

County Manager's Report to Members

UNDER SECTION 20 (3) (F) OF THE PLANNING AND DEVELOPMENT ACTS

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

August 2005

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

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

1 Introduction

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

2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Macroom Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised. A total of 196 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.
- 2.2 A total of 40 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

3 Remaining Steps in the Process

- 3.1 This report commences the final phase in preparing the Macroom Electoral Area Local Area Plan. The Planning and Development Acts require the Members of the Council to consider this report together with the Amendment.
- 3.2 Under the provisions of section 12 (3) (g) the Planning and Development Act (as amended), the Local Area Plan shall be deemed to be made, subject to the modifications recommended by the Manager in this report, six weeks after this report has been furnished to all the members of the Authority unless the members of the planning authority, by resolution, decide to make or amend the plan otherwise (providing that the amendment that authority so decide upon is the original

amendment proposed in the document published on 6th June 2005 or such amendment of it as considered appropriate).

- 3.3 These provisions of the Act (as amended) impose constraints on what can be considered for inclusion in the Local Area Plan at this stage. While there is still scope to modify the amendment, it is clear that matters that were not part of the amendment cannot now be introduced. Care should also be taken to ensure that where the amendment is to be modified, restraint should be exercised. This is to ensure that the extent or degree of modification doesn't result materially in a new change that falls outside the scope of what is allowed.
- 3.4 The Act also states as follows: "When performing their functions under this section the members of the authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government" (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

4 Scope for Modifying the Proposed Amendment

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

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

9003, 9004, 9037, 9052, 9077, 9086, 9099, 9105, 9151, 9152, 9219, 9232, 9239, 9438, 9517 & 9524.
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5 Summary of Manager's Recommendations

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

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List of Proposed Changes

No.	Proposed Change	Accept/Modify/Omit	Page
	OVERALL STRATEGY		
MCM 02.04.01	Inclusion of lands at Raleigh North, Macroom as GB 1-2.	Omit	26
	LOCAL AREA STRATEGY		
MCM 03.05.01	Inclusion of Fornaght as a 'Village Nucleus' within the settlement network.	Accept	29
MCM 03.05.02	Inclusion of Bealnablath as an 'Other Location' within the settlement network.	Accept	30
MCM 03.05.03	Inclusion of Gurrans as an 'Other Location' within the settlement network.	Accept	31
MCM 03.05.04	Inclusion of Srelane Cross as an 'Other Location' within the settlement network.	Accept	32
	ENVIRONMENT AND HERITAGE		
MCM 07.06.01	Include additional text on Gaeltacht settlements.	Accept	34
MCM 07.07.01	Delete last sentence of 7.7.3 and replace with new text.	Accept	35
	SETTLEMENTS AND OTHER LOCATIONS		
	Ballingeary		
MCM 08.02.01	Change specific objective R-01 in Ballingeary.	Accept	37
MCM 08.02.02	Extension of development boundary to the north at Kilmore, Ballingeary.	Accept	38
MCM 08.02.03	Extend residential zoning R-07 in Ballingeary.	Accept	39
	Coachford		
MCM 08.04.01	Change specific objective R-01 in Coachford.	Accept	42
MCM 08.04.02	Extension of development boundary to the north at Glebe and Clontead More, Coachford.	Accept	43
MCM 08.04.03	Extension of development boundary to the north at Clontead More, Coachford.	Accept	44
MCM 08.04.04	Provision of a new residential zoning at Clontead More, Coachford.	Modify	45
MCM 08.04.05	Extension of development boundary to the north at Clontead More, Coachford.	Accept	47

	Killumney / Ovens		
MCM 08.05.01	Change specific objective R-02 in Killumney / Ovens.	Accept	50
MCM 08.05.02	Change specific objective R-07 in Killumney / Ovens.	Accept	51
MCM 08.05.03	Extension of development boundary to the northeast at Carrigane and Barnagore, Killumney / Ovens.	Accept	52
MCM 08.05.04	Extension of development boundary to the west at Ballygroman Lower, Killumney / Ovens.	Accept	53
MCM 08.05.05	Provision of a new residential zoning at Carrigane, Killumney / Ovens.	Modify	54
MCM 08.05.06	Provision of a new residential zoning at Knockanemore, Killumney / Ovens.	Accept	56
MCM 08.05.07	Provision of a new open space zoning at Knockanemore, Killumney / Ovens.	Accept	58
MCM 08.05.08	Change specific objective R-06 in Killumney / Ovens.	Accept	60
MCM 08.05.09	Provision of a new residential zoning at Grange, Killumney / Ovens.	Accept	61
MCM 08.05.10	Provision of a new residential zoning at Knockanemore, Killumney / Ovens.	Modify	62
	Aherla		
MCM 08.07.01	Extension of development boundary to the north at Aherla More, Aherla.	Accept	64
MCM 08.07.02	Provision of a new open space zoning at Aherla More, Aherla.	Accept	65
	Clondrohid		
MCM 08.08.01	Change specific objective R-01 in Clondrohid.	Accept	68
MCM 08.08.02	Extend residential zoning R-01 in Clondrohid.	Accept	69
MCM 08.08.03	Provision of a new residential zoning at Garraneagappul, Clondrohid.	Modify	70
	Cloughduv		
MCM 08.09.01	Extend town centre zoning T-01 in Cloughduv.	Accept	72
MCM 08.09.02	Delete residential zoning R-02 in Cloughduv and create new residential zoning to include extension of development boundary.	Accept	73
MCM 08.09.03	Provision of a new education zoning at Cloughduv.	Accept	74
	Crookstown		
MCM 08.10.01	Extension of development boundary to the northwest at Clodah, Crookstown.	Accept	76

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	Inchigeelagh		
MCM 08.11.01	Delete industrial zoning I-01 to allow for the extension of residential zoning R-03 in Inchigeelagh.	Accept	78
MCM 08.11.02	Extend industrial zoning I-02 and rename the specific objective as I-01 in Inchigeelagh.	Accept	79
MCM 08.11.03	Extend residential zoning R-05 in Inchigeelagh.	Accept	80
MCM 08.11.04	Extend residential zoning R-04 in Inchigeelagh to include part of E-01.	Accept	81
MCM 08.11.05	Change specific objective X-01 in Inchigeelagh.	Accept	82
MCM 08.11.06	Tourism: Additional text in Inchigeelagh.	Accept	83
	Kilmurry		
MCM 08.12.01	Extension of development boundary to the southwest at Coolduff, Kilmurry.	Accept	86
MCM 08.12.02	Extension of development boundary to the east at Cloghmacow, Kilmurry.	Accept	87
MCM 08.12.03	Extension of development boundary to the east at Cloghmacow, Kilmurry.	Accept	88
	Kilnamartyra		
MCM 08.13.01	Extend residential zoning R-02 at Kilnamartyra.	Accept	90
	Rylane / Seiscne		
MCM 08.14.01	Change specific objective O-02 in Rylane / Seiscne to a residential zoning.	Accept	92
MCM 08.14.02	Delete residential zoning R-04 in Rylane / Seiscne and create a new residential zoning.	Accept	93
MCM 08.14.03	Provision of a new cemetery zoning in Rylane / Seiscne.	Accept	94
MCM 08.14.04	Change specific objective R-01 in Rylane / Seiscne.	Accept	95
MCM 08.14.05	Provision of a new residential zoning at Knocknagoun, Rylane.	Omit	96
MCM 08.14.06	Provision of a new residential zoning in Rylane / Seiscne.	Accept	97
MCM 08.14.07	Provision of a new residential zoning in Rylane / Seiscne.	Accept	98
	Stuake / Donoughmore		
MCM 08.15.01	Extend residential zoning R-03 in Stuake / Donoughmore.	Accept	100
	Ballinagree		
MCM 08.16.01	Extend residential zoning R-03 in Ballinagree.	Accept	102

	Bealnamorive		
MCM 08.17.01	Include statement in text to reflect the assimilative capacity of the River Glashagarriff.	Accept	104
MCM 08.17.02	Extension of development boundary to the west at Inchaleagh, Bealnamorive.	Accept	105
	Carriganimmy		
MCM 08.20.01	Provision of a new residential zoning at Knockraheen, Carriganimmy.	Accept	108
MCM 08.20.02	Provision of a new residential zoning at Knockraheen, Carriganimmy.	Accept	109
	Coolea		
MCM 08.21.01	Extension of development boundary to the north at Milleeny, Coolea.	Accept	112
	Farnivane		
MCM 08.23.01	Extension of development boundary to the west at Farranhavane, Farnivane.	Accept	114
	New Tipperary		
MCM 08.26.01	Extension of development boundary to the north at Garraunredmond, New Tipperary.	Accept	116
MCM 08.26.02	Extension of development boundary to the south at Lackabane, New Tipperary.	Omit	117
MCM 08.26.03	Extension of development boundary to the west at Garraunredmond, New Tipperary.	Accept	118
	Reananerree		
MCM 08.27.01	Extension of development boundary to the north at Reananerree.	Accept	120
	Tooms		
MCM 08.29.01	Provision of a new open space zoning at Tooms West, Tooms.	Accept	122
MCM 08.29.02	Provision of a new open space zoning at Tooms West, Tooms.	Accept	123
	Fornaght		
MCM 08.31.01	Inclusion of Fornaght as a "Village Nucleus".	Accept	126
	Bealnablath		
MCM 08.32.01	Inclusion of Bealnablath as an "Other Location".	Accept	130
	Gurranes		
MCM 08.33.01	Inclusion of Gurranes as an "Other Location".	Accept	132

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	Srelane Cross		
MCM 08.34.01	Inclusion of Srelane Cross as an "Other Location".	Accept	134

APPENDIX A:

(i) : Numerical List of Submissions

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

(i) : Numerical List of Submissions

<i>Ref Title</i>	<i>Interested Party</i>
9001 Lands at Knockanemore, Ovens	Fahy, Marcella
9003 Lands at Aherla	Fuller, Mary
9004 Lands at Aherla	Good, Jeffrey
9027 Issues relating to MCM 08.04.05	Dorney, Michael
9037 Lands at Carrigane, Ovens	Brady, Frank
9052 Issues relating to Carrigadrohid	O'Mahony, Karen
9072 Issues relating to Cloughduv	Cloughduv Community Association
9077 Lands at Aherla	C & J Developments Ltd.
9078 Lands at Aherla	C & J Developments Ltd.
9086 Issues relating to Carrigadrohid	Lehrell, Belinda
9090 Issues relating to MCM 02.04.01	Hallissey, Michael
9099 Lands at Aherla	Deasy, Callaghan
9101 Lands at Gurranes	Crowley, Denis J.
9105 Lands at Aherla	Deasy, Callaghan
9106 Issues relating to MCM 08.05.10	McSweeney, Tony
9107 Issues relating to MCM 08.05.10	Mohally, Larry
9108 Issues relating to MCM 08.05.10	O'Brien, Thomas
9109 Issues relating to MCM 08.05.10	O'Regan, Pat
9133 Issues relating to MCM 08.08.03	O'Brien, Barry
9136 Lands at New Tipperary	Barrett, Stephen
9151 Lands at Farnanes	Creedan, P.J.
9152 Lands at Carrigane, Ovens	Brady, Frank
9154 Issues relating to Killumney / Ovens	Killumney United Football Club
9157 Issues relating to MCM 08.04.05	Twomey, Abina
9209 Issues general to draft LAP's	Cork Environmental Forum
9218 Lands at Cloughduv	O'Carroll, Don
9219 Lands at Cloughduv	O'Carroll, Don
9223 Lands at Clontead More, Coachford	McSwieney, Peter
9232 Lands at Rylane	O'Sullivan Family
9238 Lands at Killumney / Ovens	Dairygold Ltd.
9239 Lands at Ballinagree	Lehane, Pat

