

Variation to the Macroom Town Development Plan 2009

Variation No. 1

Part A: Changes to Volume 1 and Volume 2 (including maps) of the Macroom Town Development Plan 2009 to address requirements relating to 'Core Strategies' introduced by the Planning & Development (Amendment) Act 2010 and to reflect changes to overall housing and population figures and residential land supply.

Part B: Changes to Volume 1 and Volume 2 (including maps) of the Macroom Town Development Plan 2009 arising from the obligations on planning authorities under Section 28 of the Planning and Development Acts in relation to the Guidelines for Planning Authorities on 'The Planning System and Flood Risk Management'.

Part C: Changes to section 2.7 of Volume 2 'Natural Environment' of the Macroom Town Development Plan, 2009 arising from the obligations on Planning Authorities under the Birds Directive and the Habitats Directive.

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Macroom Town Council
June 2013

Document Verification

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			Prepared by	Drawn by	Checked by	Approved by
Rev		Name	PK		PG	PG

Introduction

1.1 Purpose and Scope of the Variation

1.1.1 The purpose of this Variation of the Macroom Town Development Plan 2009, which is dealt with in three parts, is to;

- a) introduce a 'core strategy' section to the Plan as prescribed by the Planning and Development (Amendment) Act 2010,
- b) update the Plan to reflect the provisions of the Guidelines for Planning Authorities on 'The Planning System and Flood Risk Management', which were published in November 2009, including revised text and objectives detailing the approach of the Planning Authority to development in areas at risk of flooding.
- c) Update the text of the plan to comply with the obligations on planning authorities under the Birds Directive and the Habitats Directive.

1.1.2 **Part A** of this variation relates to the Core Strategy and involves changes to Sections 1.1 and 1.2 of Volume 1 and Sections 2.6 and the maps of Volume 2 of the Plan. The Plan is being varied to include updated population figures for Macroom and updated figures in relation to housing requirements and land supply. A Core Strategy diagrammatic map is also being included.

1.1.3 **Part B** of this variation deals with Flood Risk and includes changes to Section 1.3 of Volume 1 and Sections 2.6, 2.8, 2.11 and 2.12, and the maps, of Volume Two. New text has been included detailing the Councils approach to flood risk management and new objectives on flood risk management have been included to ensure flood risk assessment is integrated with development proposals. There have also been changes to the zoning objectives.

1.1.4 **Part C** of this variation deals with issues arising in relation to the Habitats Directive and has resulted in changes to Section 2.7 of Volume 2 of the Plan.

1.1.5 The Variation has been assessed under the Habitat's Directive 1992 and the Habitats Directive Assessment Screening Statement containing the findings of the assessment are also available for inspection.

1.1.6 Macroom Town Council has determined under Section 13 K of the Planning & Development (Strategic Environmental Assessment) Regulations 2004 that the variation is NOT likely to have significant effects on the environment and a copy of its decision including, as appropriate, the reasons for not requiring an environmental assessment are detailed in the SEA Screening Statement, which is also available for inspection.

1.1.7 The Variation is available for inspection at / purchase from the Town Council Offices.

Part A: Core Strategy Variation

1.2 Variation to Volume 1- Introduction and Strategic Context of the Macroom Town Plan 2009.

1.2.1 The following table details the Variation to the text of Volume 1- Introduction and Strategic Context of the Macroom Town Plan to address requirements relating to 'Core Strategies' introduced by the Planning & Development (Amendment) Act 2010.

1.2.2 Text to be removed has a line through it – ~~text to be removed~~.

1.2.3 New text to be inserted is highlighted in bold font and is underlined – **new text to be inserted**.

Variation Ref.	Variation – Core Strategy	Page No.
Section 1.1 – Introduction and Strategic Context		
A.1	<p><i>Amend Section 1.1.4 Macroom Town Today as follows :</i></p> <p>Macroom is described as a market town which has a beautiful landscape setting. The town is particularly attractive with a good streetscape and sufficient facilities for a town of its size. Access to the town is sufficient however due to the absence of a bypass the town suffers from severe traffic congestion during peak hours.</p> <p>Macroom has experienced significant population growth in recent years and this growth is expected to continue albeit at a much slower pace. The Cork Area Strategic Plan anticipates that the population <u>of the town and wider area</u> will grow to over 5,000 persons by the 2020. Such levels of development and population will create significant challenges for Macroom Town.</p> <p>Topographical and environmental constraints need to be considered in terms of planning and sustainable development. To the east of the town is the Lee Valley while steep hills and the environmentally sensitive area of 'The Gearagh' are located to the south of the town.</p> <p>Investment in water and sanitation infrastructure will be needed in the short term due to the growth in the population. The town could also be a focus for industrial development in the North and West Cork Region. The town also acts as a pivotal point between the rural areas of North and West Cork (see Land Use Survey Map).</p>	
	Section 1.2 – Strategic Context & Core Strategy	
A.2	<p><i>Amend Section 1.2.2 Development Opportunities and Constraints to include a new fourth paragraph as follows:</i></p> <p><u>In the short to medium term development of the town is constrained by the lack of capacity in the waste water treatment plant and the</u></p>	

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	<p><u>plant needs to be upgraded. The works have not been included in the Water Services Investment Programme for 2010-2012. –</u></p> <p><u>While the towns water supply has sufficient capacity to cater for current needs it is not sufficient to cater for the longer term development needs of the town and will also need additional investment in new water sources, treatment and reservoir facilities .</u></p>																			
A.3	<p>Delete existing sections 1.2.4 and 1.2.5 and replace it with the following :</p> <p>1.2.4 Population Targets and Land Use Requirements for 2009-2015 Population Targets The Cork Area Strategic Plan (CASP) anticipates that the population of Ring Towns and Rural Areas in Cork County will grow by some 16,705 persons over the period 2006-2020 and that the number of households will grow by 14,737 over the same period. The additional growth in households will be phased. Tranche 1 (2007-2013) will see an additional 7,230 households while Tranche 2 (2014-2020) will see an additional 7,507 households. Ring towns include the towns of Macroom, Kinsale, Bandon, Mallow, Fermoy and Youghal.</p> <table><caption>Table 2: CASP Population Projections</caption><tr><th>Future Population</th><th>2006 Population</th><th>2020 Population</th><th>Growth Population (2006-2020)</th><th>Growth Households (2006-2020)</th></tr><tr><td>Ring Towns & Rural Areas</td><td>105,055</td><td>121,760</td><td>16,705</td><td>14,737</td></tr></table> <p>* These figures are the most recent figures included in the Draft CASP Plan</p> <p>The original CASP projections for Macroom remain the same with the population of Macroom increasing by 2,070 persons over the period 2000-2020. It also anticipates that the number of households will increase by 920 while the number of dwellings will increase by 1,010 over the same period.</p> <table><caption>Table 3: Projections for Ring Towns & Rural Areas up to 2020</caption><tr><th>Location</th><th>Population</th><th>Households</th><th>Dwellings</th></tr><tr><td>Macroom Town</td><td>2,070</td><td>920</td><td>1,010</td></tr></table> <p>CASP projects an annual net increase of some 104 persons per annum over a 20 year period (2000-2020). This would signify a population</p>	Future Population	2006 Population	2020 Population	Growth Population (2006-2020)	Growth Households (2006-2020)	Ring Towns & Rural Areas	105,055	121,760	16,705	14,737	Location	Population	Households	Dwellings	Macroom Town	2,070	920	1,010	13
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	<p>increase of 624 persons over the six year plan period.</p> <p>Census 2006 recorded a population of growth of some 571 persons or 143 persons per annum over the period 2002–2006. These figures are in excess of the figures projected in CASP however it is anticipated that population growth will slow over the next couple of years as the economy and immigration slows.</p> <p><u>Land Use Requirements</u></p> <p>A high percentage of the residentially zoned land identified in the last development plan has been developed especially around the areas of Gurteenroe, Mountmassey and Sleaveen East however significant residentially zoned lands still remain undeveloped at Sleaveen East and Massytown. The projected population increases advocated by CASP should be easily facilitated in the plan area however it is crucial that overzoning does not occur.</p> <p>The zoning strategy for the Macroon Town area must be formulated in a balanced and sustainable manner.</p> <p><u>Existing Population Capacity of the Plan Area</u></p> <p>Since 2004, a total of 588 housing units have received permission which are either built, under construction or not yet built. Construction has commenced on the majority of the developments that received permission and will result in a PE of 1,470 persons. Development within Macroon has been contained with most of the development occurring to the northwest, west and south of the town alongside the older developments of the Glenties, Hermitage and Fairfield.</p> <p>Table 4: Developments granted since 2004 Residential Developments Permitted since 2004</p> <table><tr><td>Planning Application Number</td><td>Number of Units</td></tr><tr><td>04/54029</td><td>78 Units (Construction not yet begun)</td></tr><tr><td>04/54019</td><td>52 Houses (built)</td></tr><tr><td>04/54044</td><td>20 Apartments (16 x2bed & 4 x1 bed) (presently unoccupied)</td></tr><tr><td>05/54006</td><td>28 Houses (some built)</td></tr><tr><td>05/54029</td><td>73 Houses (under construction)</td></tr><tr><td>05/54031</td><td>4 Houses (built)</td></tr><tr><td>05/54032</td><td>40 Houses and Creche (built)</td></tr><tr><td>06/54017</td><td>248 Houses (apparently 88 are built and occupied so far)</td></tr><tr><td>06/54023</td><td>45 Houses (under construction)</td></tr><tr><td colspan="2">Total no. of units permitted: 588 Units</td></tr></table>	Planning Application Number	Number of Units	04/54029	78 Units (Construction not yet begun)	04/54019	52 Houses (built)	04/54044	20 Apartments (16 x2bed & 4 x1 bed) (presently unoccupied)	05/54006	28 Houses (some built)	05/54029	73 Houses (under construction)	05/54031	4 Houses (built)	05/54032	40 Houses and Creche (built)	06/54017	248 Houses (apparently 88 are built and occupied so far)	06/54023	45 Houses (under construction)	Total no. of units permitted: 588 Units		
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	<p>Average no. of persons per household: 2.5 Total Population: 1,470</p> <p>1.2.5 Future Population Potential</p> <p><u>Residential Zoning</u></p> <p>This Development Plan proposes to zone a total of 57 hectares of land for residential development (36 undeveloped zoned hectares from the previous plan) with the breakdown as follows:</p> <table><tr><td>TC Commercial and Mixed Use</td><td>30–40+ units per ha.</td></tr><tr><td>R2 Residential Medium</td><td>25–30 units per hectare</td></tr><tr><td>R1 Residential Low Density</td><td>15–20 units per hectare</td></tr><tr><td>R0 Residential Transitional Low Density</td><td>Up to 5 units per hectare</td></tr></table> <p><u>Growth to accommodate</u></p> <p>As stated previously, CASP predicts a population increase of some 2,070 persons over a twenty year period or some 624 persons over the Development Plan period. The Development Plan Guidelines (DOEHLG 2007) state that planning authorities need to zone enough land for residential needs for at least nine years. This means that more land than is necessary should be zoned. Sufficient lands must therefore be zoned for the period of the Development Plan and a further three years. Therefore another 50% must be added to the CASP projections.</p> <p>624 + 312 (50%) = 936 persons</p> <p>Presently there is enough land zoned in this Development Plan to accommodate an average of 3845 persons, which is above the requirement for 936 persons. Developments which have granted planning permission since 2004 in Macroon which have been constructed, under constructed or not yet constructed have a population equivalent of 1,470 persons. Therefore there will be enough land zoned in Macroon for the period 2009–2014 to cater for an increase 5,315. This is an excess PE of 4,379 persons.</p> <table><tr><td colspan="3">Table 5: Future Population Potential</td></tr><tr><td></td><td>Min</td><td>Max</td></tr><tr><td>Existing population of Macroon Town (2006 Census)</td><td>2,070</td><td>2,070</td></tr><tr><td>Population equivalent of residential units granted permission since 2004 which have been constructed, under construction or yet to be built</td><td>1470</td><td>1,470</td></tr><tr><td>Future population increase of zoned lands</td><td>3,434</td><td>4,257</td></tr><tr><td>Total Projected Population of Macroon by 2014</td><td>6,974</td><td>7,797</td></tr></table>	TC Commercial and Mixed Use	30–40+ units per ha.	R2 Residential Medium	25–30 units per hectare	R1 Residential Low Density	15–20 units per hectare	R0 Residential Transitional Low Density	Up to 5 units per hectare	Table 5: Future Population Potential				Min	Max	Existing population of Macroon Town (2006 Census)	2,070	2,070	Population equivalent of residential units granted permission since 2004 which have been constructed, under construction or yet to be built	1470	1,470	Future population increase of zoned lands	3,434	4,257	Total Projected Population of Macroon by 2014	6,974	7,797	
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	<p><u>Land Capacity 2009-2014</u></p> <p>As previously stated CASP predicts that by 2020 the projected population increase of the town will be 2,070 persons by 2020. When we take into account the amount of permissions granted since 2004 (table 5) and the lands zoned as part of this Development Plan, the plan area could potentially experience a minimum population increase of 4,904 persons. The maximum potential population increase could be 5,727 persons. It is therefore clear that the projected population of Macroom Town may indeed surpass the CASP projections by 2014. The area has the long term potential to reach a minimum population of 6,974 persons or a maximum population of 7,797 persons.</p> <p><u>Section 1.2.4 – Core Strategy</u></p> <p><u>The ‘Core Strategy’ for Macroom Town Council addresses the requirements relating to ‘Core Strategies’ introduced by the Planning & Development (Amendment) Act 2010 and has a time horizon to the year 2020. The ‘Core Strategy’ has been prepared so that it is consistent with relevant national and regional strategies and in this context it draws on the Cork County Development Plan 2009, as varied, the National Spatial Strategy, the Atlantic Gateways Initiative, the South West Regional Planning Guidelines 2010 and the sub regional Cork Area Strategic Plan CASP Update (2001-2020) and the North and West Cork Strategic Plan (2002-2020).</u></p> <p><u>The requirements of a Core strategy are to :</u></p> <ul style="list-style-type: none"> • <u>Identify the quantum, location and phasing of development considered necessary to provide for future population for the plan period</u> • <u>Demonstrate how future development supports public transport/ existing services etc.</u> • <u>Ensure that the Town Council and key stakeholders assess the needs and priorities for the area on a plan led basis, and</u> • <u>Provide the framework for deciding on the scale, phasing and location of new development, having regard to existing services and planned investment over the coming years.</u> <p><u>Growth and Development in Macroom</u></p> <p><u>All the national, regional and county levels plans have endorsed the national population targets for 2020, which indicate that Macroom could reach a total population of 4,351 by 2020, an increase of 472 from 2011.</u></p>	

