proposed Rapid Transit Corridor.
- To include provision of a link road to connect to the Model Farm Road.
- Need to "fast tract" the development of the CSITP through a Strategic Development Zone (SDZ).

Flooding

- Concerns were raised in relation to flooding.

Macroom (2 submissions)

Education

- The requirement for the designation of a Greenfield site for a new secondary school.

Employment

- The need for additional land for employment uses in the town particularly manufacturing and lower order industrial premises.

Infrastructure

- The need for the construction of the Macroom by-pass and for alternative routes for light transport to be provided until the bypass is built.
- The Wastewater Treatment Plant is at capacity.

Community Facilities

- The need for the provision of community facilities in the town.

Flooding

- Concerns were raised in relation to flooding in the town.

Key Villages

Coachford (3 submissions)

- The requirement for a residential care centre to support the village of Coachford and the wider rural hinterland.
- Designation of land for an inland freshwater location for the development of water based tourist activities.
- Retention of existing zoning status on Dairygold lands and include additional lands

Kilumney/Ovens (15 submissions)

- The need for grounds for Kilumney United Football Club. This need was identified in the 2005 Local Area Plan. The proposal is for the zoning of land for residential development to include a pitch, changing rooms and car parking for the Club.
- The need for the extension of the development boundary to include additional lands for residential development.
- Extension of the development boundary to include lands which have established uses on them including residential and industrial.
- The requirement for the designation of a site for new village centre at the western side of the village as all the services are on the eastern side while the majority of residential development is at the western end of the village.
- The need to remove the N22 corridor from the Kilumney/Ovens map as a number of submissions raised the issue that this corridor is preventing development from taking place.
- Identification of Strategic Aggregate Reserve for extraction of sand and gravel.
- The need for community facilities in the town to catch up with the growth in population which has occurred in recent years.
- Inclusion of Kilumney/Ovens in proposal for the Rapid Transit Bus Corridor.
- The need for footpaths to be constructed throughout the village to allow for safe pedestrian movement.

Ballymakeery/Ballyvourney (1)

- Protection of cultural and natural heritage of the Gaeltacht
- Protection of the Sullane River floodplain and the provision walks and other amenity uses along the floodplain.
- Provision of land for town centre uses.

Ballingeary – no submissions received

Villages and Village Nuclei (8 submissions)

Crossbarry

- The need for zoning for employment uses.

Rylane

- The need to extend the development boundary to include additional land for residential development.
- Provision of lighting on the chapel road.
- Provision of a footpath.

Crookstown

- The need to extend the development boundary to include land for industry/enterprise uses.
- The need to extend the development boundary to include established uses.

Ballynora

- Zoning of A3 lands for residential development.

Aherla

- Requirement to focus on the future and present needs of the village in order to improve the quality of life.

Carriganimmy

- Extension of the village development boundary for residential development
- Zoning of white land for commercial/village centre use.

Ballinagree

- Ballinagree should be reclassified from village nuclei to village.

Rural Areas

- The need for the provision of schools in rural areas.
- Concerns were raised in relation to the growth of rural villages in recent years and the need for them to develop organically and incrementally in the future.
- The need to focus on improving the quality of life in villages which in some cases have doubled in size in recent years.
- The need for local employment in smaller towns and villages.
- The requirement for a survey to be carried out to identify new and unoccupied houses in the electoral area.
- The need to recognise the cultural heritage of the Gaeltacht.

Section 4 Overall Approach to the Draft Local Area Plan

4.1 Main Policy Issues

Ministerial Guidance

Residential Development in Urban Areas

4.1.1. Published by the Department of Environment, Heritage and Local Government in May 2009, these guidelines update and revise the Guidelines for Planning Authorities on Residential Densities (1999), and provide further guidance on the appropriate scale of development in smaller towns and villages.

4.1.2. Concerns have been raised about the impact of rapid development and expansion on the character of smaller towns and villages through poor urban design and particularly the impact of large housing estates with a standardized urban design approach on the character of towns and villages that have developed slowly and organically over time. In order for these settlements to thrive and succeed, their development must strike a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. The Guidelines suggest a number of key points in this regard:

- Development must normally be plan led;
- New Development should contribute to compact towns and villages; giving priority to local trips by walking and cycling, prioritising the re-use of brown field development land and other underused lands or through the development of acceptable green field sites;
- Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Corridor) and also as a means of reinforcing the street pattern or assisting in the redevelopment of back lands while taking care to protect the architectural and environmental qualities of the settlement;
- Offering alternatives to urban generated housing; in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be

considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;

- Generally, the scale of new development should be in proportion to existing development; because of the scale of smaller towns and the villages, it is generally preferable that their development proceeds on the basis of a number of well integrated sites within and around the urban centre. The Local Area Plans will provide guidance on the level of residential development appropriate to each settlement and settlement type.
- The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development. Because of the scale of smaller towns and villages, it is generally preferable that overall expansion proceeds on the basis of a number of well integrated sites within and around the town/village centre in question rather than focusing on rapid growth driven by one very large site. Above all, it is the function of local area plans and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.
- Local authorities have a vital role to play in encouraging development through the provision of essential services.