<i>Ref Title</i>	<i>Interested Party</i>
9263 Lands at Inchigeelagh	O'Sullivan, Tim
9281 Lands at Inchigeelagh	O'Leary, Vincent
9330 Issues relating to MCM 08.11.06	Hurley, Denis
9438 Lands at Carrigadrohid	Barry Murphy, Pat
9442 Lands at Carriganimmy	O'Leary, Joe
9451 Lands at Kilnamartyra	Murphy, Tomás
9469 Issues relating to MCM 08.04.04	Hockey, Ruth
9517 Lands at Farnivane	Unknown
9524 Lands at Lower Tooms	Cohalan, James

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

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Barrett, Stephen	9136	Lands at New Tipperary	This submission proposes that proposed change MCM 08.26.02 be increased in area.
Barry Murphy, Pat	9438	Lands at Carrigadrohid	This submission proposes that lands at Carrigadrohid be zoned for residential development. The submission proposes that there is a public water supply, lands are located on the Cork-Coachford Road, a lower speed limit will be introduced for this stretch of road in the near future, there is no possibility of expanding the village in other areas, and there are many available services in the village. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
Brady, Frank	9037	Lands at Carrigane, Ovens	This submission proposes that lands at Carrigane, Ovens should be included within the development boundary. The submission proposes that the lands are already developed in accordance with Planning Ref. 83/2175. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
Brady, Frank	9152	Lands at Carrigane, Ovens	This submission proposes that the proposed development boundary be amended to include an area already developed under planning ref. 83/2175. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
C & J Developments Ltd.	9077	Lands at Aherla	This submission proposes that lands at Aherla be zoned for residential development. The submission proposes that it would be a streetscape development, there are mains services available, and that public lighting, footpaths and sewer would be developed in partnership with Cork County Council. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
C & J Developments Ltd.	9078	Lands at Aherla	This submission proposes that lands including proposed change MCM 08.07.01 be zoned for residential development. The submission proposes that mains services are already in place, public footpaths, lighting and sewer could be provided in partnership with Cork County Council, there is permission granted to upgrade the cul de sac that allows access to these lands, the creche would be more central to development, and some areas remain undeveloped in the village.

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Cloughduv Community Association	9072	Issues relating to Cloughduv	This submission raises a number of issues relating to Cloughduv. Issues raised include: is town centre an indication of what is planned for the village; no provision has been made for a public amenity; what is the intention for the proposed education zoning; the present school should not be redeveloped for housing; concerns are raised with medium density levels not being reviewed; and that no provision has been made for safe access between school and residential areas.
Cohalan, James	9524	Lands at Lower Tooms	This submission proposes that lands at Lower Tooms be zoned for residential development. The submission proposes that Tooms is a bipolar settlement, there is both commercial and residential development adjacent to the proposed lands, there are buses to schools, and Kilmichael GAA grounds are nearby along with a pitch and putt course. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
Cork Environmental Forum	9209	Issues general to draft LAP's	This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extension to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft LAPs.
Creedan, P.J.	9151	Lands at Farnanes	This submission proposes that lands at Farnanes be zoned for residential development. The submission proposes that development would be located on the lower section of the site, rejuvenation of the higher woodland could take place, road safety would be improved, there would be better road alignment, and more sensitive landscaping. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.

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<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Crowley, Denis J.	9101	Lands at Gurranes	This submission proposes that Gurranes which is subject of proposed change MCM 08.33.01 be designated as a village nucleus. The submission proposes that the village be designated as a village nucleus so that lands can be zoned for residential development. It is proposed that it is possible to dispose of surface water through percolation on site or using the Owenabue River, the area is served by the Killumney/Ovens-Crossbarry road which is capable of taking any traffic generated by development at Gurranes, and the development of Gurranes as a village would help maintain the strategic gap between Killumney/Ovens and Crossbarry. The submission proposes that there are a number of sports clubs in the area, considerable employment, development would help maintain viability of school, and Gurranes has similar facilities to other settlements designated as village nuclei.
Dairygold Ltd.	9238	Lands at Killumney / Ovens	This submission proposes that lands at Killumney / Ovens subject of proposed change MCM 08.05.09 be amended to facilitate a neighbourhood centre, commercial / employment type uses and residential development. The submission proposes that the zoning in the draft plan does not allow for the proposed mix use development, the members of Cork County Council were not aware that a change of zoning was required, and it is proposed that legislation allows this further change to take place.
Deasy, Callaghan	9099	Lands at Aherla	This submission proposes that lands at Aherla be zoned for residential development. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
Deasy, Callaghan	9105	Lands at Aherla	This submission proposes that lands at Aherla be zoned for residential development. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
Dorney, Michael	9027	Issues relating to MCM 08.04.05	This submission raises an issue with proposed amendment MCM 08.04.05. The submission proposes that the change included in the Amendment document does not properly reflect what was agreed at the council meeting held on 16/05/2005. It is put forward that it was agreed to include more land than is included in the map of the proposed change.

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Fahy, Marcella	9001	Lands at Knockanemore, Ovens	This submission proposes that lands subject of proposed change MCM 08.05.07 at Knockanemore, Ovens not be included as playing pitches. The submission proposes that the lands are on either side of an entrance to a farmhouse and working farm, this is the only entrance and is used for machinery, cattle trucks and general traffic, road frontage would be eliminated, playing fields would increase traffic and activity at this point, and it would compromise the business of the farm.
Fuller, Mary	9003	Lands at Aherla	This submission proposes that lands at Aherla be included within the development boundary. The submission proposes that the development boundary be moved back to the same line as MCM 08.07.01, the proposed change would allow a designer to maximise the potential of the land involved, the lands can be accessed through lands already zoned, these lands would mark the end of any future development to the north in Aherla, and further ribboning would be prevented. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
Good, Jeffrey	9004	Lands at Aherla	This submission proposes that lands at Aherla be included within the development boundary. The submission proposes that there is already significant development on the eastern side of the road that runs south from the village, development on these lands would balance overall development in the village, it is likely that zoned land will be quickly developed, and the proposed lands are close to the centre of the village. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
Hallssey, Michael	9090	Issues relating to MCM 02.04.01	This submission supports the inclusion of MCM 02.04.01.
Hockey, Ruth	9469	Issues relating to MCM 08.04.04	This submission raises a number of issues relating to MCM 08.04.04. Issues raised by this submission include concern over the inclusion of these lands for residential development, the rural setting of the area would be changed by development in this location, added traffic on the road would make an already dangerous road worse as there are a number of blind bends, there are many entrances to houses and there is a large volume of traffic on the road, there are water and sewage problems in the area with water pressure being low in the summer months, and any development should be in keeping with the setting of the area.

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<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
Hurley, Denis	9330	Issues relating to MCM 08.11.06	This submission raises a number of issues relating to proposed change MCM 08.11.06. Issues raised include that the location of tourist facilities do not have to be village based, it is unrealistic to suggest that any tourist development be occupied on a year round basis, and the use of limited residentially zoned areas in the village is a waste of this resource. The submission proposes that at a minimum that the proposed change should be reworded.
Killumney United Football Club	9154	Issues relating to Killumney / Ovens	This submission raises a number of issues relating to Killumney / Ovens. Issues raised include that proposed change MCM 08.05.07 will not be made available for any sporting organisation, and there is a need for soccer pitches due to the large number of additional areas being developed.
Lehane, Pat	9239	Lands at Ballinagree	This submission proposes that lands at Ballinagree be zoned for residential development. The submission proposes that Ballinagree has good access to Macroom and Cork City along with a bus service, there are a wide variety of services, surface water drainage to a river to the south, a sewerage treatment plant has been approved as part of a planning application to serve the village, there is a water supply, and topography of the land is good. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
Lehrell, Belinda	9086	Issues relating to Carrigadrohid	This submission raises a number of issues relating to Carrigadrohid. Issues raised include that it is a very small community in an area of outstanding beauty, there are minimal services in the village, the castle needs protection and conservation, construction would further damage the castle and the area, and any development in the village should be at a very low density. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
McSweeney, Tony	9106	Issues relating to MCM 08.05.10	This submission proposes that on the lands subject of proposed change MCM 08.05.10 a planning application, 05/0761, has been refused for three reasons. The submission proposes that the lands are zoned for agriculture and are within the existing green belt.

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
McSwienny, Peter	9223	Lands at Clontead More, Coachford	This submission proposes that lands at Clontead More, Coachford, subject of proposed change MCM 08.04.04 be zoned as medium density. The submission proposes that the lands are close to the school, low density would inhibit further development in a northward direction, and development of medium density would compliment the recognised pattern of development in the area.
Mohally, Larry	9107	Issues relating to MCM 08.05.10	This submission proposes that on the lands subject of proposed change MCM 08.05.10 a planning application, 05/0761, has been refused for three reasons. The submission proposes that the lands are zoned for agriculture and are within the existing green belt.
Murphy, Tomás	9451	Lands at Kilnamartyra	This submission proposes that lands at Kilnamartyra be zoned for residential development. The submission proposes that residential development is needed to keep school numbers up, development is also needed to ensure the Post Office/Shop stays open, there is good access by road to Killarney and Cork, there is a new public water supply and the sewerage system can be accessed, and the lands cannot be considered to be prominent.
O'Brien, Barry	9133	Issues relating to MCM 08.08.03	This submission proposes that an additional amount of land be included with proposed change MCM 08.08.03. The submission proposes that the boundary of the proposed amendment be moved to the natural boundary of the field.
O'Brien, Thomas	9108	Issues relating to MCM 08.05.10	This submission proposes that on the lands subject of proposed change MCM 08.05.10 a planning application, 05/0761, has been refused for three reasons. The submission proposes that the lands are zoned for agriculture and are within the existing green belt.
O'Carroll, Don	9218	Lands at Cloughduv	This submission proposes that lands at Cloughduv be zoned for residential development. The submission proposes that R-03 in the draft plan be extended to the south and to the west, with the proposed educational zoning subject of proposed change MCM 08.09.03 be moved further west, so as to ensure the land being farmed to the south has a more regular boundary, and allow a more realistic area for low density development.