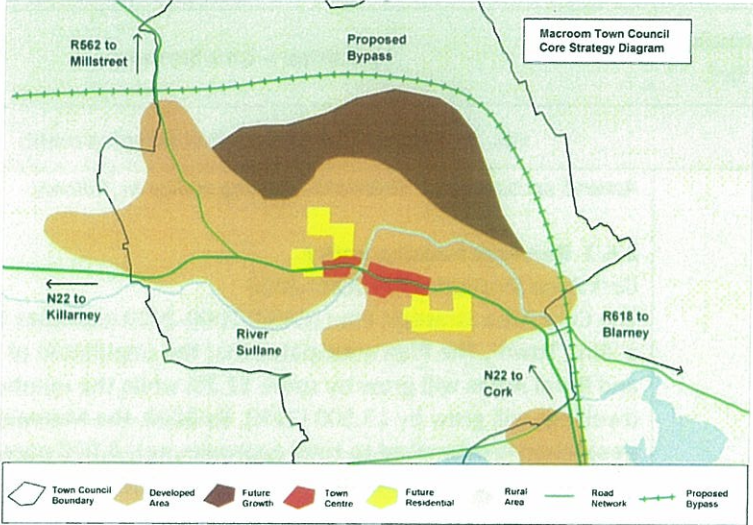
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	<div><p>Table 1: Macroom Population and Households 2006-2020</p><table><tr><th></th><th><u>2006</u></th><th><u>2011</u></th><th><u>Target 2020</u></th><th><u>Growth 2011-2020</u></th></tr><tr><td><u>Population</u></td><td></td><td></td><td></td><td></td></tr><tr><td><u>Town Council Area</u></td><td><u>3,407</u></td><td><u>3,738</u></td><td><u>4,210</u></td><td><u>472*</u></td></tr><tr><td><u>Environs</u></td><td><u>146</u></td><td><u>141</u></td><td><u>141</u></td><td><u>0</u></td></tr><tr><td><u>Town & Environs</u></td><td><u>3,553</u></td><td><u>3,879</u></td><td><u>4,351**</u></td><td><u>472</u></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td><u>Households</u></td><td></td><td></td><td></td><td></td></tr><tr><td><u>Town Council Area</u></td><td><u>1244</u></td><td><u>1375</u></td><td><u>1,747</u></td><td><u>372</u></td></tr><tr><td><u>Environs</u></td><td><u>41</u></td><td><u>42</u></td><td><u>59</u></td><td><u>17</u></td></tr><tr><td><u>Town & Environs</u></td><td><u>1285</u></td><td><u>1417</u></td><td><u>1806</u></td><td><u>389</u></td></tr></table><p><u>*The population growth for Macroom, as set out in this core strategy has been directed to the town Council Administrative Area given the land supply available within the area. ** Target as per the Cork County Development Plan Core Strategy Variation 2010.</u></p><p><u>Within the town council area this level of growth is expected to give rise to an additional population of 472 between 2011 and 2020.</u></p><p><u>In 2006 household size within the town as a whole was 2.8 persons. In line with national and international trends, and the projections this is expected to reduce by an average of 0.028 persons per annum in the period to 2020, giving an average household size of 2.41 persons by 2020. By 2020 it is therefore expected that there will be 1,747 households within the town council area, an increase of 372 over the 2011 level. As there is no population growth envisaged for the Macroom environs, the growth in households for the Environs, as set out in Table 1, will in turn be accommodated within the town council, giving a total household growth for Macroom of 389.</u></p><p><u>Allowing for a vacancy rate of 15%, this level of household growth would require the provision of an additional 447 dwelling units.</u></p><div><p>Table 2: Housing Demand 2011- 2020</p><table><tr><th></th><th><u>Population Growth 2011-2020</u></th><th><u>H/hold Growth 2011-2020</u></th><th><u>Housing Units Required 2011-2020</u></th></tr><tr><td><u>Macroom TC</u></td><td><u>472</u></td><td><u>389</u></td><td><u>447¹</u></td></tr></table></div></div>		<u>2006</u>	<u>2011</u>	<u>Target 2020</u>	<u>Growth 2011-2020</u>	<u>Population</u>					<u>Town Council Area</u>	<u>3,407</u>	<u>3,738</u>	<u>4,210</u>	<u>472*</u>	<u>Environs</u>	<u>146</u>	<u>141</u>	<u>141</u>	<u>0</u>	<u>Town & Environs</u>	<u>3,553</u>	<u>3,879</u>	<u>4,351**</u>	<u>472</u>						<u>Households</u>					<u>Town Council Area</u>	<u>1244</u>	<u>1375</u>	<u>1,747</u>	<u>372</u>	<u>Environs</u>	<u>41</u>	<u>42</u>	<u>59</u>	<u>17</u>	<u>Town & Environs</u>	<u>1285</u>	<u>1417</u>	<u>1806</u>	<u>389</u>		<u>Population Growth 2011-2020</u>	<u>H/hold Growth 2011-2020</u>	<u>Housing Units Required 2011-2020</u>	<u>Macroom TC</u>	<u>472</u>	<u>389</u>	<u>447¹</u>	
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¹ An examination of Geodirectory data for the period 2006-2011 suggests that a substantial proportion of this housing target may already have been provided within the town council area. The National Housing Development Survey 2011 identified 103 vacant housing units in Macroom.

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	<p><u>The 2009 Town Plan zones 54.5 hectares of land for medium and low density residential development, capable of providing between 1,184 and 1,397 housing units, depending on the final density to which it is developed. While this level of land supply is well in excess of that required to meet the development needs of the town over the lifetime of the plan, the provisions of Section 21(a) of the Fourth Schedule of the Planning and Development Act 2000, as amended, in relation to compensation, mitigate against changing the zoning during the life of the plan. In this context it is considered appropriate at this stage to retain the zonings as adopted in 2009 but to use phasing to manage the land supply within the town.</u></p> <p><u>At the next full review of the Town Development Plan (the review is due to commence in 2013), the quantum of zoned lands required to meet the housing needs of the town can be fully assessed in line with the Core Strategy requirements of the 2000 Act, and the Guidelines on preparing Development Plans. In line with the provisions of the Act, lands can be dezoned as part of the review of the plan, without attracting compensation.</u></p> <p><u><i>Phasing</i></u></p> <p><u>In terms of the development of the current stock of residential lands, the priority over the remaining life of the plan is to ensure a more sustainable pattern of residential growth which helps consolidate the town around its existing core and beings unfinished estates to a satisfactory level of completion. There are a number of residential developments where some houses have been built or ground works undertaken but the estates remain unfinished. The most significant of these are :</u></p> <ul style="list-style-type: none"> <u>(a) Meadowlands Development at Massytown where there are approximately 176 units remaining to the built,</u> <u>(b) The Orchard development at Sleaveen East where there are 13 units unbuilt and,</u> <u>(c) The lands east and south of St Coleman’s new primary school where there is permission for 78 units and grounds works have been undertaken .</u> <p><u>There are other outstanding planning permissions for smaller numbers of units spread throughout the town.</u></p> <p><u>Residential lands identified for inclusion within Phase 1 comprise 24 hectares (L1 to L9 and M1 to M7 as detailed below). In addition there is a further 5.4 hectares zoned for town centre development which are expected to yield some residential development.</u></p> <p><u>Once this land supply is exhausted, development can proceed in a sequential manner on the lands identified for phase 2. These lands (M8 to M17, L10 and LT1) are identified on Map 5 Land Use Zoning.</u></p> <p><u>This phasing approach aims to give priority to completing those</u></p>	