Flood Risk and the Planning System

4.1.3. The Planning System and Flood Risk Management Guidelines for Local Authorities were published in November 2009. The overall policy objective of the guidelines is:

To minimise the national level of flood risk to people, businesses, infrastructure and the environment, through the identification and management of existing, and particularly potential future, flood risks in an integrated, proactive and catchment based manner.

4.1.4. A flood risk assessment (FRA) can be undertaken either over a large area or for a particular site to identify whether and to the degree to which flood risk is an issue, to identify flood zones (if not already available), to inform decisions in relation to zoning and planning applications; and to develop appropriate flood risk mitigation and management measures for development sited in flood risk areas.

4.1.5. Flood risk assessments can be undertaken at a range of scales relevant to the planning process. The key scales for FRA are: Regional (for regional planning guidelines); Strategic (for city or county development plans or local area plans); Site specific (for master plans and individual planning applications).

4.1.6. Flood risk assessments should (be):

- Proportionate to the risk scale, nature and location of the development;
- Undertaken by competent people, such as a suitably qualified hydrologist, flood risk management professional or specialist water engineer;
- Undertaken as early as possible in the particular planning process;

- Supported by appropriate data and information, including historical information on previous events, but focusing more on predictive assessment of less frequent or more extreme events, taking the likely impacts of climate change into account;
- Clearly state the risk to people and development and how that will be managed over the lifetime of the development;
- Focused on addressing the impact of a change in land use or development on flood risk elsewhere, ensuring that any such change or development must not add to and should, where practicable, reduce flood risk;
- Consider the vulnerability of those that could occupy the development, including arrangements for safe access and egress; and
- Consider the modification to flood risk that infrastructure such as raised defences, flow channels, flood-storage areas and other artificial features provide, together with the consequences of their failure.

4.2 County Development Plan 2009

Population Targets and Requirement for Zoned Land

Electoral Area Population

Settlement	Population 2006	Growth 2006-2020	2020 Target
Ballincollig	15,760	5,670	21,430
Macroon	3,553	798	4,351
Villages & Rural Areas	22,741	1,783	24,524
TOTAL	42,054	8,251	50,305

4.2.1 In 2006 the total population for the Macroon Electoral Area was 42,054. The combined target population for the Electoral Area for 2020 is 50,305. The growth in households between 2006 and 2020 is estimated to be 5,907. In order to allow for a proportion of vacancies and frictional losses in the market there is a requirement for an additional 7,680 units for the entire electoral area. Taking into account the number of units already built from 2006-2010 (source geo-directory) it can be concluded that there is a dwelling unit growth requirement of 6,535 between 2010 and 2020 in the electoral area.

4.2.2 Table 4 shows that when outstanding planning permissions are also taken into account the net requirement for additional houses for the electoral area is 4,492. The table shows how this housing requirement will be divided between the main towns of Ballincollig and Macroom, the four key villages, and thirty villages and rural areas.

Table 4.2: Macroom Electoral Area – Dwelling Units Growth					
Settlement	2020 Outline Strategy Dwelling Unit Growth	Already built '06-'10¹	2010-2020 (Gross) Housing Requirement²	Outstanding Planning Permissions	New Development 2020³
Ballincollig	4732	325	4407	932	3261
Macroom	872	374	498	64	434
Total Main Towns	5,604	699	4,905	996	3,695
Coachford					
Kilumney/Ovens					
Ballingeary					
Ballyvourney/Ballymakeery					
Total Key Villages	930	273	657	367	240
Total Villages and Rural Areas	1,146	173	973	498	457
Electoral Area Total	7,680	1,145	6,535	1,861	4,392

¹ *Already built 2006-2010*: this is the geodirectory count for 2010 minus the geodirectory count for 2005 and indicates what has been built and occupied between '05 and '10. A fifth of this figure gives a yearly average and four fifths gives an estimate of what was built and occupied between '06 and '10.

² *2010-2020 (Gross) Housing Requirement*: this is the 2020 target from Outline Strategy minus what is already built ('06-'10)

³ *New development 2020*: this is the 2020 Housing Requirement minus [vacant units counted in 2010 HLAS (not included in geodirectory count), units under construction and outstanding permissions].

Economy and Employment

4.2.3 The Census 2006 indicates that there are 8,586 jobs in the main towns of the Macroom Electoral Area. The principle centres of employment within the electoral area are Ballincollig and Macroom where 7,096 and 1,490 jobs were recorded respectively. The Census indicates the actual jobs in the electoral area in 2006 as 11,686.

4.2.4 An analysis of the 2006 Census identified that both Ballincollig and Macroom relied on significant levels of commuting to meet the employment needs of their populations and that of their rural hinterlands. This was most pronounced in Ballincollig where about 50% of the towns 12,000 workforce commute. In Macroom although there was a broad balance between the size of the town's workforce and the number of jobs, the town's economy was not large enough to provide for the employment needs of the significant population living in the villages and rural areas of its' hinterland without commuting.