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<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Carroll, Don	9219	Lands at Cloughduv	This submission proposes that lands at Cloughduv be zoned for residential development. The submission proposes that the lands are bordered by existing and proposed development. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
O'Leary, Joe	9442	Lands at Carriganimmy	This submission proposes that lands subject of proposed change MCM 08.20.01 be changed to medium density and that the zoning objective of MCM 08.20.02 be modified. The submission proposes that the lands closest the village subject of change MCM 08.20.01 would be more suited to medium density development as it would mean more economic use of infrastructure and serviced land, and it is also proposed that the zoning objective be modified to remove the ten-metre buffer and the requirement for a possible flood study. The submission also proposes that the proposed zoning objective for MCM 08.20.02 be modified to remove the ten-metre buffer and the requirement for a possible flood study.
O'Leary, Vincent	9281	Lands at Inchigeelagh	This submission proposes that lands at Inchigeelagh be zoned for residential development. The submission requests that proposed change MCM 08.11.01 be extended to the other side of the road to include additional lands.
O'Mahony, Karen	9052	Issues relating to Carrigadrohid	This submission raises a number of issues relating to Carrigadrohid. Issues raised include that it is a very scenic area with a wide range of flora and fauna, the castle contributes to a unique setting, any future development should be sensitively undertaken, development should be of a low enough density to not disturb the landscape or the environment, and that there are limited services in the village. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
O'Regan, Pat	9109	Issues relating to MCM 08.05.10	This submission proposes that on the lands subject of proposed change MCM 08.05.10 a planning application, 05/0761, has been refused for three reasons. The submission proposes that the lands are zoned for agriculture and are within the existing green belt.

<i>Interested Party</i>	<i>Ref</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Sullivan Family	9232	Lands at Rylane	This submission proposes that lands at Rylane be zoned for residential development. The submission proposes that three lots of lands be included for both low and medium density residential development. It is proposed that development in these locations would counteract the proposed concentration of development in Seiscne, there is a strong demand for housing in the area, the lands are suitable for development, and the lands are serviceable by the new sewer. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.
O'Sullivan, Tim	9263	Lands at Inchigeelagh	This submission proposes that lands in Inchigeelagh subject of proposed change MCM 08.11.02 be zoned for residential development. The submission proposes that the industrial area should be moved to the rear and rezoned for residential development as this road is a main tourist route.
Twomey, Abina	9157	Issues relating to MCM 08.04.05	This submission raises a number of issues relating to MCM 08.04.05. The submission supports the inclusion of these lands as Coachford is felt to be an ideal location for development because of the services it contains, the lands in question are said to be sheltered, south facing, secluded and private, and the proposed extension of the boundary should help meet demand for individual houses in this rural area.
Unknown	9517	Lands at Farnivane	This submission proposes that lands be included within the development boundary at Farnivane. The submission proposes that the inclusion of these lands would concentrate development in the one area. This submission does not relate to a proposed amendment to the Macroom Electoral Area draft Local Area Plan.

APPENDIX B:

SECTION 2 OVERALL STRATEGY

PROPOSED CHANGE NO. MCM 02.04.01**INCLUSION OF LANDS AT RALEIGH NORTH, MACROOM AS GB 1-2****PROPOSED CHANGE**

It is proposed to make a modification to the Macroom Green Belt Map in Section 2 of the Draft Local Area Plan by amending the map to include lands at Raleigh North, Macroom as GB 1-2.

RELEVANT SUBMISSIONS RECEIVED

9090							

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

PLANNING ISSUES

The lands subject of this change are located in the townland of Raleigh North, and are approximately 750m to the west of the town boundary in the direction of Toon Bridge from Macroom. The lands are located on a narrow road close to a dangerous junction. The site measures approximately 0.29ha in area.

There are extensive views to the north of the Sullane River valley, and the lands are within scenic landscape as designated in the Cork County Development Plan 2003 (as varied). There has been extensive ribboning in the area. If this change was included, it would lead to further pressure for development in an unserved rural area.

It is the policy of the Cork County Council to maintain the identity of towns, to prevent urban sprawl, and to ensure distinction in character between countryside and the built environment. In keeping with its policy, the Council proposes to zone a substantial amount of land, 54ha, as a GB 1-2 area within the green belt to the northwest of Macroom Town. This GB 1-2 area will provide for the construction of individual one off houses close to the town but in a rural setting.

There have also been two planning applications refused on this site for individual dwellings.

A submission has been received from the landowner, which supports the inclusion of the proposed change.

The proper planning and sustainable development of the area would be best served if the site remained undeveloped and continued to make a valuable contribution to the Macroom Town green belt.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

Macroom Green Belt Map

SECTION 3 LOCAL AREA STRATEGY

PROPOSED CHANGE NO. MCM 03.05.01**INCLUSION OF FORNAGHT AS A 'VILLAGE NUCLEUS' WITHIN THE SETTLEMENT NETWORK****PROPOSED CHANGE**

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Fornaght in the settlement network of the Macroom Electoral Area.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

A village nucleus was defined in the draft Local Area Plan to be a settlement having one or more existing community or other local facilities, and the settlement provides a basic level of services, accommodating a certain level of growth over the life of the Plan.

Fornaght fits these criteria so should be included as a village nucleus in the settlement network for the Macroom Electoral Area. The adjoining settlement of Firmount, which is in the Blarney Electoral Area, has been included in the draft Plan for the Blarney Electoral Area. By now including Fornaght it will ensure that both settlements will have the same opportunity to develop.

This proposed change will allow for the inclusion of Fornaght in the settlement network of the Macroom Electoral Area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 03.05.02

INCLUSION OF BEALNABLATH AS AN ‘OTHER LOCATION’ IN THE SETTLEMENT NETWORK

PROPOSED CHANGE

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Bealnablath in the settlement network of the Macroom Electoral Area.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

An other location was defined in the draft Local Area Plan to be an area which may not form part of the settlement network, but performs important functions with regard to tourism, heritage, recreation and other uses.

It is proposed that Bealnablath be included as an Other Location as it is a recognised place in Co. Cork. The settlement is not large enough to warrant the provision of a development boundary around the settlement nor is it appropriate at this time to do so because of the limited availability of services and the very limited amount of development in the area. By recognising Bealnablath at this time and by encouraging some limited form of development, the area will have the opportunity to develop up to a level that may warrant its inclusion in the next Local Area Plan as a village nucleus.

This proposed change will allow for the inclusion of Bealnablath in the settlement network for the Macroom Electoral Area.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 03.05.03

INCLUSION OF GURRANES AS AN 'OTHER LOCATION' IN THE SETTLEMENT NETWORK

PROPOSED CHANGE

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Gurranes in the settlement network of the Macroom Electoral Area.

RELEVANT SUBMISSIONS RECEIVED

9101							

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

PLANNING ISSUES

An other location was defined in the draft Local Area Plan to be an area which may not form part of the settlement network, but performs important functions with regard to tourism, heritage, recreation and other uses.

It is proposed that Gurranes be included as an Other Location as it is a recognised place in Co. Cork. The settlement is not large enough to warrant the provision of a development boundary around the settlement nor is it appropriate at this time to do so because of the limited availability of services and the limited amount of development in the area. By recognising Gurranes at this time and by encouraging some limited form of development, the area will have the opportunity to develop up to a level that may warrant its inclusion in the next Local Area Plan as a village nucleus.

The only relevant submission proposed that Gurranes be a village nucleus with lands zoned for residential development. This cannot be addressed, as it would be a material change.

This proposed change will allow for the inclusion of Gurranes in the settlement network for the Macroom Electoral Area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 03.05.04**INCLUSION OF SRELANE CROSS AS AN 'OTHER LOCATION' WITHIN THE SETTLEMENT NETWORK****PROPOSED CHANGE**

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Srelane Cross in the settlement network of the Macroom Electoral Area.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

An other location was defined in the draft Local Area Plan to be an area which may not form part of the settlement network, but performs important functions with regard to tourism, heritage, recreation and other uses.

Srelane Cross is located on the N22 Cork to Killarney road. This road is a National Primary Route and has a large amount of traffic using it. There is also a junction with a minor road and a number of other access points onto the N22.

Srelane Cross straddles the boundary between the Metropolitan Cork Green Belt and the Rural Housing Control Zone as defined in the Cork County Development Plan 2003 (as varied). The Green Belt in this area is A1, which is the category of green belt requiring most protection.

Services are provided in the area in the form of two pubs, which are located on opposite sides of the N22.

It is proposed that Srelane Cross be included as an Other Location as it is a recognised place in Co. Cork. The settlement is not large enough to warrant the provision of a development boundary around the settlement nor is it appropriate at this time to do so because of the limited availability of services and the limited amount of development in the area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

SECTION 7 ENVIRONMENT AND HERITAGE

PROPOSED CHANGE NO. MCM 07.06.01**INCLUDE ADDITIONAL TEXT ON GAELTACHT SETTLEMENTS****PROPOSED CHANGE**

It is proposed to include additional text in Section 7 after paragraph 7.6.3 as follows:

'This group of settlements in the Gaeltacht forms part of a unique group within the settlement network which nurtures and promotes linguistic and cultural heritage. The Local Area Plan supports the protection and promotion of Gaeltacht settlements and areas, and recognises the important role played by Baile Bhúirne / Baile Mhic Íre, Béal Átha an Ghaorthaidh, Cúil Aodha, Réidh na nDoirí and Cill na Martra in this respect.'

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 07.07.01

DELETE LAST SENTENCE OF 7.7.3 AND REPLACE WITH NEW TEXT.

It is proposed to delete in Section 7 the last sentence of 7.7.3, "As part of the consultation process..... and replace with new text as follows:

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

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

SECTION 8 SETTLEMENTS AND OTHER LOCATIONS

PROPOSED CHANGE NO. MCM 08.02.01**CHANGE SPECIFIC OBJECTIVE R-01 IN BALLINGEARY****PROPOSED CHANGE**

It is proposed to make a modification in Ballingeary to specific zoning objective R-01 in Section 8 of the Draft Local Area Plan by amending the text of the existing zoning objective to the following:

'R-01 Low density residential development to include provision of a crèche.'

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

R-01 is located close to the centre of the village, to the rear of the secondary school in Ballingeary. The provision of a crèche has not been included in any of the residential objectives for Ballingeary. The potential for development in Ballingeary as a result of the draft Local Area Plan, has a possible potential yield of over 300 houses so a need for a crèche will be established. For this reason the zoning objective of R-01 has been amended to allow for the development of a crèche on lands that are in a suitable location for this type of childcare facility in Ballingeary. Ballingeary has been designated as a Key Village in the settlement network of the Electoral Area with one of its aims being to provide facilities for the village and its hinterland.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.02.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH AT KILMORE, BALLINGEARY

PROPOSED CHANGE

It is proposed to make a modification to the Ballingeary Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the north.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The lands the subject of this proposed change are located on a minor road heading north from the village of Ballingeary. There is a ribbon of houses within the development boundary on the opposite side of the road, and the lands are located within the 50kph speed limit signs. The lands are located between the road and the Bunsheelin River. These lands are proposed to be included so as to reflect stop lines to the north of the village in the 1996 County Development Plan.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.02.03

EXTEND RESIDENTIAL ZONING R-07 IN BALLINGEARY

PROPOSED CHANGE

It is proposed to make a modification to the Ballingeary Zoning Map in Section 8 of the Draft Local Area Plan by extending residential zoning R-07 to the west.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the west of Ballingeary and would be an extension to R-07 through the addition of 0.7ha. The lands are undulating and have some rocky outcrops. The servicing arrangements for the village of Ballingeary are capable of taking additional development. The addition of these lands would increase the potential yield of R-07 by approximately 6 houses. It is considered that the proposed change would be a small extension and given Ballingeary's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Ballingeary Map

PROPOSED CHANGE NO. MCM 08.04.01

CHANGE SPECIFIC OBJECTIVE R-01 IN COACHFORD

PROPOSED CHANGE

It is proposed to make a modification in Coachford to specific zoning objective R-01 in Section 8 of the Draft Local Area Plan by changing the existing zoning objective to the following:

‘R-01 Medium density residential development.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are centrally located in Coachford, between the village centre and the schools. Coachford is designated as a key village and as such would be the location within the settlement network where higher densities are appropriate. The location of these lands makes them suitable for medium density residential development. The proposed zonings in Coachford will mean the addition of over 200 houses in the village. Services in Coachford need to be improved but it is felt that improvement will be encouraged with an increase in density on these lands.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.04.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH AT GLEBE AND CLONTEAD MORE, COACHFORD

PROPOSED CHANGE

It is proposed to make a modification to the Coachford Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the north.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the north of the development boundary in Coachford. This proposed change is a consequential change resulting from the extension of the development boundary eastwards to take in the lands the subject of proposed change MCM 08.04.04. Within this area there are a small number of houses that are accessed by a minor road onto the R619. There would be limited scope for further development in this piece of land.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.04.03

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH AT CLONTEAD MORE, COACHFORD

PROPOSED CHANGE

It is proposed to make a modification to the Coachford Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the north.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the north of the development boundary in Coachford. This proposed change is a consequential change from the extension of the development boundary northwards to take in the lands the subject of change MCM 08.04.04. There is some potential for further development on these lands but this potential is limited due to condition of this section of the R619, which at this point is poorly aligned.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.04.04

PROVISION OF A NEW RESIDENTIAL ZONING AT CLONTEAD MORE, COACHFORD

PROPOSED CHANGE

It is proposed to make a modification to the Coachford Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including the following zoning objective in the text:

‘Low density residential development with single access point onto the R619 and the provision of a crèche.’