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	<p><u>developments where works are already commenced and to developments which help consolidate the town by developing the more central sites ahead of those which are further out.</u></p> <p><u>The following lands are retained for residential development (both Phase 1 and Phase 2) over the remaining life of the Plan :</u></p> <table border="1"> <caption><u>Table 3 Phasing of Residential Land</u></caption> <thead> <tr> <th><u>Zone</u></th><th><u>Size</u></th><th><u>Density Yield Range</u></th></tr> </thead> <tbody> <tr> <td colspan="3"><u>Phase 1</u></td></tr> <tr> <td><u>M1</u></td><td><u>3.8</u></td><td><u>95-114 (200 permitted)</u></td></tr> <tr> <td><u>M2</u></td><td><u>0.6</u></td><td><u>13</u></td></tr> <tr> <td><u>M3</u></td><td><u>5.9</u></td><td><u>148 -177 (78 permitted)</u></td></tr> <tr> <td><u>M4</u></td><td><u>1.7</u></td><td><u>43-51</u></td></tr> <tr> <td><u>M5</u></td><td><u>1.6</u></td><td><u>40-48</u></td></tr> <tr> <td><u>M6</u></td><td><u>0.6</u></td><td><u>15-18</u></td></tr> <tr> <td><u>M7</u></td><td><u>1.6</u></td><td><u>40- 48</u></td></tr> <tr> <td><u>L1</u></td><td><u>1.7</u></td><td><u>21</u></td></tr> <tr> <td><u>L2</u></td><td><u>0.3</u></td><td><u>2</u></td></tr> <tr> <td><u>L3</u></td><td><u>0.3</u></td><td><u>2</u></td></tr> <tr> <td><u>L4</u></td><td><u>0.3</u></td><td><u>2</u></td></tr> <tr> <td><u>L5</u></td><td><u>1.4</u></td><td><u>17</u></td></tr> <tr> <td><u>L6</u></td><td><u>1.3</u></td><td><u>15</u></td></tr> <tr> <td><u>L7</u></td><td><u>1.6</u></td><td><u>20</u></td></tr> <tr> <td><u>L8</u></td><td><u>0.4</u></td><td><u>5</u></td></tr> <tr> <td><u>L9</u></td><td><u>0.6</u></td><td><u>7</u></td></tr> <tr> <td><u>Total</u></td><td><u>24</u></td><td><u>486-565</u></td></tr> <tr> <td colspan="3"><u>Phase 2</u></td></tr> <tr> <td><u>M8</u></td><td><u>1.6</u></td><td><u>40- 48</u></td></tr> <tr> <td><u>M9</u></td><td><u>0.8</u></td><td><u>20-24</u></td></tr> <tr> <td><u>M10</u></td><td><u>1.3</u></td><td><u>33-39</u></td></tr> <tr> <td><u>M11</u></td><td><u>1.6</u></td><td><u>47</u></td></tr> <tr> <td><u>M12</u></td><td><u>6.5</u></td><td><u>163-195</u></td></tr> <tr> <td><u>M13</u></td><td><u>4.8</u></td><td><u>120-144</u></td></tr> <tr> <td><u>M14</u></td><td><u>3.1</u></td><td><u>78-93</u></td></tr> <tr> <td><u>M15</u></td><td><u>1.5</u></td><td><u>38-45</u></td></tr> <tr> <td><u>M16</u></td><td><u>2.2</u></td><td><u>55-66</u></td></tr> <tr> <td><u>M17</u></td><td><u>3.3</u></td><td><u>83-99</u></td></tr> <tr> <td><u>L10</u></td><td><u>1.4</u></td><td><u>17</u></td></tr> <tr> <td><u>LT1</u></td><td><u>2.7</u></td><td><u>14</u></td></tr> <tr> <td><u>Total</u></td><td><u>30.5</u></td><td><u>698-832</u></td></tr> <tr> <td><u>Total P1 + P2</u></td><td><u>54.5</u></td><td><u>1184-1397</u></td></tr> </tbody> </table> <p><u>Land Availability within the Environs of the town</u></p>	<u>Zone</u>	<u>Size</u>	<u>Density Yield Range</u>	<u>Phase 1</u>			<u>M1</u>	<u>3.8</u>	<u>95-114 (200 permitted)</u>	<u>M2</u>	<u>0.6</u>	<u>13</u>	<u>M3</u>	<u>5.9</u>	<u>148 -177 (78 permitted)</u>	<u>M4</u>	<u>1.7</u>	<u>43-51</u>	<u>M5</u>	<u>1.6</u>	<u>40-48</u>	<u>M6</u>	<u>0.6</u>	<u>15-18</u>	<u>M7</u>	<u>1.6</u>	<u>40- 48</u>	<u>L1</u>	<u>1.7</u>	<u>21</u>	<u>L2</u>	<u>0.3</u>	<u>2</u>	<u>L3</u>	<u>0.3</u>	<u>2</u>	<u>L4</u>	<u>0.3</u>	<u>2</u>	<u>L5</u>	<u>1.4</u>	<u>17</u>	<u>L6</u>	<u>1.3</u>	<u>15</u>	<u>L7</u>	<u>1.6</u>	<u>20</u>	<u>L8</u>	<u>0.4</u>	<u>5</u>	<u>L9</u>	<u>0.6</u>	<u>7</u>	<u>Total</u>	<u>24</u>	<u>486-565</u>	<u>Phase 2</u>			<u>M8</u>	<u>1.6</u>	<u>40- 48</u>	<u>M9</u>	<u>0.8</u>	<u>20-24</u>	<u>M10</u>	<u>1.3</u>	<u>33-39</u>	<u>M11</u>	<u>1.6</u>	<u>47</u>	<u>M12</u>	<u>6.5</u>	<u>163-195</u>	<u>M13</u>	<u>4.8</u>	<u>120-144</u>	<u>M14</u>	<u>3.1</u>	<u>78-93</u>	<u>M15</u>	<u>1.5</u>	<u>38-45</u>	<u>M16</u>	<u>2.2</u>	<u>55-66</u>	<u>M17</u>	<u>3.3</u>	<u>83-99</u>	<u>L10</u>	<u>1.4</u>	<u>17</u>	<u>LT1</u>	<u>2.7</u>	<u>14</u>	<u>Total</u>	<u>30.5</u>	<u>698-832</u>	<u>Total P1 + P2</u>	<u>54.5</u>	<u>1184-1397</u>	
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	<p><u>Approximately 5.9 hectares of land have been zoned for residential use in the environs of the town under the Macroom Electoral Area Local Area Plan 2011. At a minimum density of 8 dwellings to the hectare this land supply could provide an additional 48 dwelling units.</u></p>																															
	<p>Table4: Core Strategy Table: Population and Housing 2011-2020</p> <table> <tr> <th></th><th><u>Macroom Town Council</u></th><th><u>Environs</u></th></tr> <tr> <td><u>Population Allocation 2011-2020 (growth)</u></td><td><u>472</u></td><td><u>0</u></td></tr> <tr> <td><u>Housing Required</u></td><td><u>447 units (22ha)</u></td><td><u>0 units (0 ha)</u></td></tr> <tr> <td><u>Existing Zoning (ha)</u></td><td><u>54.5</u></td><td><u>5.9</u></td></tr> <tr> <td><u>Zoning Phase 1 (ha)</u></td><td><u>24 ha</u></td><td><u>0</u></td></tr> <tr> <td><u>Zoning Phase 2 (ha)</u></td><td><u>32 .5 ha</u></td><td><u>0</u></td></tr> <tr> <td><u>Housing yield Phase 1 (Residential lands.)</u></td><td><u>486-565 units</u></td><td><u>48 (5.9 ha)</u></td></tr> <tr> <td><u>Housing yield Phase 2 (Residential lands.)</u></td><td><u>698-832 units</u></td><td><u>0</u></td></tr> <tr> <td><u>Housing Yield (Other lands ha)</u></td><td><u>50 units (5.4 ha)</u></td><td><u>0</u></td></tr> <tr> <td><u>Excess</u></td><td><u>787 units / 30.4 ha</u></td><td><u>48 units (5.9 ha)</u></td></tr> </table> <p><u>Retail Development</u></p> <p><u>The main retail centre in Macroom is the Town Centre which is identified as a mixed use area extending along Main street and includes the recently completed town centre development to the north of the main street. The plans seeks to promote the town centre as the primary location for retail and other uses that provide goods and services to the public. The Town Council supports Cork County Council in its implementation of the Cork Local Authorities Joint Retail Strategy (2008) / Cork County Development Plan 2009.</u></p> <p><u>Water Services Infrastructure</u></p> <p><u>In order to facilitate additional development in Macroom additional investment in water and sanitation infrastructure is required. In the short term investment is required in the waste water treatment plant , which is currently operating above capacity and is affected by flooding. In the medium to long term investment is required in the</u></p>		<u>Macroom Town Council</u>	<u>Environs</u>	<u>Population Allocation 2011-2020 (growth)</u>	<u>472</u>	<u>0</u>	<u>Housing Required</u>	<u>447 units (22ha)</u>	<u>0 units (0 ha)</u>	<u>Existing Zoning (ha)</u>	<u>54.5</u>	<u>5.9</u>	<u>Zoning Phase 1 (ha)</u>	<u>24 ha</u>	<u>0</u>	<u>Zoning Phase 2 (ha)</u>	<u>32 .5 ha</u>	<u>0</u>	<u>Housing yield Phase 1 (Residential lands.)</u>	<u>486-565 units</u>	<u>48 (5.9 ha)</u>	<u>Housing yield Phase 2 (Residential lands.)</u>	<u>698-832 units</u>	<u>0</u>	<u>Housing Yield (Other lands ha)</u>	<u>50 units (5.4 ha)</u>	<u>0</u>	<u>Excess</u>	<u>787 units / 30.4 ha</u>	<u>48 units (5.9 ha)</u>	
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Variation Ref.	Variation – Core Strategy	Page No.
	<p><u>town's water supply - new water sources, treatment and reservoir facilities.</u></p> <p><u>Core Strategy Diagram</u></p> 	
A4	<p>Amend Section 1.3.3 Strategic Vision to include an additional point A.4 Under Natural Environment as follows:</p> <p><u>A.4 Upgrading of existing infrastructure: This Development Plan seeks to ensure that the town is served with appropriate and sustainable water and waste water infrastructure to protect the natural environment of the town.</u></p>	
A5	<p>Amend Section 1.3.4 Strategic Objectives to include additional new strategic objective S06 as follows:</p> <p><u>S06 Ensure that the town is served with appropriate and sustainable water and waste water infrastructure to protect the natural environment of the town.</u></p>	

1.3 Variation to Volume 2- Policies & Objectives

1.3.1 The following table details the Variation to the text of Volume 2- Policy & Objectives of the Macroom Town Plan 2009, to address requirements relating to 'Core Strategies' introduced by the Planning & Development (Amendment) Act 2010.