4.3 Recommended Approach in the Main Towns

Ballincollig

Population and Housing

4.3.1 One of the overall aims of the Local Area Plan is to strengthen the rate of population growth in Ballincollig so that it can act as a focus for new employment development given its proximity to and potential for high quality public transport links with Cork City. The Outline Strategy identified that the capacity of zoned lands in Ballincollig would accommodate approximately 4,000 units. Therefore it is considered that the existing supply of remaining undeveloped land identified in the previous local area plans is broadly sufficient to meet the **need for an additional net growth of 3,261 units** in the town however as much of the residential land remains undeveloped the new local area plan will need to consider how best to overcome barriers to development so that Ballincollig can achieve its full potential as a Metropolitan Town. The land to the south of Ballincollig is considered to be a good location for the future expansion of the town.

Settlement Name	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding Planning Permissions	Potential Housing Stock 2010
Ballincollig	3,800	5,637	6,043	19	195	932	7,189

Table 4.4 Ballincollig Housing Requirement to 2020				
Settlement Name	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Ballincollig	4,732	539	932	3,261

Issues to be addressed

4.3.2 A critical issue for the development of Ballincollig is the need to provide appropriate water and transport infrastructure. The Waste Water Treatment Plant discharges into the River Lee where there appears to be issues for the quality of downstream drinking water abstraction. The failure to maintain appropriate investment in this plant may compromise this drinking water source and this may need further investigation. In the area of transportation the key issues are the need to improve the existing bus service, parking provision, the selection of the route for the proposed Rapid Transit Link and the need for a Transportation Study.

The following projects are presently being undertaken or planned for in Ballincollig;

- The Ballincollig Green Route (from Classes Lake junction to County/City boundary at Inchigaggin) is presently under construction. The target completion date is late 2010.
- The CASP Update 2008 identified a corridor for high quality rapid transit to link Ballincollig, the City centre, Docklands and Mahon. A preliminary feasibility study has been completed.
- A sludge treatment upgrade at the Iniscarra Water Treatment Plant is included on the Water Services Investment Programme contract list for 2010-2012. The Ballincollig Regional Reservoir is also approved to advance through planning under the Water Services Investment Programme for 2010-2012.
- Under the Water Services Investment Programme the Ballincollig Sewerage Scheme – Waste Water Treatment Plant Upgrade (Advance Works) are contracted to start 2010 – 2012 depending on finance becoming available

4.3.3 Another significant issue raised in relation to Ballincollig is the need for improved pedestrian links along the River Corridor connecting Ballincollig to the City. The County Development Plan 2009 states that 'where development is proposed on lands adjoining a river, the area immediately adjacent to the waterway should be retained as a linear park or walkway, which links the wider open space network and is accessible to the general public'. The Local Area Plans will identify the preferred locations for additional public open space and public walkways.

4.3.4 A number of submissions raised issues in relation to the need for additional schools in the town. The appropriate Local Area Plan response to the requirement for additional schools throughout the electoral area will be considered following consultation with the Department of Education and Science.

4.3.5 One of the main issues raised in the Ballincollig submissions was the need for additional land to be zoned for employment uses. In order to deliver the uplifted employment targets in the CASP Area, the 2009 County Development Plan designated Ballincollig as an Integrated Employment Centre which are to include both small scale and large scale industrial and enterprise development (office based industry, manufacturing and distribution).

4.3.6 In the current economic climate it is difficult to estimate the future rate at which the remaining supply of land will be developed. Ballincollig is the largest town in the County and many of its working population are reliant on commuting to their place of work. Compared to some other areas in the County, the overall supply of land for employment development is low when compared to the population. At the rate of development experienced in recent years the existing supply of zoned employment land (excluding the employment element of X-02) could be sufficient to last for only 9 years. Therefore it is considered desirable to zone a good choice of additional land for a range of employment uses in the town. Lands to the south of Ballincollig are considered to be a good location for the future expansion of employment land due to their location to the north of the Ballincollig by-pass.

Macroom

Population and Housing

4.3.7 In Macroom, taking account of the land identified as suitable for development in the recently adopted Macroom Town Development Plan there appears to be a significant surplus of land to cater for the future population targets for the town and the net housing requirement of 434 units. The potential housing stock in the town and environs in 2010, taking account of vacancies and outstanding planning permissions, is 1,643 units with 55 ha of land zoned for residential land in the Macroom Town Development Plan and 6ha of land zoned for residential development in the environs therefore it is not considered necessary to zone additional land in the local area plan.

Table 4.5 Macroom Housing Stock

Settlement Name	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding Planning Permissions	Potential Housing Stock 2010
Macroom	993	1,240	1,707	0	0	64	1,643

Table 4.6 Macroom Housing Requirement to 2020

Settlement Name	Dwelling Units Growth Target 2006-2020 (OS)	Already Built 2006-2010 (plus units which are vacant and under construction)	Outstanding Planning Permissions	Dwelling Unit Growth Requirement 2010-2020
Macroom	872	374	64	434

Issues to be addressed

20

Policy Unit

Cork County Council
Planning