RELEVANT SUBMISSIONS RECEIVED

9469	9223						

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

PLANNING ISSUES

These lands are located to the north of Coachford along the R619. There is a ribbon of houses including the old primary school to the east of the site. To the west are the primary and secondary schools. The lands are level but are located at a higher elevation than the village of Coachford, elevation being gained as you head north along the R619. The designation of Coachford as a key village means that the village should be the focus for development in the area. The addition of these lands will ensure that there is enough land zoned in Coachford to meet future housing demand. Services in Coachford are currently not adequate and the addition of these lands may require improvement in the level of current service provision.

The specific zoning objective for these lands should be modified to allow for the realignment of the R619. This realignment will be needed to ensure traffic safety along this section of the R619. An opportunity will also arise for a pedestrian link between development in this location and the schools to the west so this should be taken account of in an amended zoning objective. With the provision of a pedestrian link, the sports pitches between the proposed lands, the subject of the change and the schools would become accessible as a recreational amenity.

Submissions received on this proposed change request that part of the lands be zoned for medium density residential development. This request would be a material change so cannot now be considered. Another submission does not support the inclusion of this proposed change on the grounds that it is a rural area, there are water and sewerage problems in the area, and that traffic is a serious concern on the dangerous road.

MANAGER'S RECOMMENDATION:***MODIFY THE PROPOSED CHANGE TO THE FOLLOWING WORDING:***

'Low density residential development with single agreed access point onto the R619, the provision of a crèche, and the protection of existing hedgerows. A pedestrian link to the school should also be provided along with the agreed improvement of the R619 at this location.'

PROPOSED CHANGE NO. MCM 08.04.05**EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH AT CLONTEAD MORE, COACHFORD****PROPOSED CHANGE**

It is proposed to make a modification to the Coachford Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the north.

RELEVANT SUBMISSIONS RECEIVED

9027	9157						

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

PLANNING ISSUES

These lands are located to the north of the development boundary in Coachford. This proposed change is a consequential change from the extension of the development boundary northwards to take in the lands the subject of change MCM 08.04.04. These lands contain a ribbon of development along the R619. There is very limited potential for any further development within this proposed development boundary extension apart from the redevelopment of the old national school on which planning permission has been granted for four dwellings.

One of the submissions received suggests that the development boundary be extended at MCM 08.04.05 to the east. The proposal would be a material change and cannot now be considered. The other submission supports the inclusion of this proposed change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Coachford Map

PROPOSED CHANGE NO. MCM 08.05.01

CHANGE SPECIFIC OBJECTIVE R-02 IN KILLUMNEY / OVENS

PROPOSED CHANGE

It is proposed to make a modification in Killumney / Ovens to specific zoning objective R-02 in Section 8 of the Draft Local Area Plan by changing the existing zoning objective to the following:

‘R-02 Medium density residential development to include a mix of house types and sizes, including the maintenance and strengthening of natural boundaries and the provision of an amenity walk along the River Bride. A buffer of 50m will have to be provided from the existing Waste Water Treatment Plant to the south.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located very close to the centre of Killumney village with access being from the road that links Killumney to Ovens. The zoning objective needs to be modified so as to provide a buffer with the Waste Water Treatment Plant which is located to the south of these lands. This buffer will help ensure the amenity of future housing development on these lands is not injured by the presence of the Waste Water Treatment Plant.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.05.02

CHANGE SPECIFIC OBJECTIVE R-07 IN KILLUMNEY / OVENS

PROPOSED CHANGE

It is proposed to make a modification in Killumney / Ovens to specific zoning objective R-07 in Section 8 of the Draft Local Area Plan by changing the existing zoning objective to the following:

'R-07 Medium density residential development to include street frontage housing and a mix of house types and sizes.'

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the east of Killumney, at Grange Cross Roads. Killumney / Ovens is designated as a key village and as such would be the location within the settlement network where higher densities are appropriate. On this basis R-07 has been increased in density from low to medium. This increase in density will contribute to meeting the demand for new housing in the area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.05.03**EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTHEAST AT CARRIGANE AND BARNAGORE, KILLUMNEY / OVENS****PROPOSED CHANGE**

It is proposed to make a modification to the Killumney / Ovens Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the northeast.

RELEVANT SUBMISSIONS RECEIVED

None							

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

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

PLANNING ISSUES

These lands are located to the north of Killumney / Ovens on a cul de sac created as a result of the Ballincollig bypass. Before the bypass these lands would have run along the N22 and would as a result not have been considered for inclusion within a development boundary. This proposed change is a consequential change from the extension of the development boundary northwards to take in the lands the subject of proposed change MCM 08.05.05. Presently there is no scope for further development on these lands unless existing houses are redeveloped.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.05.04

EXTENSION OF DEVELOPMENT BOUNDARY TO THE WEST AT BALLYGROMAN LOWER, KILLUMENY / OVENS

PROPOSED CHANGE

It is proposed to make a modification to the Killumney / Ovens Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the west.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located on the western edge of the village of Killumney, at the end of a ribbon of houses. The inclusion of these lands would potentially mean the increase of this ribbon by only one house. These lands would if included mark the end of this ribbon of development on the south side of the road as another ribbon starts on the northern side of the road immediately to the west. Anyone developing on these lands should be aware of the potential archaeological significance of a ringfort less than 100m to the west of the site boundary. The inclusion of these lands will reduce the pressure for individual houses in the countryside.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.05.05

PROVISION OF A NEW RESIDENTIAL ZONING AT CARRIGANE, KILLUMNEY / OVENS

PROPOSED CHANGE

It is proposed to make a modification to the Killumney / Ovens Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including the following zoning objective in the text:

‘Low density residential development with single access point from a cul de sac onto the N22.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

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

PLANNING ISSUES

These lands are located to the north of Killumney / Ovens. The lands are level in nature with tree lined boundaries on the northern and western sides. The inclusion of these lands will extend the development boundary as far as a natural boundary formed by the long established quarry on the western side. Given Killumney / Ovens role as a key village within the settlement network, this proposed increase would be acceptable.

Access to the lands is from the R608, which was formerly the N22 before the opening of the Ballincollig bypass. The R608 is a cul de sac from a point 1km to the east of these lands. As a result the zoning objective should be modified to reflect this.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE TO THE FOLLOWING WORDING:

'Low density residential development with suitable access onto the R608.'

PROPOSED CHANGE NO. MCM 08.05.06

PROVISION OF A NEW RESIDENTIAL ZONING AT KNOCKANEMORE, KILLUMNEY / OVENS

PROPOSED CHANGE

It is proposed to make a modification to the Killumney / Ovens Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including the following zoning objective in the text:

‘Low density residential development to include an adequate buffer with N22 route corridor to the south of the site.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

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

PLANNING ISSUES

These lands are located adjacent to an existing housing estate south of the primary school and church in Ovens. The lands are level and are generally suited to development. Servicing of these lands may be an issue as the water supply in the area needs to be extended and upgraded, and the sewerage system also needs to be improved. The biological quality of the River Bride is currently an issue for the settlement. Most of the zoned land for this key village is located in the southern part of the village, around Killumney and to the east of it in the direction of EMC. The proposed inclusion of these lands will result in some residential development taking place to the north of the proposed N22 route corridor, in a location with better access to the school and playing pitches.

The lands subject of this proposed change amount to 2.5ha, which at a low density would allow for the development of approximately 30 houses. These lands will help balance development in Killumney / Ovens, and the inclusion of the site would be in accordance with proper planning and sustainable development principles as they are close to many existing services and amenities.

Macroom Electoral Area Draft Local Area Plan

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.05.07**PROVISION OF A NEW OPEN SPACE ZONING AT KNOCKANEMORE, KILLUMNEY / OVENS****PROPOSED CHANGE**

It is proposed to make a modification to the Killumney / Ovens Zoning Map in Section 8 of the Draft Local Area Plan by providing a new open space zoning and including the following zoning objective in the text:

'Develop and maintain at least two playing pitches and active open space.'

RELEVANT SUBMISSIONS RECEIVED

9001	9154						

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

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

PLANNING ISSUES

These lands are located to the west of Ovens national school and church, and immediately south of the existing GAA grounds. The lands are level and are therefore suitable for the development of playing pitches. A demand for playing pitches has been established in Killumney / Ovens through submissions previously received. This location was felt to be an appropriate location for pitches in the village due to the availability of level land, and its proximity to the school and GAA club.

Submissions on this proposed change object to these lands being included as playing pitches, and outline how the lands will not be made available to any sporting organisation. A number of other locations that may be suitable for playing pitches are put forward. The proposed zoning of these lands does not prevent the use of these lands for agriculture, and it also does not prevent playing pitches being established elsewhere in the area.

Macroom Electoral Area Draft Local Area Plan

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.05.08

CHANGE SPECIFIC OBJECTIVE R-06 IN KILLUMNEY / OVENS

PROPOSED CHANGE

It is proposed to make a modification in Killumney / Ovens to specific zoning objective R-06 in Section 8 of the Draft Local Area Plan by changing the existing zoning objective to the following:

‘R-06 Medium density residential development to include the provision of serviced sites on eastern side and a 20 metre wide broad leaf planted buffer along the northern boundary.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the east of Killumney village, between Grange Cross Roads and a new road that provides access from Killumney Village onto the Ballincollig bypass. The proposed increase in density is justified by the fact that Killumney / Ovens is a key village and therefore has adequate services to support additional population. R-06 is also very close to Ballincollig and has good access onto the Ballincollig bypass. The increased density will allow for an increased variety of house types in the locality.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.05.09

PROVISION OF A NEW RESIDENTIAL ZONING AT GRANGE, KILLUMNEY / OVENS

PROPOSED CHANGE

It is proposed to make a modification to the Killumney / Ovens Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including the following zoning objective in the text:

'Low density residential development.'