Variation Ref.	Variation – Core Strategy	Page No.
Vol. 2 - Section 2.6 Residential Development-		
A 6	<p><i>Amend section 2.6.2 Relevant housing policy as follows:</i></p> <p>2.6.2 Relevant housing policy <i>Cork Area Strategic Plan 2000-2020</i> The Cork Area Strategic Plan (CASP) 2000-2020 identifies Macroom as a 'Ring Town'. The Plan anticipates that the population of Ring Towns and Rural Areas will grow by some 12.2% while the number of new dwellings will grow by 13,500 (22%). By 2020, the Macroom population is estimated to total approximately 5,070 persons and the total number of households estimated at 1,950.</p> <p><i>North West Cork Strategic Plan (2000-2020)</i> It should also be noted that the North West Cork Strategic Plan (2000-2020) predicts strong growth for Macroom urban and rural districts between the period of 2001 and 2020, with a 50% increase in housing stock and 20% increase in population predicted.</p> <p><i>Joint Housing Strategy (Draft 2007)</i> Part V of the Planning and Development Act 2000, requires that all Planning Authorities prepare Housing Strategies. The legislation also provides for the preparation of a Housing Strategy jointly. The Joint Housing Strategy for the Cork Planning Authorities (Draft 2007) was prepared by eleven planning authorities, including Macroom Town Council and has been incorporated into the Macroom Development Plan 2009-2015. The Strategy sets out measures to address the housing needs of the existing and future population of Cork to 2020.</p> <p>The Joint Housing Strategy aims: 'To help enable the people of Cork, now and in the future, to have a place to live, suited to their needs, as a price that they can afford'.</p> <p>Four key principles guide the Joint Housing Strategy. Principle 1: To provide for a diverse range of housing needs Principle 2: To promote balanced Communities Principle 3: To promote sustainable development of the urban and rural environment Principle 4: To promote a high quality living environment</p>	32

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A7	<p><i>Amend Section 2.6.3 Housing Land Requirements as follows:</i></p> <p>2.6.3 Housing Land Requirements 2009-2015</p> <p>This Plan aims to accommodate the housing requirements of a total population of 4,487 4,210 persons <u>within the Town Council Area up to 2020</u> over the Plan period, equating to an additional 1,080 472 persons and 389 households <u>a requirement for 4325 households. This level of household growth would require the provision of an additional 447 dwelling units.</u></p> <p>The zoning of land for residential development is based on a strategy of consolidation <u>and phasing</u>, achievable through the identification of key development sites in the town centre and at the edge of the town.</p> <p>Appropriate densities have been developed in line with the Guidelines for Sustainable Residential Development in Urban Areas (Department of the Environment, Heritage and Local Government, Draft 2008). The Guidelines recommend densities for:</p> <ul style="list-style-type: none">• Central residential and mixed use sites (30-40 dwellings per hectare),• At edge of centre sites (25-30 dwellings per hectares) and,• At edge of town sites (15-20 dwellings per hectare). <p>A total of 55 24 hectares has been zoned for Phase One residential development in this Draft Development Plan. These zonings can accommodate between 1,309 and 1,623 up to 565 units in a variety of dwelling types at appropriate densities and. <u>A further 50 units approximately can be accommodated on lands zoned for mixed use developments within the Town Centre. This land supply will comfortably accommodate additional population requirements within the Plan period.</u></p> <p><u>A further 30.5 hectares of land capable of delivering up to 832 additional housing units is available as a Phase Two supply.</u></p> <p>In line with a strategy for urban consolidation, a phased sequential approach has been adopted for the development of lands for housing. There is a preference for the development of lands within the town centre, in the first instance. Followed by medium density sites immediately adjacent to the Town Centre (edge of centre) and finally peripheral sites to north and low density sites to the South.</p> <p>Table 5: Housing Capacity Study, Macroon</p> <table><tr><th></th><th>Zoned Land (ha)</th><th>% of Zoned Land</th><th>Density (p/ha)</th><th>Min. Housing Units</th><th>Max Housing Units</th></tr><tr><td>Town Centre*</td><td>8</td><td>15</td><td>30-40</td><td>243</td><td>324</td></tr><tr><td>Medium Density</td><td>36</td><td>65</td><td>25-30</td><td>899</td><td>1075</td></tr><tr><td>Low Density</td><td>11</td><td>20</td><td>15-20</td><td>167</td><td>224</td></tr><tr><td>Total</td><td>55ha</td><td>100%</td><td>–</td><td>1,309</td><td>1,623</td></tr></table> <p><i>*Assuming 50% residential uptake of land.</i></p>		Zoned Land (ha)	% of Zoned Land	Density (p/ha)	Min. Housing Units	Max Housing Units	Town Centre*	8	15	30-40	243	324	Medium Density	36	65	25-30	899	1075	Low Density	11	20	15-20	167	224	Total	55ha	100%	–	1,309	1,623	32
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Variation to Macroon Town Plan 2009-2015

Variation Ref.	Variation – Core Strategy	Page No.
A8	<p><i>Amend Section 2.6.5 Housing Policies to include new housing policy HP1 has follows (and renumber subsequent existing policies) :</i></p> <p><u>HP1 : To work with developers and other agencies as appropriate to ensure the satisfactory completion of incomplete housing developments .</u></p>	34
A9	<p><i>Amend Section 2.6.6 Housing Objectives to delete objective H2 as follows:</i></p> <p><u>H2 Apply a sequential approach to applications for housing development in the Town, prioritising the development of lands identified as Phase One . Once all the Phase One Lands have been developed, development of Phase Two lands may commence. supporting development, in the first instance, at town-centre locations, at the edge of the town and finally at the periphery of the Town and on low-density sites. (no map reference).</u></p>	34
A10	<p><i>Amend Section 2.12.13 Infrastructure, Engineering and Utilities Objectives , deleted existing objective I1 and replacing it with a new objective as follows :</i></p> <p>I1 Support the expansion of the existing Wastewater Treatment Plant to allow increased treatment capacity. Development in the town will need to be restricted until the expansion is completed (see Objectives Map).</p> <p><u>Development proposed in this plan shall only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan. This must be provided and be operational in advance of the commencement of any discharges from all residential and other development (see Objectives Map).</u></p>	
A11	<p><i>Amend Zoning map 5</i></p> <p><u>This map has been amended to identify those lands zoned for residential development which are include within Phase 1 and those within Phase 2.</u></p> <p><u>Please see appendix 1 (Map 1)</u></p>	
A12	<p><i>Include new Zoning Map</i></p> <p><u>A new zoning map has been included which identifies those lands at risk of flooding.</u></p> <p><u>Please see Appendix 1 (Map 2)</u></p>	
A13	<p><i>Amend / revised map 7 – residential lands (Map 3)</i></p> <p><u>This map has been amended to identify those undeveloped lands zoned for residential development which are include within Phase 1</u></p>	

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	<u>and those within Phase 2.</u> <u>Please see Appendix 1</u>	

Part B: Flooding Policy

1.4 Variation to Volume 1.0 Introduction and Strategic Context

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Volume 1- Section 1.3 Macroom Town – A Strategic Vision -		
B-1	<p><i>Amend the existing section 1.3.3 Strategic Vision by adding a sub section (G) Flood Risk Management as follows:</i></p> <p>(G) Flood Risk Management</p> <p><u>Parts of Macroom are at risk of flooding. Pending a full review of the Plan, it is proposed to manage the impact of flood risk on the town by ensuring all new development proposals in areas at risk of flooding are supported by a detailed site specific flood risk assessment that complies with the provisions of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ and the objectives of the plan in relation to flood risk amangement as detailed in Volume 2 of this Plan.</u></p> <p><u>At the next full review of the Town Development Plan, a comprehensive assessment of the zoned lands will be undertaken, relative to the provisions of the Guidelines, and the need to change the zoning of lands at risk of flooding will be fully assessed at that stage.</u></p>	–
B-2	<p><i>Amend the existing section 1.3.4 Strategic Objectives and add a new objective as follows:</i></p> <p>SO1: Assess all future development Land Use proposals in accordance with the Land Use Zoning Map, and the Development Objectives Map, <u>and policies and objectives in relation to Flood Risk Management.</u></p> <p>SO2: Ensure a co-ordinated approach for all sites or areas that adjoin the administrative boundary of Cork County Council.</p> <p>SO3: Support the completion of the Macroom bypass as part of the N22 upgrade.</p> <p>SO4: Support the redevelopment of the Hartnetts Cross Industrial Park thereby allowing small to medium enterprises to set up there.</p> <p>SO5: Improve transportation linkages between Macroom and other strategic towns in the region.</p> <p>SO6 : <u>Ensure all development proposals in areas at risk of flooding are accompanied by a site specific flood risk assessment that complies with the provisions of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ and objectives FP1-FP6 as detailed in section 2.12.13 of Volume 2 of this Plan.</u></p>	–
B-3	<i>Amend Section 1.3.5 Zoning Objectives as follows:</i>	–

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	<p>1.3.5 Zoning Objectives</p> <p>The Land Use Zoning Map and Objectives Map should be read in conjunction with the Zoning Matrix (see Appendix A: Zoning Matrix). This matrix outlines the possible uses for each zoning category. <u>In addition Land use Zoning Objectives should be read in conjunction with the new section 2.12.4 Flood Risk Management and the objectives in relation to Flood Risk in section 2.12.13. Development proposals in areas at risk will normally be accompanied by a site specific flood risk assessment.</u></p> <p>The following are the zoning objectives for the plan area.</p> <p>TC Town Centre – This zoning allows for a mix of uses such as residential, offices, retail, bars, leisure/tourism related uses, theatres, galleries, hotels, medical facilities etc.</p> <p>R0 – R3 Residential – This zoning allows for new residential development and other services incidental to residential development. Housing will be the primary use in the zone however childcare facilities and recreation will also be considered.</p> <p>RE Protect and Enhance Existing Residential Amenity – This zoning allows for the protection and enhancement of existing residential use in the area.</p> <p>C Commercial - This zoning allows for uses such as small-scale retail, service stations, enterprise centres, hotels and offices.</p> <p>NC Neighbourhood Centre – The objective of this zoning is to allow for local shops and associated businesses to service adjoining residential development.</p> <p>CF Community Facilities – This zoning objective allows for local civic, community, educational and religious facilities and associated ancillary amenity facilities, open spaces/recreational areas to serve the immediate surroundings and hinterland.</p> <p>PU Public Utilities – The zoning allows for the development and expansion of public utilities throughout the area.</p> <p>POS-AOS Open Space & Amenity – Allows for the zoning of both active and passive open space throughout the area.</p> <p>BITP Business, Industry & Technology Parks – This zoning will facilitate the development and expansion of business, industry and technology in designated areas.</p> <p>Industrial – This zoning allows for the growth and expansion of industry, employment and related opportunities.</p> <p>SIA Specialist Industrial Activity - The objective of this zoning is to allow for the development of specialist industrial activities in these areas.</p> <p>EAR Environmental Amenity Reservation – The objective of this zoning is to protect the existing environmental amenity and keep the lands free from development.</p> <p>Agriculture – The objective of this zoning is to protect the lands for agricultural purposes only.</p>	

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	Table 6: Approximate Land Use Areas (hectares)							
	Land Use	TC	R	RE	C	NC	CF	PU
	Ha.	8.87	49.69	103.88	4.19	1.44	3.21	2.03
	Land Use	OS	BITP	I	SIA	EAR	AG	-
	Ha.	118.4	4.96	5.34	1.54	52.67	19.98	-

1.5 Variation to Volume 2.0 Policy and Objectives – Flooding Policy

1.5.1 Volume 2 'Infrastructure, Engineering and Utilities' relating to Surface Water Quality, Drainage Systems and Flood Control including reference maps of the Macroom Town Development Plan has been varied to comply with the EU Floods Directive introduced on 26th of November 2007, and in line with the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government under section 28 of the Planning and Development Acts.

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B-4	<p><i>Amend Section 2.6.3 Housing Land Requirements 2009-2015 to include additional text before existing Table 5 as follows :</i></p> <p><u>Some of the land zoned for housing development is at risk of flooding. At the next full review of the Town Development Plan, a comprehensive assessment of the zoned lands will be undertaken, relative to the provisions of the Guidelines, and the need to change the zoning of lands at risk of flooding will be fully assessed at that stage. In the interim, all development proposals within areas at risk of flooding will need to be accompanied by a site specific flood risk assessment that complies with the provisions of the Ministerial Guidelines 'The Planning System and Flood Risk Management' and objectives FP1-FP6 as detailed in section 2.12.13 of Volume 2 of this Plan.</u></p>	
B-5	<p><i>Amend Section 2.6.6 Housing Objectives to delete objective H1 and replace it with the following:</i></p> <p>H1 Identify lands suitable for housing development within the Plan period and beyond (no map reference).</p> <p><u>H1 Ensure all proposals for residential development in areas at risk of flooding are accompanied by a site specific flood risk assessment that complies with the provisions of the Ministerial Guidelines 'The Planning System and Flood Risk Management' and objectives FP1-FP6 as detailed in section 2.12.13 of Volume 2 of this Plan.</u></p>	
Section 2.8 – Open Space and Public Amenity		
B-6	<p><i>Amend Section 2.8 Open Space and Public Amenity by inserting additional new text as follows:</i></p> <p>2.8.1 Analysis On initial analysis, Macroom appears to be well served in terms of open space. Given the intact condition of Macroom Castle Demesne, the green riverside corridor and the undeveloped nature of much of the surrounding lands, it could be argued that the amount of open</p>	42

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	space in the town is well above average. However, the steep topography of the lands surrounding Macroom town mean that they are not suitable for active open space uses. While these lands add to the scenic character of the town, their steepness also means that they are not particularly suitable for passive open space uses such as walking, picnicking etc (see Open Space Strategy Map). <u>In addition much of the river corridor is at risk of flooding and development in these areas needs to be managed in accordance with the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’.</u>	
B-7	<p><i>Amend Section 2.8.8 Open Space and Public Amenity Objectives by inserting additional objective OS 6 as follows:</i></p> <p><u>OS 6 Ensure all development in areas at risk of flooding are accompanied by a site specific flood risk assessment that complies with the provisions of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ and objectives FP1-FP6 as detailed in section 2.12.13 of Volume 2 of this Plan.</u></p>	45
	Section 2.11 – Employment, Enterprise and Economic Development.	
B-8	<p><i>Amend Section 2.11.1 Aims (Employment, Enterprise and Economic Development) to include a new bullet point as follows:</i></p> <p>It is the aim of the Council to support the economic development of the plan area and in particular to:</p> <ul style="list-style-type: none"> • Promote and facilitate the decentralisation of offices from Cork City to Macroom. • Promote improved Broadband connectivity to the town. • Promote the development of quality industrial estates to accommodate small to medium sized enterprises. • Encourage the creation of linkages with University College Cork and Cork Institute of Technology especially in terms of research and development. • Promote the development of enterprise parks to facilitate the development of indigenous industry and services. • Expand the eco-industrial concept that the town has successfully initiated. • <u>Promote the sustainable development of the town, management flood risk and ensure that proposals for development in areas at risk of flooding comply with the provisions of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ and objectives FP1-FP6 as detailed in section 2.12.13 of Volume 2 of this Plan.</u> 	

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B-9	<p><i>Amend Policy RP4 in Section 2.11.11 Employment, Enterprise and Economic Development policies as follows:</i></p> <p>EP4 Encourage small to medium scale office developments in the commercial zones at Coolyhane / <u>Maghereen</u> . <u>Parts of these lands are at risk of flooding. All proposals for development on these lands will normally be accompanied by a flood risk assessment that complies with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and objectives FP1-FP6 as detailed in section 2.2.13 of Volume 2 this Plan.</u></p>	
B-10	<p><i>Amend Policy E1 in Section 2.11.12 Employment, Enterprise and Economic Development Objectives as follows:</i></p> <p>E1 Promote the development of a Business Industry and Technology Park on lands zoned BITP at Coolyhane / <u>Maghereen</u> which would facilitate the following range of uses; incubation units, small and medium sized industries and possibly a distribution centre (see Objectives Map). <u>Parts of these lands are at risk of flooding. All proposals for development on these lands will normally be accompanied by a flood risk assessment that complies with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and objectives FP1-FP6 as detailed in section 2.2.13 of Volume 2 this Plan.</u></p>	
B-11	<p><i>Insert new Objective E5 in Section 2.11.12 Employment, Enterprise and Economic Development Objectives as follows:</i></p> <p><u>E5 : Ensure all development in areas at risk of flooding are accompanied by a site specific flood risk assessment that complies with the provisions of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ and objectives FP1-FP6 as detailed in section 2.12.13 of Volume 2 of this Plan.</u></p>	
B-12	<p><i>Insert new Objective E6 in Section 2.11.12 Employment, Enterprise and Economic Development Objectives as follows:</i></p> <p><u>E6: Conduct a full review of all lands identified as being at risk of flooding as part of the next review of the Town Development Plan to assess compliance with the provisions of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’.</u></p>	
	<u>Section 2.12 Infrastructure, Engineering and Utilities</u>	
B-13	<p><i>Amend the existing text under the heading “Surface Water Quality, Drainage Systems and Flood Control” as follows:</i></p> <p><u>2.12.3 Surface Water Quality and Drainage Systems and Flood Control</u> Presently the towns water needs are being met by water abstracted</p>	64

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	<p>from the River Sullane which is an indication of the good quality of the raw water.</p> <p>Drainage systems in the area serve all the existing residential neighbourhoods. The older systems act as a combined collection system, while the newly developed areas in the town have separate storm sewers.</p> <p>According to the Office of Public Works flooding is a risk in Macroom, occasionally the Sullane has burst its bank and flooded the Massy town area. As stated previously the incidence of flooding has also affected the workings of the wastewater treatment plant. This Development Plan seeks to protect all stream and river corridors from development, it also explores the opportunity of providing storm water attenuation ponds in the areas of open space thereby ensuring the water quality of rivers and streams are maintained.</p> <p>Suds are considered a new direction in the way we deal with the disposal of surface water. Presently the majority of surface water is conventionally piped directly to the nearest watercourse or river. Using SUDS techniques, water is either infiltrated or conveyed more slowly to watercourses via ponds, filter drains or other installations. This reflects natural catchment behaviour more closely where rainfall either infiltrates through the soil or runs off more slowly over the grounds surface to the nearest ditch or watercourse. SUDS attempt to reflect the natural situation whereby pollutants are through soils or broken down by bacteria.</p> <p>Stormwater retention facilities such as attenuation ponds storm water which is in excess of the capacity available in downstream channels until storm flows have abated. Providing such facilities enables an economic and environmental approach to stormwater control. The provision of such ponds also provides enormous environmental benefits in terms of protecting the River Sullane by filtering pollutants that may be included in water runoff.</p>	
B-14	<p><i>Insert new section 2.12.4 after existing section 2.12.3 as follows:</i></p> <p><u>2.12.4 Flood Risk</u></p> <p><u>Overall Approach</u></p> <p><u>2.12.4.1 National Guidelines entitled “The Planning System and Flood Risk Management” were issued by Government in November 2009 and in accordance with its obligations under Section 28 of the Planning and Development Acts, the Council, in preparing its strategy for the management of flood risks, must have regard to these guidelines.</u></p> <p><u>2.12.4.2. These Guidelines require planning authorities to introduce</u></p>	64

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	<p><u>flood risk assessment as an integral and leading part of the development plan process. The Guidelines require planning authorities to:</u></p> <ul style="list-style-type: none"> • <u>Avoid development in areas at risk of flooding,</u> • <u>Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk, and</u> • <u>Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.</u> <p><u>2.12.4.3 As part of the review of all Electoral Area Local Area Plans in 2010, Cork County Council, in consultation with the OPW, the lead agency for flood risk management in Ireland, commissioned a Strategic Flood Risk Assessment for County Cork and this assessment has informed the preparation of this variation to the Macroom Town Plan. With respect to Macroom the main information about flood risk has been collated from a number of sources including:</u></p> <ul style="list-style-type: none"> ○ <u>Draft River Lee Catchment Flood Risk Assessment and Management Study (Lee CFRAMS) commissioned and published by the Office of Public Works. The CFRAM Study for the River Lee catchment is one of three such studies being carried out as ‘pilots’ for a national programme of similar studies to be implemented over the coming years. The methodology of the CFRAM Study is based on ‘best international practice’ for the assessment and management of flood risks and includes data for the fluvial and tidal flood risks in the catchment. This study remains at Draft Stage but it is anticipated that this study will be finalised shortly.</u> ○ <u>‘Floodmaps.ie’ – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. ‘Flood point’ information is available on this site and has been noted.</u> ○ <u>‘Draft Flood Hazard Mapping’ for fluvial and tidal areas commissioned by Cork County Council from Consultants JBA Associates. These indicative flood extent maps provide flood extent information for river catchments where a more detailed CFRAMS study is not currently available.</u> ○ <u>2.12.4.4. In line with advice from the OPW the information from these sources has been amalgamated into a single ‘Indicative Flood Extent Map’ for Macroom which provides information on three main areas of flood risk:</u> 	