RELEVANT SUBMISSIONS RECEIVED

9238							

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

PLANNING ISSUES

These lands are located to the east of Killumney Village, and are adjacent to the existing Dairygold premises. The proposed change is located in the northern part of lands zoned as I-01 (Industrial) in the draft Local Area Plan. There is already a large amount of land zoned for industrial uses within Killumney / Ovens so the removal of 0.65ha should not adversely affect future industrial development. Its inclusion as residential is justified by the fact that Killumney / Ovens is a key village and the lands are contiguous with existing residential development and services. Carefully designed development on this site may also act as a buffer between residentially zoned land to the east and the industrial land to the west.

The submission on this proposed change requests that the change be amended to facilitate a neighbourhood centre, commercial / employment type uses and residential development. This request would be a material change so cannot now be considered.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.05.10**PROVISION OF A NEW RESIDENTIAL ZONING AT KNOCKANEMORE, KILLUMNEY / OVENS****PROPOSED CHANGE**

It is proposed to make a modification to the Killumney / Ovens Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including the following zoning objective in the text:

'Low density residential development.'

RELEVANT SUBMISSIONS RECEIVED

9106	9107	9108	9109				

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

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

PLANNING ISSUES

These lands are located to the north of Apsley Court, which is close to the centre of Killumney Village. The lands are currently in agricultural use and are level. Access to these lands would be from a minor road that serves Apsley Court. The future development of these lands will impact on this estate. Servicing is currently an issue in the area so it is proposed that the zoning objective be modified to take account of this. The area proposed to be included should not be extended further as the proposed preferred route corridor for the N22 could affect it.

The submissions on this proposed change do not support the inclusion of this change. It is also stated that the site is part of the green belt. The modification of this proposed change would ensure that before development takes place the layout and servicing of the site will have to be addressed and agreed.

MANAGER'S RECOMMENDATION:***MODIFY THE PROPOSED CHANGE TO THE FOLLOWING WORDING:***

'Low density residential development subject to satisfactory layout and servicing arrangements.'

Killumney / Ovens Map

PROPOSED CHANGE NO. MCM 08.07.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH AT AHERLA MORE, AHERLA

PROPOSED CHANGE

It is proposed to make a modification to the Aherla Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the north.

RELEVANT SUBMISSIONS RECEIVED

9003	9078						

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

PLANNING ISSUES

These lands are located to the north of Aherla village. This change has been proposed so as to reflect a planning permission granted on the lands under Ref. 03/2122. There are no new planning issues in relation to this change.

Submissions received on the proposed change request that additional lands be included. These requests would result in a material change so cannot now be considered.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.07.02

PROVISION OF A NEW OPEN SPACE ZONING AT AHERLA MORE, AHERLA

PROPOSED CHANGE

It is proposed to make a modification to the Aherla Zoning Map in Section 8 of the Draft Local Area Plan by providing a new open space zoning and including the following zoning objective in the text:

'Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme with a high quality informal layout of sites. There should be safe pedestrian access, and an entrance should be based on a single access from the public road.'

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The lands are located to the east of Aherla adjoining the existing development boundary. The lands are steeply sloping on the southern part of the site along the road boundary. The remaining lands are level in the northern part of the site. A single vehicular access to these lands will have to be agreed with the Councils engineering department. The scale of development in Aherla is an important point to consider here, as the majority of zoned lands within Aherla remain undeveloped which will allow for approximately 150 units to be built. This additional land measuring c5.5ha in area will allow for around 27 units to be built at the proposed density. It is considered that adequate lands are available at present to cater for the needs of the village within the plan period but the inclusion of these lands at the proposed density will reduce pressure for individual houses in the countryside in areas that cannot be serviced. On the northern part of these lands, the map of Aherla shows an enclosure, this may be of archaeological significance and will have to be taken account of in any planning application made on these lands. Aherla is located within the Rural Housing Control Zone as defined in the Cork County Development Plan 2003 (as varied). The inclusion of these proposed lands would make suitable alternatives to individual houses in the countryside available.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Aherla Map

PROPOSED CHANGE NO. MCM 08.08.01

CHANGE SPECIFIC OBJECTIVE R-01 IN CLONDROHID

PROPOSED CHANGE

It is proposed to make a modification in Clondrohid to specific zoning objective R-01 in Section 8 of the Draft Local Area Plan by changing the existing zoning objective to the following:

‘R-01 Low density residential development to include long term landscaping along the eastern boundary, and protection of attractive views to the south west, while including a minimum 30m buffer with the County Council septic tank to the south of the site.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

It is proposed in this change to include a reference in the specific objective to the need for a buffer from the County Council septic tank to the south of the site. This will protect the amenity of any future residential development on these lands.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.08.02

EXTEND RESIDENTIAL ZONING R-01 IN CLONDROHID

PROPOSED CHANGE

It is proposed to make a modification to the Clondrohid Zoning Map in Section 8 of the Draft Local Area Plan by extending residential zoning R-01 zoning to the east.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located to the north of the lands zoned R-01 in the draft Local Area Plan and to the rear of an existing row of houses. Having regard to the topography of the land and its proximity to the village centre, these lands are considered suitable for residential development. By including this proposed change the potential yield of R-01 will increase by approximately 11 houses. Increasing the amount of zoned land in Clondrohid should reduce the need for individual houses in the countryside, which is very scenic in this area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.08.03**PROVISION OF A NEW RESIDENTIAL ZONING AT GARRANEAGAPPUL, CLONDROHID****PROPOSED CHANGE**

It is proposed to make a modification to the Clondrohid Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including the following zoning objective in the text:

'Low density residential development to include the retention of existing trees along road frontage and the protection of views.'

NOTE: This will result in a consequential change in the Macroom Green Belt Map.

RELEVANT SUBMISSIONS RECEIVED

9133							

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

PLANNING ISSUES

The lands are located to the east of the village and adjacent to existing residential development and the attendant services. Inclusion of these lands should reduce the demand for individual houses in the countryside. The proposed change will affect the green belt for Macroom but this change will be minor as Clondrohid adjoins the northwestern edge of the green belt.

The submission on this proposed change requested that the boundary of the proposed lands be extended to the south to the natural boundary of the lands. The boundary of this proposed change should be moved to the east to reflect the established boundary of these lands. This modification will be a minor change as it only means a small increase in area of the proposed change by approximately 0.35ha so therefore the proposed modification is non-material.

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

This modification only refers to the map of the proposed change

Clondrohid Map

PROPOSED CHANGE NO. MCM 08.09.01**EXTEND TOWN CENTRE ZONING T-01 IN CLOUGHDUV****PROPOSED CHANGE**

It is proposed to make a modification to the Cloughduv Zoning Map in Section 8 of the Draft Local Area Plan by extending town centre zoning T-01 zoning to the south.

RELEVANT SUBMISSIONS RECEIVED

9072							

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

PLANNING ISSUES

The proposed lands are located to the south of the existing T-01 zoning in the draft plan, in the core of the village. The proposed zoning objective for these lands covers a wide range of uses. By including these lands it will allow for a more comprehensive redevelopment that can maximise potential uses of the site. As the proposed increase is minimal, only 0.16ha, it is considered that the change is acceptable.

The submission that corresponds to this proposed change is one from the community council enquiring as to whether town centre is what is envisaged for the village. Cloughduv has the potential to increase in size by something in the region of over 300 houses if all lands are developed. With this increase a demand will be created for services that are provided in town centre type zonings located in the core of the village.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.09.02

DELETE RESIDENTIAL ZONING R-02 IN CLOUGHDUV AND CREATE NEW RESIDENTIAL ZONING TO INCLUDE EXTENSION OF DEVELOPMENT BOUNDARY

PROPOSED CHANGE

It is proposed to make a modification to the Cloughduv Zoning Map in Section 8 of the Draft Local Area Plan by deleting residential zoning R-02 and create a new residential zoning including an extension to the development boundary with the following zoning objective in the text:

'Medium density residential development to include provision of a crèche. Access to the site should be agreed with the Planning Authority prior to the submission of a planning application.'

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the north of Cloughduv. Access would be to the west onto the road that links Cloughduv to the N22 Cork-Macroom road. The lands are level and generally suitable for development. Servicing in Cloughduv is capable of taking more development as there is a new Waste Water Treatment Plant in place with spare capacity, and it is intended to improve the water supply network. The addition of these lands will help meet the projected demand for housing in the Macroom Electoral Area during the lifetime of the plan.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.09.03

PROVISION OF A NEW EDUCATION ZONING AT CLOUGHDUV

PROPOSED CHANGE

It is proposed to make a modification to the Cloughduv Zoning Map in Section 8 of the Draft Local Area Plan by providing a new education zoning and including the following zoning objective in the text:

‘Provision of site for new school, to include ancillary open space and car parking.’

RELEVANT SUBMISSIONS RECEIVED

9072	9218						

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

PLANNING ISSUES

The proposed lands are located to the southwest of the village. The lands are located to the south of R-01 and to the west of R-03. They are level adjoining the road but rise gently to the south. The boundary of the site has been influenced by the steepness of the lands to the south. The provision of these lands for a new school will serve the future population of Cloughduv, which could increase by at least 300 houses during the life of this plan.

The two submissions received on this proposed change raise different issues; 9218 requests that R-03 in the draft Local Area Plan be enlarged to include MCM 08.09.03, and that the proposed educational zoning be moved further west. This request cannot be considered, as it would be a material change and 9072 questions whether a second school will be needed for the increased village population. This proposed educational zoning has been included, as the existing school does not have room for expansion on its present site. This proposed zoning will allow for a new school to be built in a location close to the village centre when the need arises.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Cloughduv Map

PROPOSED CHANGE NO. MCM 08.10.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTHWEST AT CLODAH, CROOKSTOWN

PROPOSED CHANGE

It is proposed to make a modification to the Crookstown Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the northwest.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the northwest of Crookstown. This change is proposed to reflect the planning permission already granted on the lands under Ref. 99/3074.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Crookstown Map

PROPOSED CHANGE NO. MCM 08.11.01**DELETE INDUSTRIAL ZONING I-01 TO ALLOW FOR THE EXTENSION OF RESIDENTIAL ZONING R-03 IN INCHIGEELAGH****PROPOSED CHANGE**

It is proposed to make a modification to the Inchigeelagh Zoning Map in Section 8 of the Draft Local Area Plan by deleting industrial zoning I-01, and extending residential zoning R-03 to the west.

RELEVANT SUBMISSIONS RECEIVED

9281							

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

PLANNING ISSUES

The proposed lands are located on the western side of Inchigeelagh, on the road to Ballingeary. The lands are level in nature and suitable for development. Changing the zoning of this site from industrial to residential will allow for more housing closer to the village centre, and it allows for industrial uses on the edge of the village. The potential yield of an increased R-03 would be in the order of 40 houses. The future development of the village will be better served by changing the proposed zoning on these lands to residential as it is in the interest of orderly development and the proper planning and sustainable development of the area.

The only submission on this proposed change is requesting that lands on the south side of the road be included but this cannot be considered, as it would be a material change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.11.02

EXTENSION OF INDUSTRIAL ZONING I-02 AND RENAME THE SPECIFIC OBJECTIVE AS I-01 IN INCHIGEELAGH

PROPOSED CHANGE

It is proposed to make modifications to the Inchigeelagh Zoning Map in Section 8 of the Draft Local Area Plan by extending industrial zoning I-02 to the west, amending the specific zoning objective by renaming it I-01, and changing the specific zoning objective to the following:

'I-01 Small to medium scale industry (starter/small units) to include ten metre tree planting buffer along the eastern boundary.'