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	<ul style="list-style-type: none"> ○ <u>Zone A – High probability of flooding. Most areas of the town that are subject to flood risks fall into this category. Here, most types of development would be considered inappropriate. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in the town centre, or in the case of essential infrastructure that cannot be located elsewhere. A Justification Test set out in Ministerial Guidelines applies to proposals in this zone. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.</u> ○ <u>Zone B - Moderate probability of flooding. In Macroom, this designation applies only to limited areas of land. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.</u> ○ <u>Elsewhere – Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.</u> <p><u>2.12.4.5. Notwithstanding the approach taken to the preparation of the 'Indicative Flood Extent Maps', there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by Cork County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Plan.</u></p> <p><u>2.12.4.6. The main risk of flooding in Macroom arises from Fluvial flooding from the Sullane River and its tributaries to the north of the town. The Sullane has burst its banks in the past and flooded lands in the Massytown area. Fluvial flooding is the only type of flood risk which is reflected in the Indicative Flood Extent Map. Other sources of flood risk, which are not reflected on the map, include pluvial flooding associated with periods of high intensity rainfall and groundwater flooding which is caused by groundwater escaping</u></p>	

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	<p><u>from the ground when the water table rises to or above ground level. These risks will need to be assessed at the project stage.</u></p> <p>Flood Risks and ‘Zoning’</p> <p><u>2.12.4.7. The Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ require planning authorities to ensure that development is not permitted in areas of flood risk, particularly floodplains, except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development. Where such development has to take place, in the case of urban regeneration for example, the type of development has to be carefully considered and the risks should be mitigated and managed through location, layout and design of the development to reduce flood risk to an acceptable level.</u></p> <p><u>2.12.4.8 Some of the zoned lands in Macroom are at risk of flooding. However, having regard to the provisions of Section 21(a) of the Fourth Schedule of the Planning and Development Act 2000, as amended, the Planning Authority has decided not to dezone any of this land, as to do so by variation during the term of a development plan, could leave the authority open to claims for compensation were planning permission refused on zoning grounds. Instead, as an interim measure pending the full review of the plan (due to commence in 2013) additional safeguards have been introduced to deal with the issue of flood risk. Specifically, all development proposed within an area of flood risk must be accompanied by a site specific flood risk assessment demonstrating compliance with the Guidelines on ‘The Planning System and Flood Risk Management’, including the development plan justification test. In these cases planning permission will only be considered where the findings of the site specific flood risk assessment demonstrates that the proposal complies with the requirements of the Guidelines.</u></p> <p><u>2.12.4.9. At the next full review of the Town Development Plan, a comprehensive assessment of the zoned lands will be undertaken, relative to the provisions of the Guidelines, and the need to change the zoning of lands at risk of flooding will be fully assessed at that stage.</u></p> <p><u><i>Applications for Planning Permission in Areas at Risk of Flooding</i></u></p> <p><u>2.12.4.10. Development proposals in areas which are identified as being at risk of flooding on the ‘Indicative Flood Extent Map’ will need to comply with provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required. In order to reflect</u></p>	

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	<p><u>the possibility that the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages.</u></p> <p><u>2.12.4.11.. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action. It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.</u></p> <p><u>2.12.4.12. Where the first stage of the site-specific flood risk assessment indicates further study is required then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the Town Council have indicated in writing that they are in agreement with the findings of the initial assessment that shows that the site is not at risk of flooding or with any proposals for avoidance then, subject to other proper planning considerations, an application for planning permission may be favourably considered.</u></p> <p><u>2.12.4.13. The first stage in the assessment process will include:</u></p> <ul style="list-style-type: none"> • <u>An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.</u> • <u>A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/local knowledge of flooding in the area).</u> • <u>An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from a CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.</u> • <u>Site cross sections or spot levels, including the river and surrounding lands.</u> • <u>Description of the site and surrounding area, including ground conditions, levels and land use.</u> • <u>Commentary on any localised uncertainty in the existing</u> 	

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	<p><u>flood mapping and other sources of flood risk information and the site area.</u></p> <ul style="list-style-type: none"> • <u>Proposal as to the appropriate course of action which could be either:</u> <ul style="list-style-type: none"> a) <u>Further study;</u> b) <u>Revision of proposals to avoid area shown at risk of flooding; or</u> c) <u>Continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).</u> <p><u>2.12.4.14. Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.</u></p> <p><u>2.12.4.15. Where there are significant residual flood risks associated with the proposed development, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:</u></p> <ul style="list-style-type: none"> • <u>The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and, in particular:</u> • <u>Is essential to facilitate regeneration and/or expansion of the centre of Macroon;</u> • <u>Comprises significant previously developed and/or under-utilised lands;</u> • <u>Is within or adjoining the core of the town.</u> • <u>Will be essential in achieving compact and sustainable urban growth; and</u> • <u>There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</u> <p><i>Minor Developments in areas of Flood Risk</i></p> <p><u>2.12.4.16. Applications for minor development, such as small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. However, a commensurate assessment of the</u></p>	

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	<p><u>risks of flooding still needs to be undertaken and should accompany such applications for development in order to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These proposals should follow best practice in the management of health and safety for users and residents of the proposal.</u></p> <p><u>2.12.4.17. Any proposal in an area at risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels. Additional guidance on addressing flood risk management in the design of development is given in Appendix B of the Guidelines.</u></p> <p><i>Protecting Biodiversity in areas at Risk of Flooding:</i></p> <p><u>2.12.4.18. Inappropriate development in flood plains which results in increased river flows, increased erosion, and alteration of river channel morphology or flooding of property or lands may have a significant adverse impact on fisheries leading to habitat modification and degradation. This Plan seeks to protect river environments, fisheries and wildlife habitats and will seek to protect water courses, banks and bankside vegetation from interference by inappropriate bridging, draining, culverting or other works which could be detrimental to fisheries and biodiversity. Flood Risk Assessments and in particular, any proposals for mitigation measures, need to be mindful of the need to protect fisheries and biodiversity.</u></p>	
B-15	<p><i>Amend Section 2.12.12 Infrastructure, Engineering and Utilities Policies - Surface Water Quality, Drainage Systems and Flood Control, by deleting policy SWP4 as follows:</i></p> <p><u>Surface Water Quality, Drainage Systems and Flood Control</u></p> <p>SWP4 Ensure that all new developments have regard to areas that may be at risk of flooding. A flood impact assessment may be required at planning application stage.</p>	70

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	Vol. 2 - Section 2.6 Residential Development											
	<p>Amend existing section 2.12.13 'Infrastructure, Engineering and Utilities Objectives' to include new section 'Flood Risk Management' after the section on Fire as follows:</p>											
	<table><tr><th>Objective No.</th><th>Development Plan Objectives Flood Risks – Overall Approach</th></tr><tr><td>FP 1</td><td><p>It is an objective of this plan to ensure that all proposals for development falling within the areas identified as being at risk of flooding are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management' and to take the following approach in order to reduce the risk of new development being affected by possible future flooding:</p><p>Avoid development in areas at risk of flooding; and</p><p>Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.</p></td></tr><tr><td>FP 2</td><td><p>In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in section 3 of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG, unless otherwise provided for by FP6 below.</p></td></tr><tr><td>FP 3</td><td><p>In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG, unless otherwise provided for by FP6 below.</p></td></tr><tr><td>FP 4</td><td><p>It is an objective of this plan to ensure that all proposals for development falling within the areas identified as being at risk of flooding will need to comply with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk</p></td></tr></table>	Objective No.	Development Plan Objectives Flood Risks – Overall Approach	FP 1	<p>It is an objective of this plan to ensure that all proposals for development falling within the areas identified as being at risk of flooding are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management' and to take the following approach in order to reduce the risk of new development being affected by possible future flooding:</p> <p>Avoid development in areas at risk of flooding; and</p> <p>Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.</p>	FP 2	<p>In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in section 3 of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG, unless otherwise provided for by FP6 below.</p>	FP 3	<p>In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG, unless otherwise provided for by FP6 below.</p>	FP 4	<p>It is an objective of this plan to ensure that all proposals for development falling within the areas identified as being at risk of flooding will need to comply with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk</p>	
Objective No.	Development Plan Objectives Flood Risks – Overall Approach											
FP 1	<p>It is an objective of this plan to ensure that all proposals for development falling within the areas identified as being at risk of flooding are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management' and to take the following approach in order to reduce the risk of new development being affected by possible future flooding:</p> <p>Avoid development in areas at risk of flooding; and</p> <p>Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.</p>											
FP 2	<p>In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in section 3 of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG, unless otherwise provided for by FP6 below.</p>											
FP 3	<p>In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG, unless otherwise provided for by FP6 below.</p>											
FP 4	<p>It is an objective of this plan to ensure that all proposals for development falling within the areas identified as being at risk of flooding will need to comply with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk</p>											
B-16		72										

Variation Ref.	Variation – Flooding Policy		Page No.
	Vol. 2 - Section 2.6 Residential Development		
		<u>assessment prepared in line with paragraphs 2.14.4.10 – 2.12.4.15 of the plan.</u>	
	FP 5	<u>Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective FP4 that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.</u>	
	FP 6	<p><u>Notwithstanding the zoning objective of a site, where the site specific flood risk assessment required under FP4 shows that there are significant residual flood risks associated with a development, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:</u></p> <ul style="list-style-type: none"> ○ <u>The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and, in particular:</u> ○ <u>Is essential to facilitate regeneration and/or expansion of the centre of the town;</u> ○ <u>Comprises significant previously developed and/or under-utilised lands;</u> ○ <u>Is within or adjoining the core of the town;</u> ○ <u>Will be essential in achieving compact and sustainable urban growth; and</u> ○ <u>There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the town or within a reasonable distance thereof.</u> 	
	<u>Mapping Changes</u>		
B 16	<u>Show flood outline on ZONING MAP 5a</u>		

Part C: Habitats and Birds Directive Compliance

1.6 Variation to Volume 2, Section 2.7 -

1.6.1 Changes to Chapter 6 of Volume 2 of the Macroom Town Development Plan, 2009 arising from the obligations on Planning Authorities under the Birds Directive and the Habitats Directive.