RELEVANT SUBMISSIONS RECEIVED

9263							

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

PLANNING ISSUES

This proposed change is consequent to MCM 08.11.01 as it is replacing the industrial land zoned I-01 in the draft plan, which has been proposed to be changed to residential. These lands are level and are located on the western edge of the village. The edge of the village is a good location for industrial development as it has ease of access and does not conflict with other uses. Despite its location on the edge of the village, it will still be within walking distance of the village centre.

The only relevant submission requests that this proposed change be zoned for residential development with the industrial zoning moved to the north adjoining these lands. This request cannot be considered, as it would be a material change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.11.03

EXTEND RESIDENTIAL ZONING R-05 IN INCHIGEELAGH

PROPOSED CHANGE

It is proposed to make a modification to the Inchigeelagh Zoning Map in Section 8 of the Draft Local Area Plan by extending residential zoning R-05 to the east, and changing the existing zoning objective to the following:

‘R-05 Low density residential development (serviced sites) including an amenity walk along the River Lee.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located to the east of the development boundary on the southern side of the River Lee. The lands are level and contiguous to the development boundary. The provision of an amenity walk in the specific objective along the River Lee will add to the recreational amenities that already exist in Inchigeelagh. The addition of these lands will allow for potential yield of approximately 42 houses on around 3.5ha. While the addition of these lands is not required to meet the projected population increase or housing demand in the village, it will help to balance development in the settlement. These lands are also close to the village centre with its services and amenities.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.11.04

EXTEND RESIDENTIAL ZONING R-04 IN INCHIGEELAGH TO INCLUDE PART OF E-01

PROPOSED CHANGE

It is proposed to make a modification to the Inchigeelagh Zoning Map in Section 8 of the Draft Local Area Plan by deleting part of E-01 and extending residential zoning R-04 onto this part.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

This change is proposed to reflect the planning permission already granted on the lands under Ref. 03/5069. The reduction of E-01 will only be by approximately 0.4ha, which will still allow sufficient land for the extension of the cemetery.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.11.05**CHANGE SPECIFIC OBJECTIVE X-01 IN INCHIGEELAGH****PROPOSED CHANGE**

It is proposed to make a modification in Inchigeelagh to specific zoning objective X-01 in Section 8 of the Draft Local Area Plan by changing the existing zoning objective to the following:

'X-01 Allow for mixed-use development, such as commercial, enterprise and residential uses.'

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The zoning objective of X-01 is proposed to be changed to include a reference to residential use. This change would allow for the development of a mixed-use scheme on the site. The zoning objective in the draft Local Area Plan only mentioned commercial and enterprise uses. The inclusion of residential in this amendment properly reflects a mixed-use development for which this site is intended. This site is centrally located in the village and so would be an ideal location for this type of development that would be easily accessible to village residents.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.11.06**TOURISM: ADDITIONAL TEXT IN INCHIGEELAGH****PROPOSED CHANGE**

It is proposed to make a modification to the text for Inchigeelagh in Section 8 of the Draft Local Area Plan to include the following paragraph:

'It is an objective generally to support integrated tourism development proposals, of an appropriate scale, which support the provision of services, protect the heritage of the village and support the economic vitality of Inchigeelagh.'

RELEVANT SUBMISSIONS RECEIVED

9330							

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

PLANNING ISSUES

Inchigeelagh is located in an important tourist area in County Cork, being on the main route to Gougane Barra. There has already been some limited tourist related development in Inchigeelagh and the additional text that is proposed to be included will support further development of this type. The National Spatial Strategy advises that holiday home development can act as a revitalising force in economic terms, but an emphasis is needed on clustering such tourism driven development in or adjoining small towns or villages so that visitors can access shops, services and public transport.

The submission that relates to this proposed change requests that the wording be changed to allow for the development of tourism related development outside of the village.

It is considered that the proposed change as worded is appropriate and reflects the intent of the National Spatial Strategy in this regard.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Inchigeelagh Map

PROPOSED CHANGE NO. MCM 08.12.01**EXTENSION OF DEVELOPMENT BOUNDARY TO THE SOUTHWEST AT COOLDUFF, KILMURRY****PROPOSED CHANGE**

It is proposed to make a modification to the Kilmurry Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the southwest.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are centrally located in Kilmurry village. The lands are located on the road that heads west from Kilmurry in the direction of Poulanargid. Due to the central location of these lands in relation to the village they are suitable for inclusion within the development boundary. Although level close to the road, the land falls from north to south as you move away from the road.

The proposed lands are also well screened due to their location and mature hedgerows on the approach road to the village from the south.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.12.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE EAST AT CLOGHMACOW, KILMURRY

PROPOSED CHANGE

It is proposed to make a modification to the Kilmurry Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the east.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are centrally located in Kilmurry. They are to the east of the church, and to the rear of the pub and nearby shop. The lands fall from east to west, becoming more elevated the further east you go. These particular lands are suited for inclusion due to their central location in the village.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.12.03

EXTENSION OF DEVELOPMENT BOUNDARY TO THE EAST AT CLOGHMACOW, KILMURRY

PROPOSED CHANGE

It is proposed to make a modification to the Kilmurry Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the east.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the east of the village. The lands are adjacent to those proposed in change MCM 08.12.02 but are further east and also more elevated. Even though these lands are elevated there are houses at a similar elevation on the road along the southern boundary of the site. In the draft Local Area Plan the development boundary that was drawn around the village allowed for no increase on the zoned lands in the 1996 County Development Plan. Servicing arrangements in Kilmurry are adequate in terms of water supply but not adequate in terms of sewage treatment. Any development of these or other lands in Kilmurry will have to provide for the treatment of sewage.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Kilmurry Map

PROPOSED CHANGE NO. MCM 08.13.01

EXTEND RESIDENTIAL ZONING R-02 AT KILNAMARTYRA

PROPOSED CHANGE

It is proposed to make a modification to the Kilnamartyra Zoning Map in Section 8 of the Draft Local Area Plan by extending residential zoning R-02 zoning to the northwest.

RELEVANT SUBMISSIONS RECEIVED

9451							

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

PLANNING ISSUES

The lands are centrally located in the village of Kilnamartyra. The lands slope from southeast to northwest and are visible on the approach to Kilnamartyra from the northeast. The addition of these lands will help meet demand for housing in this village for the next 6 years. The development boundary for Kilnamartyra was originally drawn tightly with no major additions to that which was included in the 1996 County Development Plan. The addition of these lands will increase the amount of land available for development in Kilnamartyra and reduce the demand for individual houses in the countryside in the area, which is very scenic.

The only submission made on this proposed change requests that more land be zoned for residential development. This request would be a material change so cannot now be considered.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Kilnamartyra Map

PROPOSED CHANGE NO. MCM 08.14.01

CHANGE SPECIFIC OBJECTIVE O-02 IN RYLANE / SEISCNE TO A RESIDENTIAL ZONING

PROPOSED CHANGE

It is proposed to make a modification in Rylane / Seiscne to specific zoning objective O-02 in Section 8 of the Draft Local Area Plan by changing the map and text of the existing zoning objective to the following:

‘R-05 Low density residential development to include frontage housing.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located between the development nodes of the settlement, Rylane to the north and Seiscne to the south. This change has been included to better reflect the zoning objective for these lands that was in the 1996 County Development Plan, which was for frontage housing.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.14.02

DELETE RESIDENTIAL ZONING R-04 IN RYLANE / SEISCNE AND CREATE A NEW RESIDENTIAL ZONING

PROPOSED CHANGE

It is proposed to make a modification in Rylane / Seiscne by deleting residential zoning R-04 in Section 8 of the Draft Local Area Plan and create a new residential zoning with the following zoning objective:

'Medium density residential development to include the provision of a crèche. Any proposal on these lands should make provision for setting back of existing road side boundary. Development on these lands should be subject to satisfactory access.'

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located in the southern part of the village. The levels on these lands fall from north to south. It is proposed to make a reduction to lands zoned R-04 in the draft Local Area Plan to allow for the provision of a cemetery (MCM 08.14.03) adjacent to the church. Account has been taken in the zoning objective of the access road, which will need to be improved to allow for safe access to any residential development on this site. Medium density development is suited to this location due to the close proximity of the village core, with the school, church and other amenities all within walking distance.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.14.03

PROVISION OF A NEW CEMETERY ZONING IN RYLANE / SEISCNE

PROPOSED CHANGE

It is proposed to make a modification to the Rylane / Seiscne Zoning Map in Section 8 of the Draft Local Area Plan by creating a new cemetery zoning and including the following zoning objective in the text:

‘Provision of site for a new cemetery and ancillary car parking.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located immediately to the east of the church in Rylane / Seiscne. A need for a cemetery was identified in the village, and this field next to the church is seen as the best place to locate a cemetery.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.14.04

CHANGE SPECIFIC OBJECTIVE R-01 IN RYLANE / SEISCNE

PROPOSED CHANGE

It is proposed to make a modification in Rylane / Seiscne to specific zoning objective R-01 in Section 8 of the Draft Local Area Plan by amending the text of the existing zoning objective to the following:

‘R-01 Low density residential development, with single access point, to include street frontage development along western boundary.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located in the northwestern part of the settlement. In the draft plan R-01 was zoned as medium density. It is now proposed to reduce this density to low, as medium density in this location would not be suitable considering the scale of existing development in Rylane. It is also the furthest point within the development boundary from the waste water treatment plant, but the sewer has not been extended this far. Considering the scale of development in this part of the village, low density would be more suited to this area. The potential yield of these lands at low density would be approximately 26 units.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.14.05

PROVISION OF A NEW RESIDENTIAL ZONING AT KNOCKNAGOUN, RYLANE.

PROPOSED CHANGE

It is proposed to make a modification to the Rylane / Seiscne Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including a specific objective in the text:

‘Low density residential development to include the provision of a landscaping buffer along the southern, eastern and western boundaries.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The lands subject of this proposed change are located to the west of the development boundary. They would represent the addition of approximately 1.5ha of land. This would mean a potential yield of around twenty houses. If all lands that are proposed for inclusion are zoned, then more than 200 houses could be built over the next 6 years in Rylane / Seiscne. This scale of development is clearly not suitable for Rylane. For the life of this plan R-01 will meet demand for residential development in this part of the village.

Development of these proposed lands would affect views to the west, which at this point are very extensive. The proposed lands would stand out from their surroundings, as the site is not screened in any way and because of its prominence is visible from all locations south and west of the village. Development would also affect views entering Rylane from the west along scenic route A22.

MANAGER’S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

PROPOSED CHANGE NO. MCM 08.14.06

PROVISION OF A NEW RESIDENTIAL ZONING IN RYLANE / SEISCNE

PROPOSED CHANGE

It is proposed to make a modification to the Rylane / Seiscne Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including a specific objective in the text:

‘Low density residential development with single entrance onto public road and suitable boundary treatment on eastern side to enhance entrance to village.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located adjacent to the northern boundary of the village. They are located within the 50kph speed limit zone. These lands would not represent a major addition to the amount of zoned land in the village. They are also ideally located at one of the development nodes in the village. The site adjoins existing housing on the western boundary of the lands, which would be at the same elevation. The zoning objective will ensure that people entering the village on the eastern side will be met by well screened development that will enhance the entrance to the village. The site can also access the sanitary infrastructure in the village.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.14.07

PROVISION OF A NEW RESIDENTIAL ZONING IN RYLANE / SEISCNE

PROPOSED CHANGE

It is proposed to make a modification to the Rylane / Seiscne Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including a specific objective in the text:

‘Low density residential development to include a crèche and a play area with suitable boundary treatment on eastern side to enhance entrance to village.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the east of the village, between the two development nodes on the eastern side. Although the lands are level adjoining the road on the northern boundary, they fall away to the south. The addition of these lands would represent an additional 5.5ha of zoned land. The potential yield of these lands would be in the region of 70 houses, which would result in the total yield on zoned land in the village being in the region of 200 houses. The road boundary on the northern side is outside the 50kph boundary and the road on the western side is very narrow.

These lands are close to the village core, with the school and church within walking distance. The waste water treatment plant for the village is located to the south of the proposed lands so these lands. The specific zoning objective for the lands will ensure that views of the village from the east will be enhanced by way of screening.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Rylane / Seiscne Map

PROPOSED CHANGE NO. MCM 08.15.01

EXTEND RESIDENTIAL ZONING R-03 IN STUAKE / DONOUGHMORE

PROPOSED CHANGE

It is proposed to make a modification to the Stuake / Donoughmore Zoning Map in Section 8 of the Draft Local Area Plan by extending residential zoning R-03 to the northeast.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located to the east of R-03 in Stuake / Donoughmore, to the east of the school. The lands are level in nature. The inclusion of these lands would increase the amount of land available for development by 0.3ha which considering the scale of proposed development in Stuake / Donoughmore does not represent a significant increase. The potential yield of these lands would only be increased by approximately 3 houses.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Stuake / Donoughmore Map

PROPOSED CHANGE NO. MCM 08.16.01

EXTEND RESIDENTIAL ZONING R-03 IN BALLINAGREE

PROPOSED CHANGE

It is proposed to make a modification to the Ballinagree Zoning Map in Section 8 of the Draft Local Area Plan by extending residential zoning R-03 to the south.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the south of the development boundary in Ballinagree and are level in nature. This change is proposed to reflect the planning permission already granted on the lands under Ref. 03/6487.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Ballinagree Map

PROPOSED CHANGE NO. MCM 08.17.01

INCLUDE STATEMENT IN TEXT TO REFLECT THE ASSIMILATIVE CAPACITY OF THE RIVER GLASHAGARRIFF

PROPOSED CHANGE

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

‘It should be noted that assimilative capacity of the River Glashagarriff might be an issue for any future development.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

This change is proposed to be included to reflect the water quality of the River Glashagarriff. There are no new planning issues associated with this proposed change.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.17.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE WEST AT INCHALEAGH, BEALNAMORIVE

PROPOSED CHANGE

It is proposed to make a modification to the Bealnamorive Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the west.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located to the west of Bealnamorive. The majority of land within the development boundary of Bealnamorive is already developed so there is a need for this addition to the boundary to allow for further development of the village over the lifetime of the plan. There is a school, church and pub in the village so additional development will help sustain these services.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Bealnamorive Map

PROPOSED CHANGE NO. MCM 08.20.01

PROVISION OF A NEW RESIDENTIAL ZONING AT KNOCKRAHEEN, CARRIGANIMMY

PROPOSED CHANGE

It is proposed to make a modification to the Carriganimmy Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including a specific objective in the text:

‘Low density residential development to include a 10 metre wide tree planted buffer along southern boundary to accommodate an amenity walk along river bank. A flood study may be required.’

RELEVANT SUBMISSIONS RECEIVED

9442							

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

PLANNING ISSUES

The proposed lands are located to the east of the development boundary in Carriganimmy. The lands are generally level with a very gentle slope to the south towards the Foherish River. Account has been taken of this river by the inclusion of a possible requirement for a flood study in the zoning objective for the lands, and in the provision of an amenity walk, which will be of benefit to the community as a whole. The lands do not represent a major increase in the amount of land that would be included within the development boundary of Carriganimmy. The inclusion of these lands would result in a potential yield of approximately 12 houses, which would be considered to be appropriate to the scale of this village.

The only submission on this proposed change requests that the density of this proposed change be increased to medium density residential development, the requirement for a 10-metre buffer tree planted buffer be removed, and that the requirement for a flood study be removed from the zoning objective. An increase in density cannot be considered as it would be a material change, a tree planted buffer will safeguard against flooding, and the inclusion of a requirement for a flood study is justified by the proximity of the Foherish River.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.20.02

PROVISION OF A NEW RESIDENTIAL ZONING AT KNOCKRAHEEN, CARRIGANIMMY

PROPOSED CHANGE

It is proposed to make a modification to the Carriganimmy Zoning Map in Section 8 of the Draft Local Area Plan by providing a new residential zoning and including a specific objective in the text:

'Low density residential development to include a 10 metre wide tree planted buffer along southern boundary to accommodate amenity walk along river bank. A flood study may be required.'

RELEVANT SUBMISSIONS RECEIVED

9442							

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

PLANNING ISSUES

These lands are located on the eastern side of Carriganimmy. The lands proposed do not adjoin the existing development boundary as they are to the east of MCM 08.20.01. The lands are generally level in nature but slope very gently down to the river. There is a lack of services in the village so any development may have to provide its own water and waste water treatment. There is also a standing stone recorded on the Record of Monuments as being located on these lands. These lands are approximately 1.7ha in area and would result in a potential yield of approximately 21 houses. This would not be out of character with the scale of existing development in Carriganimmy. The addition of these lands will also provide an alternative to individual houses in the countryside.

The only submission on this proposed change requested that the requirement for a flood study be removed from the zoning objective of this proposed change and that the requirement for a 10 metre tree planted buffer be removed. The tree planted buffer will safeguard against flooding, and the flood study requirement is justified by the proximity of the Foherish River.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Carriganimmy Map

PROPOSED CHANGE NO. MCM 08.21.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH AT MILLEENY, COOLEA

PROPOSED CHANGE

It is proposed to make a modification to the Coolea Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the north.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located to the north of the development boundary in Coolea. The lands are located on the opposite side of the Sullane River to the village of Coolea. The land contains rocky outcrops and is not suitable for large scale development. The site will require sensitive treatment for any proposals which may be only capable of accommodating a single dwelling. The school and village centre are within walking distance of the site.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Coolea Map

PROPOSED CHANGE NO. MCM 08.23.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE WEST AT FARRANHAVANE, FARNIVANE

PROPOSED CHANGE

It is proposed to make a modification to the Farnivane Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the west.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located to the west of the development boundary of Farnivane. The lands slope in a southerly direction, more severely in the southwestern part of the lands. These lands are located between the closed post office and the church, on the south side of the road to the east of the post office. The scale of these lands is the main issue, as it would mean the doubling in size of the development boundary as the proposed change is over 4.5ha in size. Development in Farnivane as it stands has been to a very small scale. Apart from a couple of recently completed houses, there has been no other recent development. The current development boundary contains six houses, and on the remaining land an equivalent number of houses could be built. The inclusion of these lands will offer an alternative to those wishing to build individual houses in the countryside in an area that is close to the edge of the Rural Housing Control Zone.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Farnivane Map

PROPOSED CHANGE NO. MCM 08.26.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH AT GARRAUNREDMOND, NEW TIPPERARY

PROPOSED CHANGE

It is proposed to make a modification to the New Tipperary Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the north.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands adjoin the development boundary to the north of New Tipperary. The land slopes from north to south. Currently these lands contain farm buildings and by including them within the development boundary it potentially allows more options for their redevelopment. The road that is along the eastern boundary of the site is narrow and it’s junction with the R619 may need some improvement. New Tipperary is a small settlement with a small number of houses, circa 10 dwellings. By including this small addition, it will allow an amount of extra development in the settlement that would be in keeping with the current scale of the village.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.26.02

EXTENSION OF DEVELOPMENT BOUNDARY TO THE SOUTH AT LACKABANE, NEW TIPPERARY

PROPOSED CHANGE

It is proposed to make a modification to the New Tipperary Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the south.

RELEVANT SUBMISSIONS RECEIVED

9136							

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

PLANNING ISSUES

These proposed lands are located on the south side of the River Shournagh, on the opposite side of the river from the village of New Tipperary. The lands slope down to the River, and are north facing. The steepness of the slope would mean that development would be difficult, and would involve a severe cutting into the hill. The road (R619) on the western side of the lands follows the direction of the slope. Currently the biological quality of the River Shournagh is an issue. As there is no sewer in New Tipperary, any housing development will have to be served by its own treatment unit. An outfall from a treatment unit would add to this problem.

With the inclusion of the other proposed amendments, which are better located for the future development of the settlement, there is no justification for the inclusion of these lands.

The only submission on this proposed change requests that additional land be included in the proposed change. This request cannot be considered, as it would be a material change.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

PROPOSED CHANGE NO. MCM 08.26.03

EXTENSION OF DEVELOPMENT BOUNDARY TO THE WEST AT GARRAUNREDMOND, NEW TIPPERARY

PROPOSED CHANGE

It is proposed to make a modification to the New Tipperary Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the west.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

These lands are located on the western side of New Tipperary, on both sides of the R619. The larger piece of land to the north of the R619 is steeply sloping. It has road frontage to the south onto the R619, which has recently undergone improvement works. The part of the lands to the south of the road is slightly below the road and is wet in nature. The addition of these lands would mean development could take place on both sides of the R619. Also if these lands were to be included it would mean that an additional 2.75ha of lands would be added to the development boundary. Because of the lands position on the valley side, they are visible from the R619 as it approaches New Tipperary from Stuake/Donoughmore. The inclusion of these lands would make land available that would help reduce pressure on building individual houses in the countryside.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Macroom Electoral Area Draft Local Area Plan

New Tipperary Map

PROPOSED CHANGE NO. MCM 08.27.01

EXTENSION OF DEVELOPMENT BOUNDARY TO THE NORTH AT REANANERREE

PROPOSED CHANGE

It is proposed to make a modification to the Reananerree Zoning Map in Section 8 of the Draft Local Area Plan by extending the development boundary to the north.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located to the north of Reananerree. The lands are level in nature. Considering the scale of proposed development in Reananerree the addition of these lands would not be out of scale with the village. The inclusion of these lands will also provide an alternative to individual houses in the countryside. Planning permission has been granted for a dwelling on the southeastern part of these lands, along the road, under Ref. 04/6062.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Reananerree Map

PROPOSED CHANGE NO. MCM 08.29.01

PROVISION OF A NEW OPEN SPACE ZONING AT TOOMS WEST, TOOMS

PROPOSED CHANGE

It is proposed to make a modification to the Tooms Zoning Map in Section 8 of the Draft Local Area Plan by providing a new open space zoning and including the following zoning objective in the text:

‘Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme with a high quality informal layout of sites. There should be safe pedestrian access, and an entrance should be based on a single access from the public road.