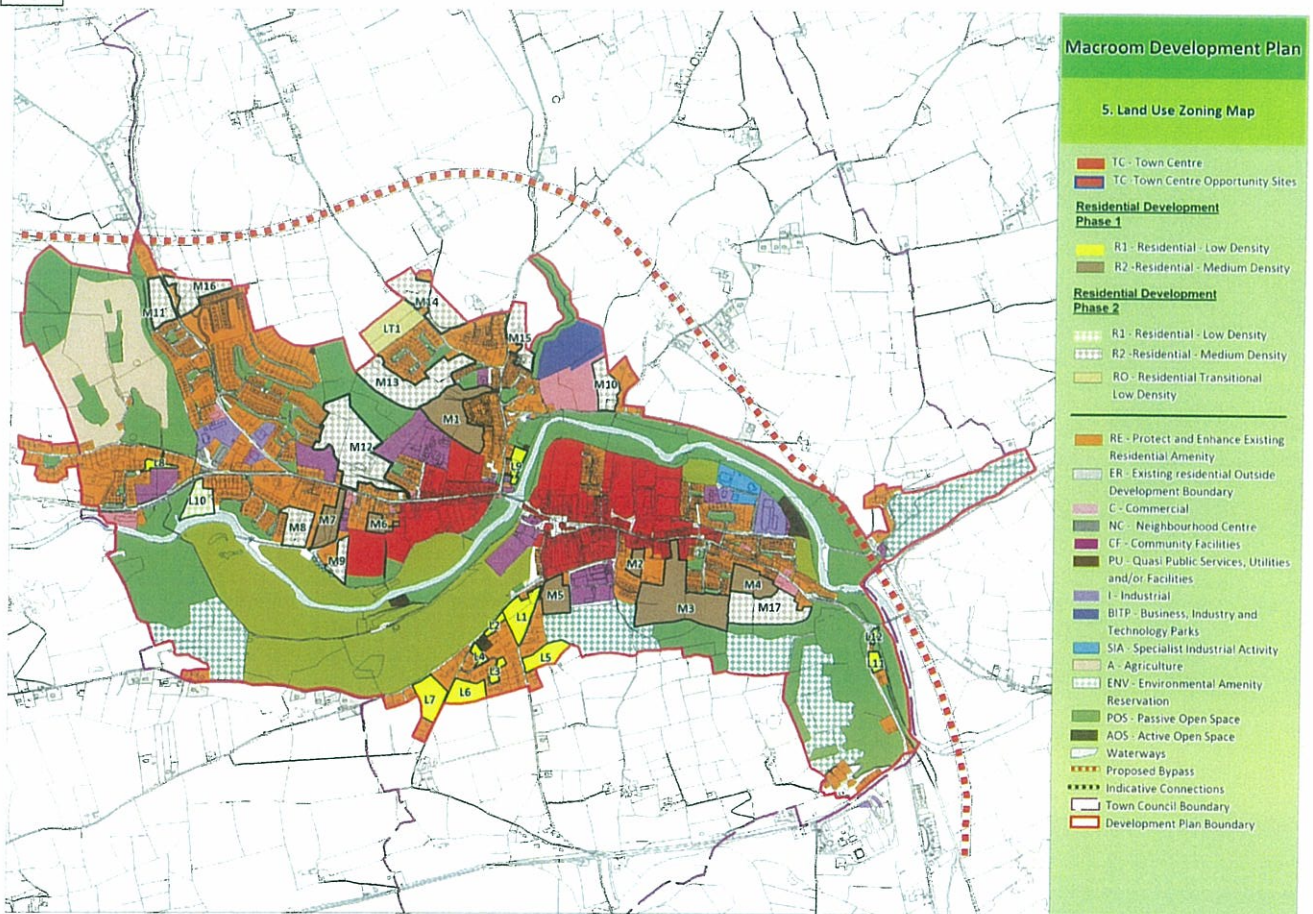
Variation Ref.	Variation – Habitats and Birds Directive	Page No.
Section 2.7 Natural Environment		
C-1	<p><i>Delete the following objectives from Section 2.7.7. Natural Environmental Objectives ;</i></p> <p>NE 2 — Protect the environmental quality and diversity of the Gearagh and its landscape setting. Development within the vicinity of this site of international importance will be restricted, in particular housing and ancillary facilities such as septic tanks, and any other developments with the potential to impact visually or physically on the Gearagh. Any planning application for development within the catchments of the River Lee upstream of the Gearagh or the Toon River will be subject to Appropriate Assessment of any potential to impact negatively on the Gearagh cSAC/SPA as required under Article 6 of the EU Habitats Directive.</p> <p>NE4 — Protect existing wetlands from fill.</p> <p>NE5 — Ensure that the lands given a zoning of Environmental Amenity Reservation are kept free from development. This is protect their ecological functions and to preserve their scenic character.</p> <p><u>And replace with the following</u></p> <p><u>NE-2 It is the policy of Macroom Town Council to protect the ecological integrity of all natural heritage sites designated or proposed for designation under National and European legislation. This includes Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves, Refuges for Fauna, Biogenetic Reserves and Ramsar Sites. Part of the Gearagh Special Area of Conservation is within the Town Council boundary. This area is not suitable for development.</u></p> <p><u>NE-4 It is the policy of Macroom Town Council to carry out an appropriate level of assessment of all proposals for development (residential,</u></p>	41

Variation Ref.	Variation – Habitats and Birds Directive	Page No.
	<p><u>industrial, community, recreational and amenity) facilitated by this plan and, to determine the potential for effects of same, on sites designated for nature conservation or proposed to be designated for nature conservation.</u></p> <p><u>NE-5 It is the policy of Macroom Town Council not to authorise projects which would be likely to give rise to significant or adverse direct, indirect or secondary effects on the integrity of any Natura 2000 sites (either individually or in combination with other plans or projects), having regard to their conservation objectives, unless imperative reasons of overriding public interest can be established and there are no feasible alternative solutions.</u></p> <p><u>And add additional objectives as follows:</u></p> <p><u>NE-6 It is the policy of Macroom Town Council to provide protection to all legally protected plant and animal species.</u></p> <p><u>NE-7 It is the policy of Macroom Town Council to maintain habitats and features of natural value outside designated sites, that are components of the town's ecological network. This includes tree lines, groups of trees and veteran trees, old walls and banks, parkland, hedgerows, rivers, streams and associated corridors.</u></p>	

Appendix 1: Mapping Changes.

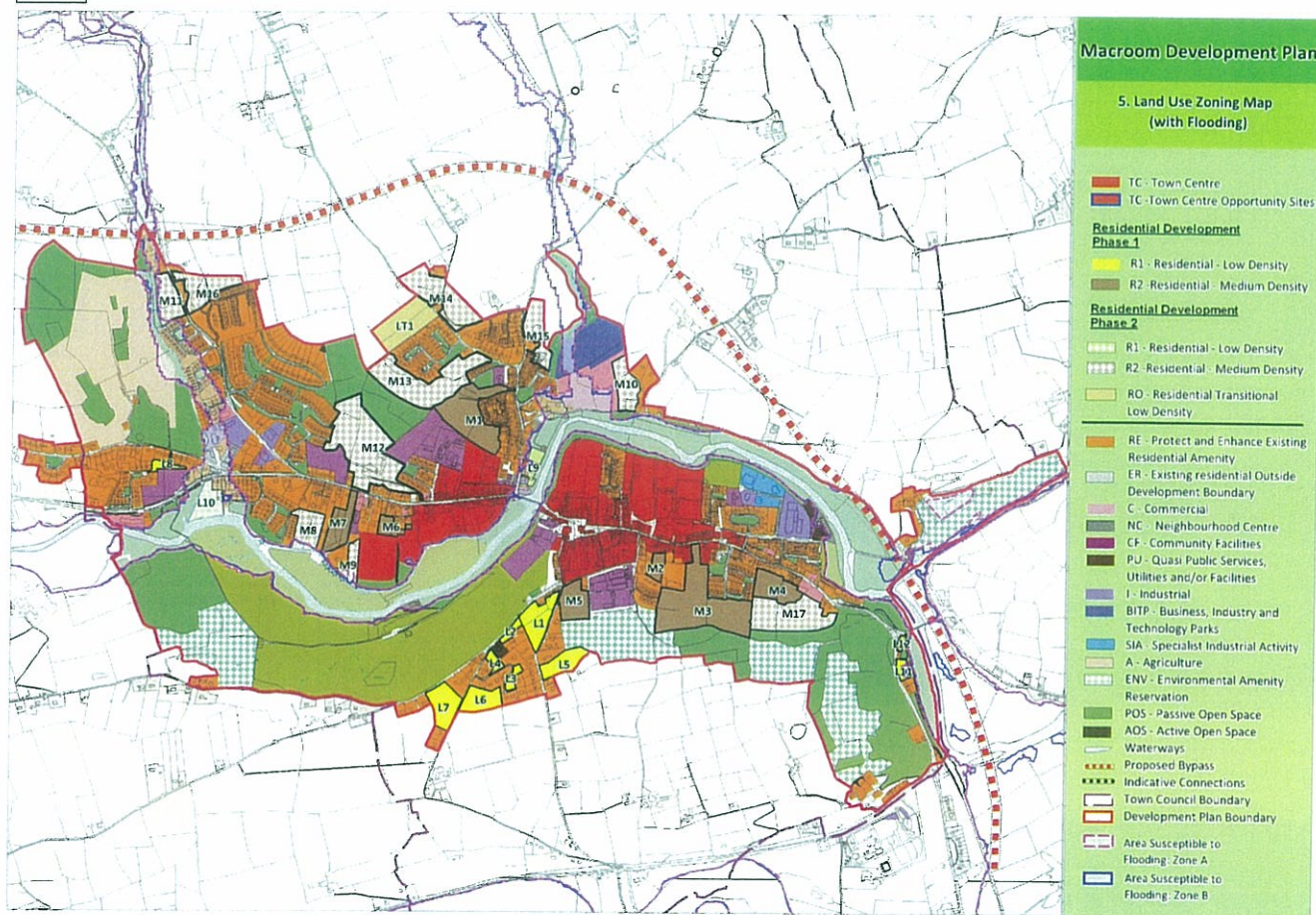
1. **Map 1:** Changes to Map 5 to identify those residentially zoned lands that for part of Phase 1 and those that form part of phase 2 developments.
2. **Map 2 and Map 2a:** Include new maps which identify those lands at risk of flooding.
3. **Map 3:** Amended Map 7 to identify those undeveloped zoned sites that form part of Phase 1 and those which form part of Phase 2 developments.
4. **Map 4:** Include a new Map, Map 17, which identifies both the Town Council and the County Council administrative areas.

Map I



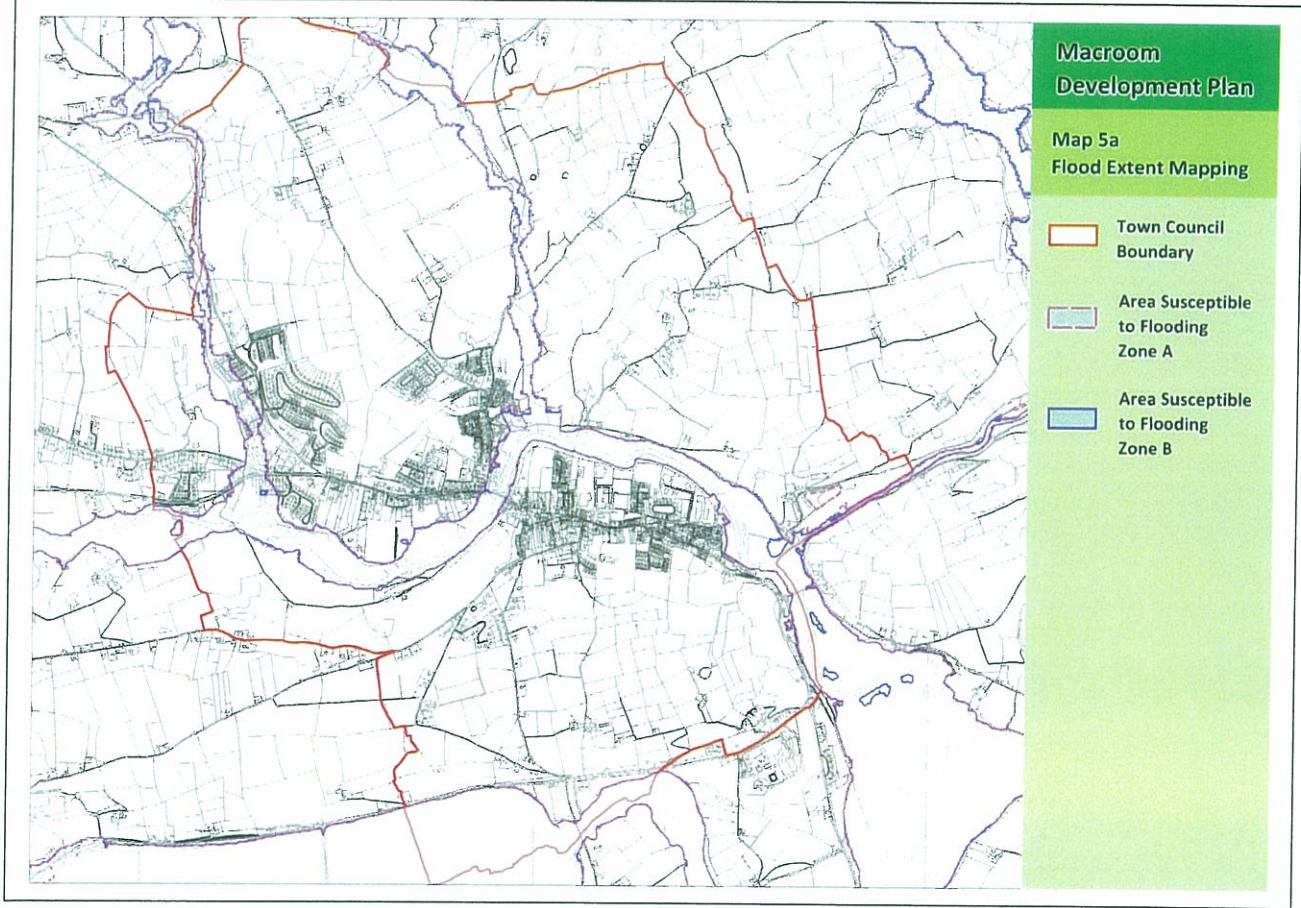
Variation to Macroom Town Plan 2009-2015

Map 2

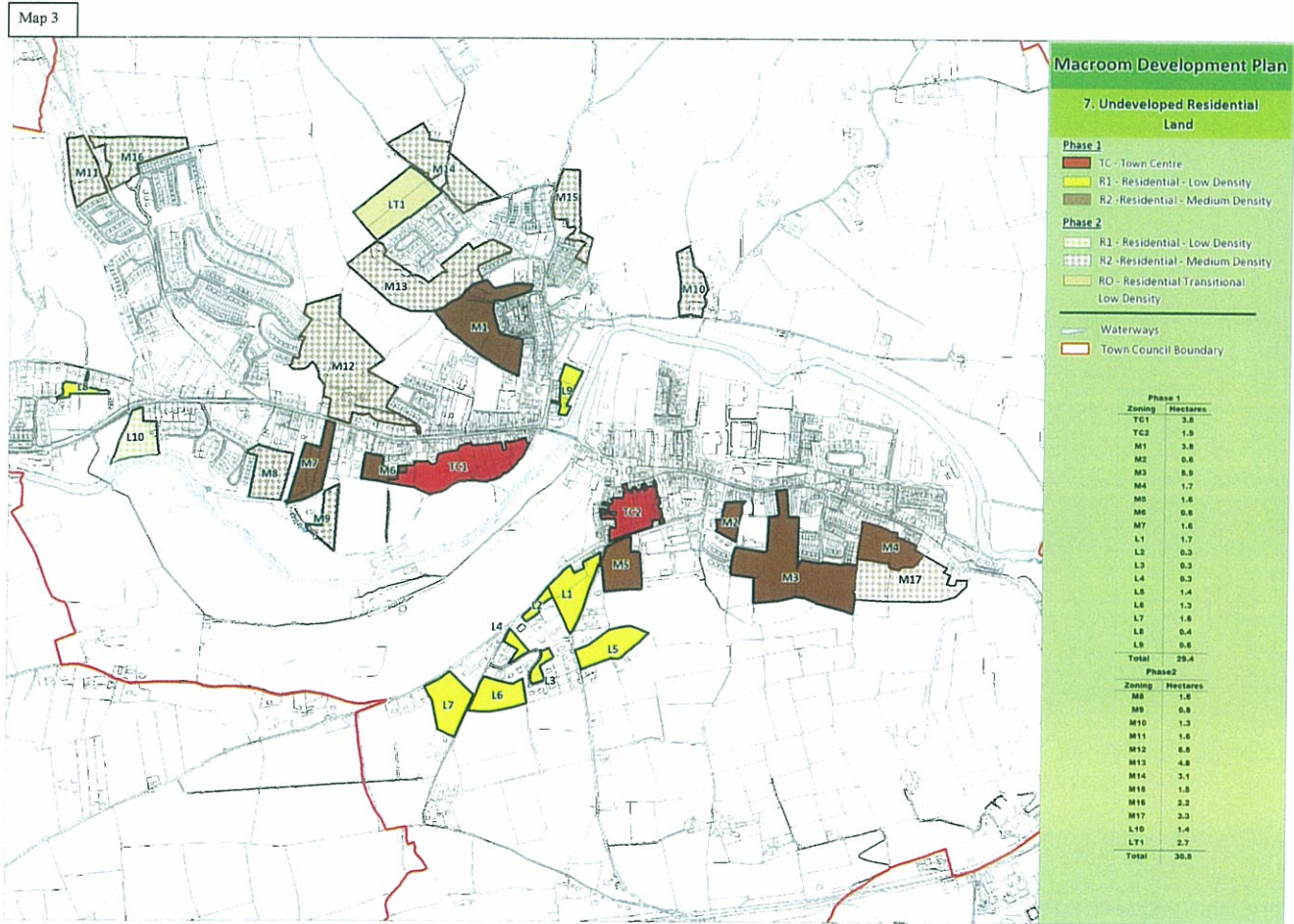


Variation to Macroom Town Plan 2009-2015

Map 2A



Variation to Macroom Town Plan 2009-2015



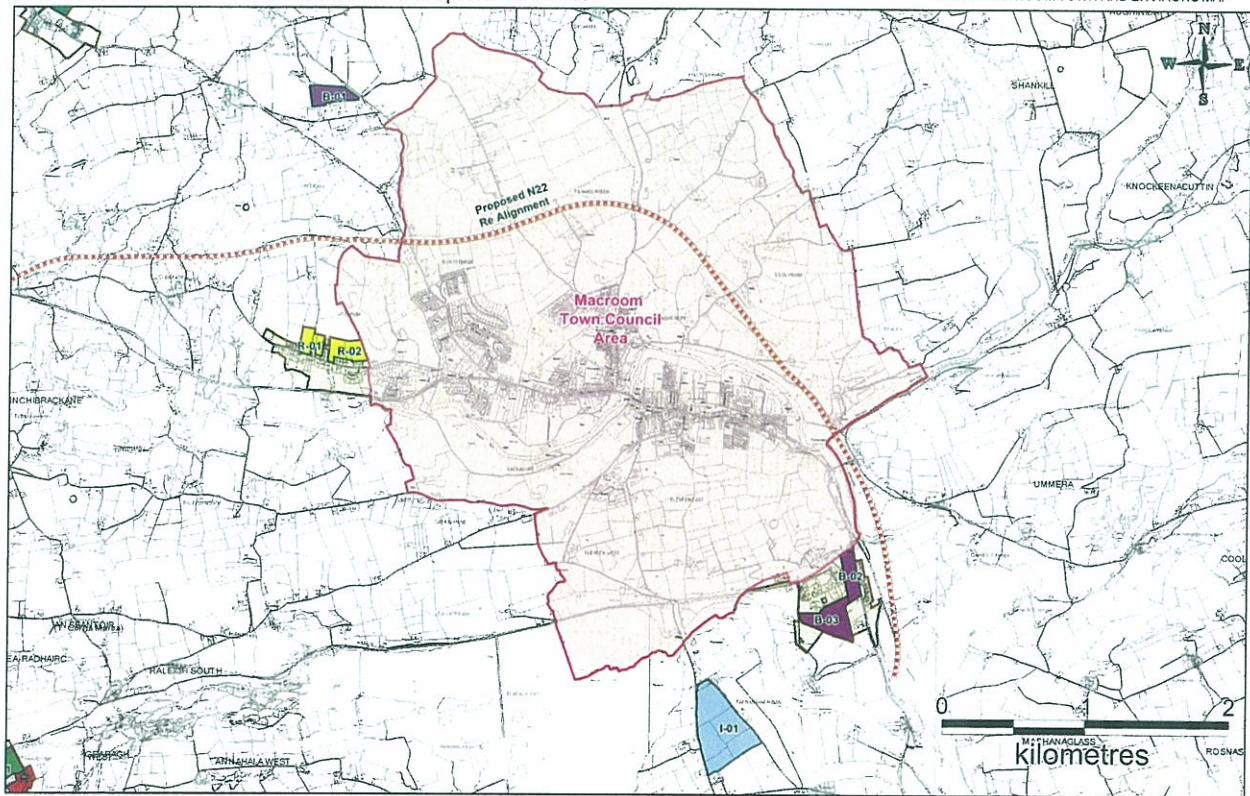
Variation to Macroon Town Plan 2009-2015

Map 4

Macroom Town Council

Macroom Town Development Plan 2009

MAP 17 MACROOM TOWN AND ENVIRONS MAP



- | | | | |
|------------------------|-----------------------|----------|-------|
| Settlement Boundary | Town Council Boundary | Industry | Roads |
| Existing Built-up Area | Residential | Business | |

FOR DETAILS ABOUT THE SPECIFIC ZONING OBJECTIVES IN THE ENVIRONS, PLEASE SEE THE MACROOM ELECTORAL AREA LOCAL AREA PLAN 2011