NOTE: This will result in a consequential change in the Macroom Green Belt Map.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located to the northeast of the development boundary in Tooms. The lands are level along the road but rise to the. Currently there are 9 houses within the village development boundary, and there is the capacity to accommodate a similar number of houses. The inclusion of this proposed change would result in a potential yield of approximately 19 houses. The proposed lands were part of the Green belt for Macroom town in the draft Local Area Plan. There are no services in the village so development would have to be served by their own treatment plants and provide their own water supply. The inclusion of these lands will offer an alternative to individual houses in the countryside.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.29.02

PROVISION OF A NEW OPEN SPACE ZONING AT TOOMS WEST, TOOMS

PROPOSED CHANGE

It is proposed to make a modification to the Tooms Zoning Map in Section 8 of the Draft Local Area Plan by providing a new open space zoning and including the following zoning objective in the text:

‘Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme with a high quality informal layout of sites. There should be safe pedestrian access, and an entrance should be based on a single access from the public road.

NOTE: This will result in a consequential change in the Macroom Green Belt Map.

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

The proposed lands are located to the southeast of the development boundary. The lands in question are sloping and as such may be difficult to develop. Currently there are 9 houses within the development boundary and there is the capacity to accommodate a similar number of houses. The potential yield of lands subject of this proposed change would be approximately 7 houses. The proposed lands are also part of the Green belt for Macroom town. There are no services in the village so development would have to be served by their own treatment plants and provide their own water. The road along the western boundary of the proposed lands is very narrow. The inclusion of these lands will make more land available for development and therefore reduce the pressure for individual houses in the countryside. The area of land proposed to be included is 1.33ha and would not represent an increase that would be out of character with the existing settlement because of its relatively small area.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

Tooms Map

PROPOSED CHANGE NO. MCM 08.31.01

INCLUSION OF FORNAGHT AS A VILLAGE NUCLEUS

PROPOSED CHANGE

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Fornaght in the settlement network of the Macroom Electoral Area.

'Fornaght

Fornaght in Context

Fornaght is located approximately 16 kilometres northwest of Cork City, south of the Shournagh River. It is located at the eastern edge of the Macroom Electoral Area and the settlement is adjacent to Firmount in the Blarney Electoral Area, which is to the northeast.

In the overall strategy of this Local Area Plan, Fornaght is designated as a **village nucleus**. The strategic aims for Fornaght are to retain the existing services and encourage some low-density residential development within the village nucleus.

The settlement consists of a number of services including a pub and church with other services including a shop, national school, Co-op store and public house to the north of the Shournagh River in Firmount which is in the Blarney Electoral Area. Public lighting and a footpath link the church to the school.

Fornaght was not included as a settlement in the 1996 County Development Plan (as varied) and therefore did not have a development boundary. This Local Area Plan establishes a development boundary for Fornaght.

Planning Proposals

Fornaght is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

A development boundary has been identified to the south of the river. The boundary was drawn to reflect existing development and with a view to accommodating some further small-scale residential development within the village nucleus, as an alternative to dispersed one off housing and in order to build the population base of the village nucleus.

The land to the north of the village between Fornaght and Firmount should remain undeveloped so as to protect the gap between the two settlements. This land is also not suited to development due to its sloping nature.

Macroom Electoral Area Draft Local Area Plan

Specific Zoning Objectives: Fornaght**General Objective: The general objective for Fornaght is set out in the following table:'**

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
GEN-01	The lack of a public sewer limits the area to small-scale development. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.	

RELEVANT SUBMISSIONS RECEIVED

None							

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

A village nucleus was defined in the draft Local Area Plan to be a settlement having one or more existing community or other local facilities, and the settlement provides a basic level of services, accommodating a certain level of growth over the life of the Plan.

Fornaght fits these criteria so should be included as a village nucleus in the settlement network for the Macroom Electoral Area. The adjoining settlement of Firmount, which is in the Blarney Electoral Area, has been included in the draft Plan for the Blarney Electoral Area. By now including Fornaght it will ensure that both settlements will have the same opportunity to develop.

This proposed change will allow for the inclusion of Fornaght in the settlement network of the Macroom Electoral Area.

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

Fornaght Map

PROPOSED CHANGE NO. MCM 08.32.01

INCLUSION OF BEALNABLATH AS AN OTHER LOCATION

PROPOSED CHANGE

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Bealnablath in the settlement network of the Macroom Electoral Area.

‘Bealnablath

Bealnablath in Context

Bealnablath is located approximately 3 kilometres to the southwest of Crookstown and 4.5 kilometres to the north of Newcestown. Bealnablath is situated in a valley along the River Bride and as a result the settlement is enclosed and the land in places is steeply sloping.

In the overall strategy of this Local Area Plan, Bealanablath is recognised as a centre which provides limited local services. Bealnablath does not have a wide range of services. A very limited amount of further development may be suitable in the vicinity of Bealnablath, subject to normal proper planning considerations.

The lands, which surround Bealnablath are primarily agricultural. In this area it is an objective of the Cork County Development Plan 2003 (as varied), to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

It is also an objective of the Plan to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

Current facilities in Bealnablath include a pub and a shop/petrol station which are located at the crossroads.

Planning Proposals

Bealnablath has very limited facilities and does not have public services available. Any additional development must be in accordance with the objectives of Cork County Development Plan 2003 (as varied) and should be subject to the availability of suitable sites and normal proper planning considerations.’

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

An other location was defined in the draft Local Area Plan to be an area which may not form part of the settlement network, but performs important functions with regard to tourism, heritage, recreation and other uses.

It is proposed that Bealnablath be included as an Other Location as it is a recognised place in Co. Cork. The settlement is not large enough to warrant the provision of a development boundary around the settlement nor is it appropriate at this time to do so because of the limited availability of services and the very limited amount of development in the area. By recognising Bealnablath at this time and by encouraging some limited form of development, the area will have the opportunity to develop up to a level that may warrant its inclusion in the next Local Area Plan as a village nucleus.

This proposed change will allow for the inclusion of Bealnablath in the settlement network for the Macroom Electoral Area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.33.01

INCLUSION OF GURRANES AS AN OTHER LOCATION

PROPOSED CHANGE

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Gurranes in the settlement network of the Macroom Electoral Area.

'Gurranes

Gurranes in Context

Gurranes is located approximately 4 km to the north of Crossbarry, 7 km to the southeast of Aherla and 5 km to the southwest of Killumney / Ovens. Current facilities in Gurranes include a school.

In the overall strategy of this Local Area Plan, Gurranes is recognised as a centre which provides very limited local services. A limited amount of further development may be suitable in the vicinity of Gurranes, provided that it is in compliance with the overall objectives of the Rural Housing Control Zone, established in the Cork County Development Plan 2003 (as varied).

The settlement is located within the Cork Area Strategic Plan study area and the lands that surround Gurranes lie within the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

In the area around the school there are a number of individual dwellings. There are also a couple of small industries in the area.

There is some forestry to the north of Gurranes.

There are no public sewerage or water supply facilities available in Gurranes and there are also problems relating to surface water disposal in the area.

There are no public facilities lighting or public footpaths in Gurranes.

Planning Proposals

As Gurranes is located within the Rural Housing Control Zone, as it has limited community facilities, as it does not have public services and is served by only minor roads, any additional development there needs to be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

Gurranes can benefit from its access and proximity to the settlements of Crossbarry and Killumney / Ovens, both of which have experienced growth in recent years and provide a wider range of services than are available in Gurranes. While it is important that links between Gurranes and nearby settlements exist, strategic gaps between the settlements are also of importance and should be retained.

It is important that any new development in Gurranes maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that any new development will not visually dominate the wider landscape or lead to further increases in the numbers of individual houses fronting directly onto roads in the area.'

RELEVANT SUBMISSIONS RECEIVED

9101							

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

PLANNING ISSUES

An other location was defined in the draft Local Area Plan to be an area which may not form part of the settlement network, but performs important functions with regard to tourism, heritage, recreation and other uses.

It is proposed that Gurranes be included as an Other Location as it is a recognised place in Co. Cork. The settlement is not large enough to warrant the provision of a development boundary around the settlement nor is it appropriate at this time to do so because of the limited availability of services and the limited amount of development in the area. By recognising Gurranes at this time and by encouraging some limited form of development, the area will have the opportunity to develop up to a level that may warrant its inclusion in the next Local Area Plan as a village nucleus.

The only relevant submission proposed that Gurranes be a village nucleus with lands zoned for residential development. This cannot be addressed, as it would be a material change.

This proposed change will allow for the inclusion of Gurranes in the settlement network for the Macroom Electoral Area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

PROPOSED CHANGE NO. MCM 08.34.01

INCLUSION OF SRELANE CROSS AS AN OTHER LOCATION

PROPOSED CHANGE

It is proposed to make a modification to Section 3 of the Draft Local Area Plan by including Srelane Cross in the settlement network of the Macroom Electoral Area.

'Srelane Cross

Srelane cross in Context

Srelane Cross is located approximately 4 km to the west of Ballincollig and 2km from Killumney / Ovens. Srelane Cross is located on the N22 Cork to Macroom road. The location of Srelane Cross forms part of the attractive setting of the area on an important tourist route.

Lands in Srelane Cross lie partly within the designated A1 areas of the Cork Metropolitan Green Belt and part of the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas as established in the Cork County Development Plan 2003 (as varied). In the Rural Housing Control Zone this restriction is relaxed in principle for local rural housing needs. It is an objective of the Plan that the lands that lie within the Metropolitan Green Belt are reserved generally for use as agriculture, open space and recreation uses.

In the overall strategy of this Local Area Plan, Srelane Cross is recognised as a centre which provides very limited local services. A very limited amount of further development may be suitable within the Rural Housing Control Zone area of Srelane Cross, provided that it is in compliance with the overall objectives of the County Development Plan (as varied). Similarly, any development permitted within the A1 Green Belt area should only be given consideration if it does not conflict with the overall objectives of the Metropolitan Green Belt, established in the Cork County Development Plan 2003 (as varied).

Currently there two well established pubs located at Srelane Cross. The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks. The presence of a large quarry to the south of Srelane Cross, on the other side of the N22, should also be taken into account in any future development in the area.

There is a very limited public water supply serving Srelane Cross. There is no public sewer in the area.

Planning Proposals

In Srelane Cross any additional development should be in accordance with the objectives for the Metropolitan Green Belt and/or Rural Housing Control Zone, and should be subject to the availability of suitable sites and normal proper planning considerations. The hillside setting of Srelane Cross, which helps define the character of the local area, should be protected.

Any future development located along the N22 should use existing access points, no new access points should be allowed onto the N22.'

RELEVANT SUBMISSIONS RECEIVED

None							

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

PLANNING ISSUES

An other location was defined in the draft Local Area Plan to be an area which may not form part of the settlement network, but performs important functions with regard to tourism, heritage, recreation and other uses.

Srelane Cross is located on the N22 Cork to Killarney road. This road is a National Primary Route and has a large amount of traffic using it. There is also a junction with a minor road and a number of other access points onto the N22.

Srelane Cross straddles the boundary between the Metropolitan Cork Green Belt and the Rural Housing Control Zone as defined in the Cork County Development Plan 2003 (as varied). The Green Belt in this area is A1, which is the category of green belt requiring most protection.

Services are provided in the area in the form of two pubs, which are located on opposite sides of the N22.

It is proposed that Srelane Cross be included as an Other Location as it is a recognised place in Co. Cork. The settlement is not large enough to warrant the provision of a development boundary around the settlement nor is it appropriate at this time to do so because of the limited availability of services and the limited amount of development in the area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED