

Report to Members

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

June 2010

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This report focuses on the submissions and observations received from the public following publication of an Outline Strategy for Mallow Electoral Area which identified the critical planning issues and choices facing the Electoral Area in the future. The report summarises the outcome of this pre-draft public consultation which was carried out in line with S.20 (1) of the Planning & Development Acts 2000-2006 and will inform the preparation of the Draft Mallow Electoral Area Local Area Plan. Appendix A of the report includes a list of the submissions received relevant to the Electoral Area and Appendix B details the issues which arose at the Stakeholder meeting held in February 2010.

This report was circulated to the members of the Mallow Electoral Area Committee at a meeting on 03 June 2010. A second meeting has been arranged for the 23 June, 2010 to discuss the issues arising from the report.

Section 1 Electoral Area Context

1.1 Main changes since the last plan

1.1.1 Subsequent to the adoption of the Mallow LAP 2005, the Mallow Special Local Area Plan, which covers Mallow Town and its environs, was adopted in 2007. Because the Special Local Area Plan for Mallow will remain in force until 2013, it has not been included in this review.

1.1.2 The geographical extent of the Mallow Electoral Area has expanded since the 2005 Local Area Plan as a result of the general changes to the electoral area boundaries introduced in late 2008. A portion of land to the south-east of the Electoral Area (containing the Key Village of Watergrasshill and the village nucleus of Kildinan) has been included from the Fermoy EA. To the west of the Electoral Area an area containing the villages of Lyre and Cecilstown, along with the village nuclei of Nad and Ballyhass, has been transferred to the Mallow Electoral Area from the Kanturk Electoral Area.

1.1.3 The most recent Census data for the Electoral Area registered an increase in population from 25,741 in 2002 to 28,906 in 2006 (12%). This overall growth trend masks wide disparities in the rate of overall growth between individual settlements. The hub town of Mallow grew by 15% while Buttevant recorded a population decline of -7% (from 987 in 2002 to 914 in 2006).

1.1.4 Overall the population figures illustrate the rural nature of the electoral area with only 39% of the population being located in the main towns in 2006. The villages and rural areas grew by 12% between 2002 and 2006. The key village of Watergrasshill grew by 123% while population decline occurred in the second key village of Doneraile (- 5%). The remaining fourteen villages and the rural areas experienced strong average growth in the order of 10%. Having regard to the significant uptake of new housing across the village network since 2006, it is likely that there has been further strong growth in the population of the villages in the intervening period.

1.2 Pressure/ Challenges for the future

1.2.1 The southern part of the Mallow Electoral Area (including the key village of Watergrasshill) is within the CASP Ring Strategic Planning Area defined in the County Development Plan 2009. Here, the CASP Update Study, completed in 2008, identified the need to moderate the high levels of growth evident in recent years in order to support the Ring Towns and to re balance the growth of this area with that of Metropolitan Cork.

1.2.2 The northern part of the electoral area (including the Key Village of Doneraile) lies within the North Strategic Planning Area, defined in the County Development Plan 2009. This area is within the area of the North and West Cork Strategic Plan 2002 -2020, which aims to balance future population growth equally between the Main Towns and the Villages & Rural Areas.

1.2.3The population targets for the Mallow Electoral Area provide for an increase in population of 12,123 persons /42% to 2020 and are in line with the principles of the North and West Cork Strategic Plan 2002- 2020 and the CASP Update Study 2008. The majority of this growth is being directed to the 'hub' town of Mallow in line with the National Spatial Strategy, and as provided for in the Mallow Special Local Area Plan. As the key driver of the electoral area the continued growth and development of Mallow is crucial to the development of the electoral area as a whole.

1.2.4Within the remainder of the electoral area, growth of 2,364 is to be accommodated between the main town of Buttevant and the villages and rural areas.

1.2.5The target for Buttevant is to increase its population by 64% in line with its status as a county town and its location within the Atlantic Corridor. Strengthening the commercial / employment base of the town is essential to achieving this population growth.

1.2.6The villages and rural areas are targeted to grow by 10% in the 2006-2020 period. The key villages of Doneraile and Watergrasshill should account for a significant part of this growth. Growth in the smaller settlements (14 villages and 8 village nuclei) and rural areas needs to moderate in order to build up the larger settlements and reduce the extent of commuting. As indicated above, strong growth in housing has occurred in many of the villages since 2006, so this target population may already be close to being achieved.

Population	2006 Census	Growth 2006 – 2020	2020 Target
Mallow	10,241	9,759	20,000
Buttevant	914	587	1,501
Villages and Rural	17,751	1,777	19,528
Total Population	28,906	12,123	41,029

1.2.7The Atlantic Gateways initiative launched in 2006 seeks to co-ordinate and focus development and infrastructure along a corridor linking the 'Gateway' cities and hub towns to develop a critical mass of population capable of competing with the Greater Dublin Region for future investment. Both Mallow and Buttevant lie within this Atlantic Corridor and should benefit from future investment in it.

1.2.8 The proposed M20 Motorway which will bypass the towns of Mallow and Buttevant is at an advanced stage of planning and a preliminary design for the route has been published. Subject to statutory procedures and the availability of funding the scheme could commence construction.

1.2.9Allied to the challenge of increasing population is the challenge of increasing employment opportunities in order to retain the current population and attract additional population to the area. Achieving employment growth in Mallow in line with the Special Local Area Plan is critical to the economic future of the area. In support of this goal there is a need to ensure that sufficient and appropriate lands are identified for employment / commercial / retail uses in terms of their location, accessibility, servability and availability, especially in Buttevant and the key villages as appropriate.

1.2.10At an environmental level there is a need to balance development with regard to the sustainable environmental capacities of the receiving environment. In particular the Blackwater Valley is a key natural resource for the Region and safeguards will need to be put into place to protect its important habitats.

Section 2 Baseline Environment

2.1 Introduction

2.1.1. This section of the report gives an indication of the possible significant environmental effects which need to be considered when preparing the draft local area plan. While the Environmental Report, which will accompany the publication of the draft plan, will give more specific detail on the agreed environmental receptors, the purpose of this section is to briefly highlight the environmental issues which will have the greatest effect on the objectives of the draft Plan and its implementation within the Mallow Electoral Area. The preparation of the Environmental Report will also require close consultation with both external and internal bodies including the Environment Directorate of the Council, who have prepared an outline of the waste management issues relevant to the County. It is important to note that, in many cases, the environmental effects will have trans-boundary effects, to other electoral areas and even other counties and they need to be considered in this light.

2.2 River Catchments and Water Quality

2.2.1. The Water Framework Directive (WFD) applies to rivers, lakes, groundwater, and coastal waters. The Directive requires a co-ordinated approach to water management in respect of whole river basins with a view to maintaining high status of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least "good status" in relation to all waters by 2015.

2.2.2. Within the South West River Basin Management Plan which covers Cork and Kerry, the Mallow Electoral Area is covered by three water management unit action plans. It is through these action plans that the water quality of a particular river catchment is reviewed and monitored. The Blackwater Water Management Unit Action Plan includes the Mallow area, the Blackwater-Awbeg Water Management Unit Action Plan includes Buttevant and Doneraile, while the Blackwater -Bride Water Management Unit Action Plan includes Watergrasshill.

2.2.3. The Awbeg river in Buttevant forms part of the Blackwater River Candidate Special Area of Conservation under the Habitats Directive. The EPA has identified the water quality of this section of the Awbeg river as being "poor" and the South West River Basin District Management Plan has identified the requirement for this to be improved to "good" status by 2015. There are similar requirements regarding ground water in the area. Future development proposals for Buttevant Town will need to be mindful of any potential negative impacts on water quality.

2.3 Water Supply

Mallow

2.3.1 The Mallow / Ballyvinter Regional Water Supply Scheme is currently at the planning stage. Phase 1 of the scheme including development of a borehole and provision of trunk mains has been approved by the Department of the Environment and is awaiting sanction by the Department of Finance (estimated value of proposed works now two and a half million euro.).

Buttevant

2.3.2 Buttevant is supplied with water from the Charleville Water Supply Scheme and this scheme is currently operating at capacity. However proposed district metering and leak detection / repair works in the future should result in increased available capacity. A detailed assessment of the water supply will be undertaken as part of the preparation of the Environmental Report.

Watergrasshill

2.3.3 The Watergrasshill Water Supply Scheme secured funding under the WSIP 2010-2012 and is under construction.

Doneraile

2.3.4 Doneraile is supplied by water from the Doneraile/Shanballymore Water Supply Scheme and the supply is adequate to meet the development needs of the village. The source of this scheme is a spring located in Clogher.

Villages

2.3.5 All of the remaining fourteen villages are supplied by public water supply.

2.4 Waste Water Treatment*Buttevant*

2.4.1 The municipal wastewater treatment plan in Buttevant has recently been upgraded and has adequate treatment capacity to cater for future development.

Key villages of Doneraile and Watergrasshill

2.4.2 The Waste Water Treatment Plants in the key villages of Doneraile and Watergrasshill are also in a position to accept influent and have sufficient capacity for modest future growth.

Villages

2.4.3 There are a large number of settlements within the Electoral Area which require investment in wastewater treatment facilities. The treatment plants in the villages of Ballyclough, Churchtown and Shanballymore can only cater for limited future development.

2.4.4. Limited development has taken place in Killavullen and some capacity exists in this treatment plant. Insufficient existing capacity exists in the villages of Dromahane, Castletownroche, Bweeng, Cecilstown, Lombardstown and these settlements are not in a position to accept additional influent.

2.4.5. The treatment plant in Lis Carroll discharges to the Awbeg River (a protected area) and is not in a position to accept influent and the village of Lombardstown requires a new treatment plant as the existing septic tank is overloaded and discharges untreated into the River Blackwater.

2.4.6. The treatment plant in Lyre has minor capacity available and presently discharges to a percolation area. The plant is currently underutilised and is therefore not functioning adequately (construction of the estate has stopped). Glantane is served by a private treatment plant that cannot accept additional influent but a new public plant is planned.

2.4.7. The assimilative capacity of the various receiving waters to which all the treatment plants ultimately discharge will greatly influence the development potential of these settlements into the future and in some areas this may be a limiting factor.

2.5 Waste Management

2.5.1 The Waste Management Plan 2004 for Cork County, which sets out the requirements for waste management, is currently under review. The current plan identified a need for a Civic Amenity Site in Mallow which is nearing completion but it is uncertain when this will be operational. The nearest Civic Amenity Site is the Millstreet Recycling Centre/ Civic Amenity site which serves the North Cork Division and accepts a wide range of goods to be recycled (approx. 34 different types of materials for recycling at present). The Macroom Civic Amenity site also serves the south-western part of this Electoral Area.

2.5.2. There are ten bring sites within the electoral area, three of which are located within Mallow town. The other sites are located in Buttevant, Doneraile, Watergrasshill, Churchtown, Castletownroche, Killavullen, Shanballymore.

2.6 Nature Conservation & Habitat

2.6.1. Within the Electoral Area, there are a number of sites designated for their biodiversity value under the European Habitats Directive and national legislation. Some sites are also covered by specific objectives of the Cork County Development Plan 2009.

2.6.2. The River Blackwater is probably the most significant and is a Candidate Special Area of Conservation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.

2.6.3. There are eleven proposed Natural Heritage Areas in the Mallow Electoral Area including three in the Blackwater Valley, three in the Awbeg Valley, the Ballyhoura Mountains, Ballintlea Wood, Kilcolman Bog, Ballinvonnear Pond and Eagle Lough.

2.6.4. There is one candidate Special Area of Conservation in the electoral area namely the Blackwater River and its tributaries. There is one Special Protection Area in the electoral area, Kilcolman Bog, which is important from an ornithological perspective. Both of these sites are included within the Natura 2000 sites and will also be assessed by the Appropriate Assessment of the plan.

2.6.5. Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas are of significant value to the biodiversity of the area and provide many benefits to the both the local population and visitors.

2.7 Other Environmental Considerations

2.7.1. One of the major environmental issues which needs careful consideration is the effect of flooding on the electoral area. This will be assessed through the preparation of the Environmental Report and having regard to provisions of The Planning System and Flood Risk Management Guidelines for Local Authorities (2009).

Landscape

2.7.2. The landscape of the Mallow EA is dominated by the Fertile Plain Area, which forms part of the 'Golden Vale', but also includes other landscape types such as the Fissured Marginal and Forested Rolling Upland Areas and Fissured Fertile Middleground.

2.7.3. The following Scenic Routes are either fully or partially within the aforementioned landscape types in the Mallow EA;

- Scenic Route No. S11 - Local Road at Carrigacunna through Nagle Mountains to Ross River Valley to Fiddane Bridge. Views of Nagle Mountains. The route runs through Landscape Type 5 (Fertile Plain with Mooreland Ridge) & Type 13b (Valleyed Marginal Middleground).
- Scenic Route No. S12 - Local Road between Knuttery and Bottlehill. Views of Rolling Landscape. This route runs through Landscape Type 10b (Fissured Fertile Middleground).
- Scenic Route No. S13 - Local Road from Craig Cross Roads to County Boundary. Views of the Ballyhoura Mountains & the Awbeg Valley. Route runs through Landscape Type 5 (Fertile Plain with Mooreland Ridge).
- Scenic Route No. S14 - N72 National Secondary Route between Mallow and Roskeen Bridge. Views of the Blackwater Valley. Route runs through Landscape Type 5 (Fertile Plain with Mooreland Ridge).

Geology

2.7.4 A List of important geological features within the County have been set out in Chapter 3 of the Cork County Development Plan 2009 with the intention of maintaining the conservation value of these features or areas of geological interest. In the Mallow Electoral Area the list includes the following;

- Ballybeg Quarry (Buttevant) - Lower Carboniferous bryozoan reef facies.
- Ballyclough Quarry (Ballyclough) - Lower Carboniferous stratigraphy.
- Castlepook Cave (Castlepook South) - Karst – maze cave with rich fossil mammal fauna.

Scenic Landscapes

2.7.5 There are a number of Scenic Landscapes outlined in Volume 3 of the County Development Plan 2009 and the following scenic landscapes are located in the Mallow EA;

- Blackwater Valley which stretches from Banteer to Waterford.
- Forested area located to the South-east of Mallow
- Doneraile Court and Demense
- Castletownroche (to the south of the village)
- Liscarroll Castle
- Killavullen (to the south-west of the village and the Blackwater Valley to the east)

Archaeology & Material Assets

2.7.6 There are a number of historic settlements within the Electoral Area with significant historic and pre-historic assets, namely Doneraile Court and Demense, Buttevant Castle and Ballybeg Abbey, Liscarroll Castle, Ballyclough Castle, Bridgetown Priory or Abbey Castletownroche, Mourneabbey, Burton Park in Churchtown.

2.7.7 The electoral area also has number of Architectural Conservation Areas which are defined in the County Development Plan 2009. These are areas that require protection from inappropriate development and may be subject to special planning controls. Architectural Conservation Areas exist within Buttevant, Castletownroche, Churchtown and Doneraile.

Record of Protected Structures

2.7.8 There are many buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the Mallow Electoral area. The principle mechanism for protection of these is through inclusion on the 'Record of Protected Structures' with approximately 133 structures (out of approx. 1000 throughout the county) included from the Mallow Electoral Area.

Section 3 Principal Issues Raised in Submissions

3.1. Electoral Area Wide Issues

3.1.1 A total of 50 submissions were received for the electoral Area, 38 of which related specifically to settlements within the electoral area (see Appendix A). Seven of the submissions related to specific issues in Buttevant, five refer to the Mallow area, nine referred to the key village of Watergrasshill and seven to the key village of Doneraile. The other areas to attract submissions were Cecilstown, Killavullen, Lisscarroll, Lombardstown and Newtownpothouse.

3.1.2 The principle issues raised relate to the zoning of land for employment / commercial / industrial / mixed use development with a smaller number of requests of residential zoning. Requests for low density residential development and nursing homes are also notable within the electoral area. Infrastructural issues and the need for the Local Area Plans to commit to a programme of infrastructural provision has also been raised. In the smaller settlements there is concern about the legacy of large scale residential development and the need to deliver the supporting community facilities, sports facilities and open space.

3.1.3 Dairygold have made a number of submissions covering the majority of their sites across the county highlighting the unique site and locational characteristics of their properties and their potential role in achieving rural economic development and diversification. A flexible approach to development is sought, reflecting the changing needs of the agricultural sector.

3.2 Principal Issues Raised in Relation to Settlements

3.2.1 Buttevant : The promotion of Buttevant to town status in the County Development Plan 2009 and the associated target increase in population and employment, together with proposed M20 bypass, gave rise to several submission for Buttevant. Three submissions identify sites proximate to the town centre for mixed uses, including retail warehousing, commercial, industrial and residential development.

3.2.2 Two further submissions refer to the zoning of lands for nursing homes with one of the submissions referring to low density residential / retirement villages as an alternative option.

3.2.3 A further comprehensive submission stresses the need to ensure that population growth in Buttevant is based on employment growth and identifies a need to identify new lands for employment use and review the suitability of lands currently zoned and the range of uses permissible on them. The need to develop the tourism potential of the town's heritage assets, and develop its amenities / townscape, are also stressed.

3.2.4 Other submissions refer to significant deficiencies in the town's community infrastructure such as the lack of a public town park and public walkway along the river. The need for funding and support from the local authority in order to make the public park/walkway a reality is also identified.

3.2.5 Mallow (hinterland): Five submissions were made in relation to Mallow area. One submission relates to the zoning of land for low-medium density residential development within the Greenbelt.

3.2.6 Two submissions refer to matters covered by the Mallow SLAP and one of these also raised issues in relation to the timely provision of infrastructure, and the need for the Local Area Plans to commit to a comprehensive and effective programme of infrastructural provision.

3.2.7 The fourth submission concerns development at Longueville House, while the final submission refers to a Dairygold site (Munster AI) at Ballyvorisheen just 4km north-west of Mallow and adjoining a proposed interchange on the M20. The submission seeks the rezoning of the lands for commercial development.

3.2.8 Doneraile : Six of the submissions relate to the O-05 open space site in Doneraile and four of these seek the protection of the amenities and heritage of the area known as Rockforest / Rock Wood and its attendant demesne walls and features. These submissions question the appropriateness of the current zoning objective O-05 as outlined in the Local Area Plan 2005, which allows for some residential development. The submissions indicate that the site is unsuitable for development as it would destroy the amenities of this wooded area and cause damage to adjoining properties.

3.2.9 Two contrasting submissions in relation to the O-05 site request that this area of land be zoned for nursing home/residential use in the proposed LAP.

3.2.10 A further submission requests that the O-04 lands would not be de-zoned.

3.2.11 Watergrasshill: Watergrasshill as a settlement attracted the most submissions in the electoral area. Six submissions refer to residential development, either seeking additional new residential zonings, changes to current zonings or that no further residential development would be permitted until the provision of community facilities has caught up with the needs of the existing population. The need for the provision of some low density serviced site type developments in the village has also been highlighted having regard to the restrictions that apply to one off housing within the hinterland of the village (rural housing control zone).

3.2.12 Three of the submissions relate to the zoning of land for industrial, commercial / distribution uses. Two of the submissions refer to land at Meenane, east of the motorway, while one of the sites is located adjacent to the village on the western side of the motorway.

3.2.13 Other issues raised include the scale of development that has taken place in the village to date and the need for supporting services to catch up with existing development, continued high traffic levels through the village due to the tolls on the N8, lack of parking provision in the centre of the village, need for environmental improvements and better public transport services. Reference is also made to the need to protect the local aquifer.

3.2.14 Cecilstown: Two submissions were received, one of which seeks low density residential zoning of lands within the development boundary and the other refers to Ballygiblin Manor and estate, its future role in the settlement network and requests that it be identified (along with Ballyhass Lakes) as an 'Other Location'.

3.2.15 Killavullen: Two submissions were received. One of the submissions seeks the zoning of land for high or medium density residential uses. The second submission is from Killavullen Community Council and outlines their aims and hopes for the village including; traffic calming measures; pedestrian crossing to the National School; development of a community centre; improving derelict sites; make provision for sheltered housing and the completion of River /Railway amenity walk.

3.2.16 Liscarroll: Two submissions were received in relation to Liscarroll which express a number of concerns in relation to the development of the village i.e. much of the residentially zoned land remains undeveloped and has "missed the boom", many houses lack connections to the public sewer and public water infrastructure is inadequate. The need for road improvements, traffic calming and drainage of the Awbeg River are also highlighted together with the potential of Liscarroll Castle as a tourist attraction for the area.

3.2.17 Lombardstown: Two submissions were received. One of the submissions seeks the extension of the development boundary to accommodate residential development (serviced sites). The second submission refers to two Dairygold properties, the Co-Op site and the Mill (Feed Laboratory) and seeks extension of the development boundary to cover the full extent of both sites.

3.2.18 Newtownpophouse: One submission was received which requests that lands located within the development boundary for Newtownpophouse, be specifically zoned for employment uses to provide for employment/ light industry/ warehouse development.

3.3. Other issues arising

3.3.1 Other general submissions raise a number of pertinent issues including the need to :

- a. zone land for educational, sports and recreational use.
- b. support the use of public transport and reduced journey times by maximising free flow of traffic through settlements and making provision within outlying towns, for the overnight parking of buses for early morning departures.
- c. reflect and safeguard the strategic role of national roads and associated interchanges / junctions catering for the safe and efficient movement of major inter urban and inter regional traffic and to use the development contributions scheme to fund necessary road infrastructure, especially as applied to the proposed M20 road scheme.
- d. support the role of agriculture and food production by encouraging people into these sectors and ensuring planning policy is supportive of farm enterprise and the retention of and investment in, rural services and infrastructure.
- e. develop a stronger working relationship with the Construction sector to ensure that the local area plans are capable of prompt implementation once adopted and a number of outstanding issues can be addressed – provision of infrastructure & child care facilities, stronger alignment with the market considerations, resolution of a number of “planning gain” requirements etc.
- f. adopt a strategic approach to the protection of wildlife species and habitats and protected sites.
- g. review policy on the provision of childcare facilities.
- h. consider inclusion of a zoning matrix in all local area plans to provide greater clarity for development management process.
- i. maximise the accessibility of Cork Harbour as a public recreation area and provide the necessary supporting infrastructure to achieve this.
- j. address development in rural areas and develop integrated, holistic and multidimensional approaches to sustainable rural housing and rural development.

Section 3 Overall Approach to the Draft Local Area Plan

4.1 Main Policy Issues

Ministerial Guidance

Sustainable Development in Urban Areas

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

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

- Development must normally be plan led;
- New Development should contribute to compact towns and villages; giving priority to local trips by walking and cycling, prioritising the re-use of brown field development land and other underused lands or through the development of acceptable green field sites;
- Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Corridor) and also as a means of reinforcing the street pattern or assisting in the redevelopment of backlands while taking care to protect the architectural and environmental qualities of the settlement;
- Offering alternatives to urban generated housing; in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;
- Generally, the scale of new development should be in proportion to existing development; because of the scale of smaller towns and the villages, it is generally preferable that their development proceeds on the basis of a number of well integrated sites within and around the urban centre. The Local Area Plans will provide guidance on the level of residential development appropriate to each settlement and settlement type.
- The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development. Because of the scale of smaller towns and villages, it is generally preferable that overall expansion proceeds on the basis of a number of well integrated sites within and around the town/village centre in question rather than focusing on rapid growth driven by one very large site. Above all, it is the function of local area plans and any supplementary local development frameworks to make recommendations regarding the appropriate scale of overall development and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary.
- Local authorities have a vital role to play in encouraging development through the provision of essential services.

Flood Risk and the Planning System

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

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

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

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

4.1.6 Flood risk assessments should (be):

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

4.2 County Development Plan 2009

4.2 Population Targets and Requirement for Zoned Land

4.2.1 The Outline Strategy for this electoral area sets out the 2006-2020 population target at 41,029, representing a growth of 12,123 persons on the 2006 population figure. Excluding Mallow because it is covered by the Mallow Special Local Area Plan, the growth target for the remainder of the electoral area to 2020 is for an additional 21,029 persons. This would equate to an increase of 1,572 households. In order to allow for a proportion of vacancies, and frictional losses in the market a conversion rate of 1.3 was used which gives a new overall rate of housing in the electoral area of 2,044 new houses. Taking into account the units which were built in the period 2006-2010 and the outstanding planning permissions, it is estimated that the net additional amount of new housing required in the electoral area between 2010 – 2020 is 320 units, as illustrated in Table 2.0.

4.2.2 The column headed “additional new housing development required to 2020” gives an indication of the required housing needed to fulfil the population targets for each settlement type. In the case of the villages, because there is already a large commitment in terms of outstanding planning permissions, there is no requirement for further housing to achieve the population target.

Table 2 : New house requirements to 2020

Settlement Name	Population Growth 2006-2020	Dwelling Unit Growth 2006-2020	Already Built 2006-2010* (D-C X 0.8)	Outstanding Planning Permissions	Additional new housing development required to 2020.
Main Settlement					
Buttevant	587	403	220	53	130
Key Villages					
Watergrasshill	864	800	246	364	190
Doneraile					
Villages and Rural					
Total	2364	2044	1,082	1,270	320

* Dwellings 2010-Dwellings 2005 X 0.8, includes units which are vacant and under construction

Economy and Employment

4.2.3 The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the county. As part of this strategy, the number of jobs in the Mallow Electoral Area is envisaged to increase by approximately 5,911. About 20% of these new jobs (including jobs in the leisure & tourism sector) are likely to be in rural locations rather than the main urban areas. Mallow will continue to be the main centre of employment within the electoral area in the future given its status as a 'hub' town on the Atlantic Corridor and an integrated employment centre and has a target jobs growth of approximately 5,000.

4.2.4 In the Mallow Electoral Area it will be important to give some consideration to the future suitability of individual sites currently zoned for business development taking account of the proper planning and sustainable development of the area as a whole and the need to provide a choice of sites.

4.2.5 It is important that this jobs target is achieved in order to help sustain the level of growth in the electoral area and reduce longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key village and other villages, where appropriate.

5.0 Recommended Approach in the Main Town of Buttevant

5.1.1. Buttevant is located midway between Mallow and Charleville and is the smallest of the north Cork towns with a recorded population of 914 persons in 2006. Although the overall housing stock in the town increased by 45% between 2001 and 2010¹, the town has experienced gradual population decline, illustrating the effects of falling average household size. Buttevant was promoted to a county town in the County Development Plan 2009 in recognition of its existing and proposed educational and service facilities and its location on the Atlantic Corridor.

5.1.2 Buttevant has an ambitious population growth target of 1,501 to 2020 which will increase its population by 64%.

5.1.3 Table 3.0 below outlines the current housing stock figures for Buttevant and indicates an increase in the order of 350 units in the period since 2001. There is currently an estimated 1,082 occupied units within the town and a further 14 units under construction. While the number of vacant units appears small they are concentrated in one small housing development (Town Heights).

¹ Based on data from the geo – directory 2001-2010.

Planning permission exists for the construction of a further 53 units, also within the same Town Heights development.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2020
Buttevant	732	842	1082	14	14	53	1163

5.1.4 To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 403 units in the period 2006-2020. By subtracting from this target the number of units already built between 2006-2010 (including vacant and under construction) and the figure for outstanding permissions, it is clear that there is an outstanding requirement for 130 units to 2020 (See Table 4 below).

5.1.5 There is capacity available in the WWTP to cater for the scale of development proposed and adequate water supply at present.

Settlement	New House Construction Target to 2020	Already Built 2006-2020* (includes units which are vacant & under construction)	Outstanding planning permissions	Additional New Development Required to 2020
Buttevant	403	220	53	130

5.1.6 Buttevant has a large development boundary which includes zoned and unzoned lands. There is sufficient residentially zoned land remaining to cater for this target level of growth and it is therefore not necessary to identify additional lands for housing.

5.1.7 Indeed the extensive areas of unzoned land within the development boundary is well in excess of the area likely to be needed for future development and some of the land is quiet remote from the core of the town. Whilst it will be important to retain some surplus capacity in the supply of zoned land in Buttevant to provide flexibility and to offer a more sustainable alternative to individual housing in rural areas, consideration may need to be given to reducing the development boundary to exclude some land or zoning some of it for agricultural uses.

5.1.8 It is essential that the Draft Plan identify phasing and sequencing priorities for residentially zoned lands to guide future development within the town. Phasing priority will be influenced by a number of factors including the availability of services and the provisions of the Guidelines for Sustainable Residential Development in Urban Areas.

5.1.9 One of the main challenges for Buttevant will be to increase the demand for housing and the local area plan needs to look at ways of achieving this including improving the overall quality of life on offer, offering a variety of housing choices (including self build options) and expanding the economic base of the town.

Employment

5.1.10 Buttevant has a small but important employment base, recording 413 jobs in 2006. The target for 2020 is to increase this by 200. Strengthening the economy and employment capacity of Buttevant is essential if it is to fulfil its role as a county town, compete with other county towns for investment and maximise the potential offered by its location on the Atlantic Corridor.

5.1.11. Only 3ha of employment land have been utilised since 2003 and 32ha of zoned land remains available for development. The suitability of this land to cater for the needs of the town will be considered in preparing the Draft Plan and the range of uses permissible on the lands will also be reviewed. Unzoned lands and brownfield sites are also available centrally within the town for employment uses if necessary.

Town Centre / Retail

5.1.12 Buttevant has a very limited retail function at present and provision needs to be made for the expansion of the retail base of the town. There is ample scope to achieve this within the current development boundary.

Community and Educational facilities

5.1.13 Lands have been identified within Buttevant for the provision of new educational facilities but the site remains undeveloped to date. The town has a modern equipped playground but lacks a formal public open space such as a town park. The lack of a town park needs to be addressed in the Draft Plan. A designated town park in conjunction with a riverside walk would add to the amenities of the town.

5.1.14 The Draft plan will examine the need to additional community facilities.

Tourism Potential / Environmental Improvements

5.1.15. Buttevant enjoys an attractive setting on the Awbeg river within the Blackwater Valley and has an interesting history, a planned layout and fine townscape with many buildings and landmarks including the Franciscan Friary, Ballybeg Abbey and Buttevant Castle. The core of the town is designated as an architectural conservation area. These assets need to be managed and put to work in developing the potential of the town as a tourist destination, in conjunction with Doneraile and the wider North Cork area.

5.1.16. Through traffic also impacts on the amenity of the town and there is a need for environmental improvements and town centre regeneration. Completion of the proposed M20 will offer opportunities in this regard.

6.0 Villages & Smaller Settlements

Introduction

6.1.1 Within the Mallow Electoral Area, and below the level of main town, there are 24 other smaller settlements. These comprise of 2 Key Villages, 14 Villages and 8 Village Nuclei. Outside of these settlements is a large rural hinterland.

6.1.2 The population of the villages and rural area stood at 17,751 in 2006, an increase of 12% over the 2002 level. Within this growth figure there were considerable disparities in growth across the villages. The future growth strategy for the electoral area, as set out in the County Development Plan 2009, envisages growth in the order of 1,777 persons to 2020, equating to a population of 19,528 across the villages and rural areas by 2020. Having regard to the pace of development experienced since 2006, this target level of population may already have been reached or exceeded.

Key villages

6.1.3 The key village of Watergrasshill is located in the CASP Ring Strategic Planning Area and Doneraile is located in North Cork Strategic Planning Area. The changes experienced by the two key villages varied considerably as Watergrasshill, with direct access to the M8 motorway and located only 14km from the city, experienced a five fold increase in its housing stock between 2001-2010 with a population increase of 123%. Doneraile, also a key village located approximately 48km from the city and 11km from Mallow, experienced a 25% increase in its housing stock but saw its population decline by 5%.

Settlement	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2020
Watergrasshill	69	222	434	5	20	123	582
Doneraile	304	343	392	0	12	241	645
Key Villages Total	373	565	826	5	32	364	1227

6.1.4. Table 5.0 above outlines the current occupied housing stock figures within the key villages and illustrates the growth of housing in Watergrasshill, in comparison to Doneraile. There is currently an estimated 826 units occupied within the two key villages and a further 5 units under construction. While the number of vacant units is not high, the trend is noticeable within both settlements. Planning permission exists for the construction of a further 364 units.

6.1.5. To accommodate the target increase in population by 2020 the outline strategy identified the need to provide an additional 800 units in the period 2006-2020. By subtracting from this target the number of units built between 2006-2010 (including vacant and under construction), and the outstanding planning permissions, it is clear that there is an outstanding requirement for 190 units to 2020 (See Table 6 below).

Settlement	New House Construction Target to 2020	Already Built 2006-2020* (Includes units which are vacant & under construction)	Outstanding planning permissions	Additional New Development Required to 2020
Key Villages	800	246	364	190

6.1.6 There is adequate zoned residential land remaining in Watergrasshill to accommodate approximately 210 units and in Doneraile to accommodate approximately 300 units (in addition to the units that already have permission). There is therefore more than enough zoned land available within both key villages to meet the population growth target to 2020 and it is not necessary to identify additional residential lands.

6.1.7 Doneraile is notable in terms of having significant areas of unzoned land within its boundary. This land supply is well in excess of that likely to be required and the Draft Plan should consider reducing the extent of the development boundary to a level consistent with the scale of growth envisaged and sustainability criteria or, to including new objectives in the plan to ensure that development occurs in an orderly and cohesive manner.

6.1.8 It would be desirable in both key villages to make some provision, within the lands that are already zoned, for self build options / serviced sites, to ensure a choice of development options is available and to provide an alternative to one of housing in the countryside.

6.1.9 The Wastewater Treatment Plants in both of the key villages are in a position to accept influent and have sufficient capacity for modest future growth. However, both treatment plants discharge to tributaries of the Blackwater, namely the Bride and the Awbeg, and there are assimilative capacity issues affecting the plant in Watergrasshill.

Strategy for Key Villages.

6.1.10. One of the key aspects of the Guidelines on Sustainable Residential Development in Urban Areas is that development in smaller towns and villages must be plan lead and that the plan should ensure that the scale of new residential development is in proportion to the pattern and grain of existing development. To this end it is the function of a Local Area Plan to "make recommendations on the appropriate overall scale of development, and any individual new housing schemes and to match the scale and grain of existing development within an overall development boundary". With this in mind, it is proposed to include objectives in the Draft Plan for each key village which reflect the provisions of the guidelines and outline the overall scale of development envisaged (i.e. an upper development threshold), together with a maximum size for individual housing estates.

Employment

6.1.11. The role of the key villages in facilitating some limited employment uses will be considered in preparing the Draft Plan together with the need to identify additional lands for employment use. It is envisaged that a very modest amount of land needs to be identified adjacent to the village in Watergrasshill and this may be achieved by rezoning existing lands within the development boundary. Industrial lands in Doneraile remain undeveloped and the need for additional land will be considered in preparing the draft.

Villages

6.1.12. Seven of the fourteen villages in the Electoral Area are located in CASP with the remaining seven villages located in the North Cork Strategic Planning Area. The information extracts from the geo-directory data in the table below reveal unprecedented growth as the number of units in the fourteen villages grew by over 100% between 2001 and 2010.

	Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock 2020
Villages total	792	1011	1676	28	56	853	2613

6.1.13. As illustrated in table 7 above, about 884 new dwellings were constructed in the villages between 2001 and 2010. This is equivalent to a doubling in the size of each village in 10 years. The villages of Churchtown, Dromahane and Bweeng experienced significant levels of development (on both zoned and unzoned lands). In addition, there is a substantial number of outstanding planning permissions in many of the villages, totalling 853 units for the villages as a whole. The Outline Strategy report published in January 2010 suggested that about 841 dwellings would be required in the villages and rural areas for the 2006-2010 period and therefore, if account is taken of dwellings already built 2006-2010, and the number of outstanding planning permissions, then the target has, in effect, already been exceeded.

6.1.14. The Draft Plan needs to respond to the fact that the 2020 growth target for the Villages and Rural Area has already been exceeded, and CASP Update has signalled the need to control population growth within the villages and rural areas of the CASP Ring. In addition, many villages are subject to significant infrastructural capacity issues. The Draft Plan will need to review zonings and development boundaries accordingly. It is considered that in future the villages are best placed to act as alternatives to one-off housing by promoting the development of serviced sites / self build options of or small scale schemes of an appropriate scale to the morphology and service availability of the settlement. In addition it would be appropriate, in keeping with the guidelines, for the Draft Plan to define an overall scale of development for each of the smaller villages and maximum size for individual developments.

Village Nuclei

6.1.15. There are 8 village nuclei in the Mallow EA. The village nuclei network has remained almost static over the past five years given their relative remoteness and lack of infrastructure. It is not envisaged that any significant growth will be allocated here for the future save for some housing to meet the indigenous demand.

6.1.16. General policies will be proposed regarding the optimum location for future housing within the development boundary. It is proposed to limit the scale of development within the village nuclei network to individual dwellings.

Other Locations

6.1.17. There are no Other Locations in the Mallow Electoral Area.

Appendix A

List of Submissions

Set Name	Sub No.	Interested Party	Summary of Submission	Response
Ballyvorisheen (Townland)	5,650	Dairygold	<p>Dairygold seek a flexible approach to the uses that can be carried out on sites under its control with regard to the development and changing needs of the agricultural sector and the need for adaptability. It is suggested that such an approach might allow for the future development of sustainable enterprise centres, where several businesses are located in a rural location, while having ancillary uses and shared services. It is suggested that the Dairygold properties can assist in achieving strategic economic development objectives and economic diversification in rural areas and therefore merit the inclusion of specific development objectives in the LAP. It is suggested that development on these sites offers the opportunity to maintain and secure long-term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP objectives.</p> <p>Ballyvorisheen: This site is located approximately 4km north west of Mallow on the northern side of the N73 Mallow to Mitchelstown Road. The site is currently occupied by Munster AI and is located within the Mallow Greenbelt. The submission claims that following the decision to proceed with the M20 Motorway, and the northern relief road at Oliver's Cross, this site which adjoins the interchange is a suitable location for development and should be rezoned for commercial uses to facilitate the potential relocation of a Co-Op Agri store to this location.</p> <p>This file is linked to 6,044, 6,045, 6,046, 6,047 & 6,048</p>	The development of commercial / retail land uses at this location would raise several concerns. The site is within the greenbelt, on the far side of the proposed M20 motorway and adjoins an interchange.
Buttevant	5,125	Buttevant Heritage Group	<p>It is stated that the Buttevant Heritage Group have been actively involved in developing and highlighting the cultural wealth of the town as a potential tourist product for the benefit of the community. It is stated that since 2008 the group has succeeded in their application to the Walled Town Network. The submission acknowledges the plethora of historical buildings in the town, the variety of service facilities available and also indicates that approximately 30 different organisations/clubs exist to meet local pastime needs. It is submitted that major deficiencies exist in the town as follows; 1. There is no Public Park/Public Walk in the Town. 2. The Main Street looks shabby despite the setting up of an active Tidy Town Group established last year. The Main Street requires refurbishment including new footpaths, under grounding of services, traffic calming measures and landscaping. 3. A Link Road to the proposed M8 Motorway/Atlantic Corridor is required. The submission concludes by identifying an area of waste ground approx. 3ha in area adjoining the River and suitable for development as a park/walk given that these lands have the benefit of three existing lanes connecting the site to the Main Street of Buttevant. Funding and support shall be required from the local authority in order to make the public park/walk a reality.</p>	This submission has made a number of useful points which will be considered in detail in preparing the Draft Plan.
Buttevant	5,200	O'Connell, Liam	<p>This submission relates to a parcel of land, within the development boundary, to the north-east of Buttevant Town.</p>	There is a significant over supply of development land in

Set Name	Sub No.	Interested Party	Summary of Submission	Response
			<p>The submission requests that the land be retained within the development boundary in the new LAP as it has access to services, is located near the proposed M20 and there is a strong need to strengthen the population base and the employment capacity of the Town.</p>	<p>Buttevant and it could be desirable to reduce the extent of the development boundary in the new Draft Plan.</p>
Buttevant	5,748	Edwards, Alan	<p>The submission concludes by stating that these lands would be very suitable for a low density residential development or service sites or a Nursing Home/Retirement Village. Submission identifies the need to increase employment and population levels within Buttevant. In this regard it is indicated that the water supply needs to be improved, direct motorway access needs to be reconsidered and the supply of employment land needs to be reviewed. It is suggested that the Castle Lands employment site (I-02) is constrained by sightline issues along its road frontage and that uses permitted on the I-01 site are too restrictive at "manufacturing only" and need to be revised to "mixed uses". Alternatively, additional employment land needs to be identified for the town. A rates free period should be considered for new businesses and broadband provision to the hinterlands needs to be accelerated. Discussion should be initiated between the council and the community / business owners on how to achieve the jobs target detailed in the Outline Strategy. LAP needs to support efforts by the community to build on the employment / tourism potential of the heritage of the town and public walks / parks provided to maximise exposure to the beauty of the town. Finally the submission notes that further population growth should be linked to employment growth, improvements are required to the main street and local footpaths need to be extended beyond the grotto, abbeys and graveyard.</p>	<p>This submission has made a number of useful points which will be considered in detail in preparing the draft Plan.</p>
Buttevant	5,776	O'Flynn, David	<p>This submission relates to lands (15.5 ha) located to north-west of Buttevant, west of the railway line and outside the current development boundary. Site is divided into 2 parcels of land adjoining the R522 and to the north and south of this regional road. Submission seeks the rezoning of this land to facilitate the development of a nursing home. Submission states that demographic changes, including the population targets for Buttevant and its hinterland, and the decline in the number of nursing home beds available in the area support the need for the provision of such a facility. Site is close to railway station (closed) and can connect to town services.</p>	<p>There is likely to be sufficient land available within the current development boundary to meet the development needs of Buttevant.</p>
Buttevant	5,787	Condon, Martin	<p>This submission relates to lands to the north of Buttevant town centre, which are mostly located within the town boundary and are unzoned. Submission requests that the lands be zoned for mixed uses - retail warehousing, commercial or industrial use as this would assist in developing the retail and employment base of the town. Submission continues to detail some of the history of the holding including the fact that it was previously required for construction of an earlier design of the M20 which has now been superseded; previous plans to develop housing on the land were held up pending construction of the sewage treatment plant etc. Submission continues to state that OPW have now, in error, identified part of the lands as being at risk of flooding and this error has been repeated in the published Outline Strategy document. The flooding issues are explored in detail in the submission and it is stated that the lands the subject of this submission are not at risk of flooding. Submission requests that Council update and corrects its information in relation to the flooding status of these lands. Reference is also made in the submission to the possible potential for the development a riverside walk in conjunction with the development of these lands.</p>	<p>In preparing the new Draft Plan, the extent of the development boundary for Buttevant and the appropriate zoning objective for each area of land will be considered in detail.</p>
Buttevant	6,045	Dairygold Co-Operative Society Ltd.	<p>Dairygold seek a flexible approach to the uses that can be carried out on sites under its control with regard to the development and changing needs of the agricultural sector</p>	<p>The need to identify a specific zoning objective for this site, which has</p>

Set Name	Sub No.	Interested Party	Summary of Submission	Response
Buttevant	6,046	Dairygold Co-Operative Society Ltd.	<p>and the need for adaptability. It is suggested that such an approach might allow for the future development of sustainable enterprise centres, where several businesses are located in a rural location, while having ancillary uses and shared services. It is suggested that the Dairygold properties by virtue of their unique site and locational characteristics can assist in achieving strategic economic development objectives and economic diversification in rural areas and therefore merit the inclusion of specific development objectives in the LAP. It is suggested that development on these sites offers the opportunity to maintain and secure long-term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP objectives. Buttevant : This Dairygold Grain Store in Buttevant is located within the development boundary (unzoned) , approximately one hundred metres off and to the east of the Main street (N20). The site comprises 1.075 acres, includes the grain store, a derelict building and several gain silos. The submission seeks the zoning of these lands for residential and mixed uses. This file is linked to 6,044, 6,046, 6,047, 6,048 & 5650 Dairygold seek a flexible approach to the uses that can be carried out on sites under its control with regard to the development and changing needs of the agricultural sector and the need for adaptability. It is suggested that such an approach might allow for the future development of sustainable enterprise centres, where several businesses are located in a rural location, while having ancillary uses and shared services. It is suggested that the Dairygold properties by virtue of their unique site and locational characteristics can assist in achieving strategic economic development objectives and economic diversification in rural areas and therefore merit the inclusion of specific development objectives in the LAP. It is suggested that development on these sites offers the opportunity to maintain and secure long-term economic development and diversification of existing enterprise within an existing employment area in accordance with LAP/CDP objectives. Buttevant : This submission refers to the Dairygold Co-Op site (2 acres) located at the northern end of the town centre which has established retail and commercial uses. Submission requests that the site be formally zoned for residential and mixed uses. This file is linked to 5,650, 6,044, 6,045, 6,047 & 6,048</p>	<p>an established use, will be explored when preparing the Draft Plan.</p> <p>The need to identify a specific zoning objective for this site, which has an established use, will be considered in preparing the new Draft Plan.</p>
Cecilstown	5,131	Cott, John	<p>This submission refers to lands within the development boundary of Cecilstown and requests that the low density zoning of the lands be retained as the landowner has plans to develop the lands for serviced residential sites. The submission states that the land is presently the subject of a planning application (Reg.No.09/6673).</p>	Noted.
Cecilstown	5,520	O'Donoghue Partnership	<p>(While Cecilstown has a development boundary, none of the lands within the boundary are formally zoned. Submission is factually incorrect in stating that the lands the subject of the submission are zoned for low density housing).</p> <p>This submission relates to the redevelopment of Ballygiblin Manor and estate and its future role in the development of the villages of Cecilstown and Castlemagner. The submission states that planning permission was granted under Reg. No. 08/4403 by way of a material contravention for the redevelopment of Ballygiblin Manor (derelict 18thC house and protected structure) and estate into a hotel/leisure and residential development comprising a hotel, a golf course, 16 holiday homes and 93 residential units. Submission states that linkages with Cecilstown were seen as an important facet of the residential development which would retain the historic character of the estate and compliment the role of the village. A comprehensive history of Ballygiblin Manor and Demesne has been outlined along with</p>	As no development has yet commenced on this proposal it would be premature to consider the site for inclusion within the settlement hierarchy.

Set Name	Sub No.	Interested Party	Summary of Submission	Response
Doneraile	5,143	Mallow Road Residents Association (Doneraile)	<p>photographs and maps. The submission request a flexible approach to development of Ballygiblin Manor in the future given prevailing economic and market conditions. The submission concludes by acknowledging that it may not be reasonable to include Ballygiblin into the settlement boundary of the Cecilstown village. However, a request is made to designate Ballygiblin estate as an 'Other Location'. It is suggested that consideration should also be given to including Ballyhass Lakes, which provide angling and water based activities, within the "Other Location" designation along with specific zoning objectives highlighting its primary function as an integrated tourism centre and its secondary function of residential development.</p> <p>This submission raises issues in relation to the protection of the amenities and heritage of Doneraile, namely Rockforest / Rock Wood. The submission indicates that Rock Wood, and its attendant demesne walls and features form a prominent and iconic entrance statement to Doneraile. Rock Wood and its walls are demesne features linked to Doneraile Court and its early planned estate town (no map has been submitted to indicate the extent of the area being referred to). The submission refers to a "proposed development" and makes reference to the site of a planning application submitted within the area zoned O-05 for Open Space, Sports, Recreation and Amenity. (Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density etc. etc.). The submission also refers to previous refusals of planning permission in the area by an Bord Pleanala, Heritage Protection Guidelines, Development Plan Policies and the Guidelines on Sustainable Residential Development in Urban Areas. The submission also quotes the zoning objective on O-02 Passive Open Space and implies that it relates to Rock Wood. The submission continues to document a number of recent planning applications for residential development in Doneraile totalling 235 houses (PI 06/11696, 07/4479, 08/6333). The submission indicates that this scale of development exceeds by a factor of ten, that allowed for in a village the size of Doneraile under the government guidelines referenced above; all the units were permitted in the early part of the life of the LAP; there has been no take up of these units - there is no housing market in Doneraile. The submission also states that the population of the village has fallen by 17.5% in the past 25 years. The submission continues to reference a proposal to develop a further 14 houses (on the lands zoned O-05) and includes extracts from an ABP decision on planning application number 08/8025 which relates to an application for 24 houses on the said lands where permission was refused on appeal. Submission concludes that any development proposal which would interfere with the heritage and demesne features of Rock Wood and its scenic setting should not be presented to the local authority for permission. The entire area is within Doneraile Court Demesne and any form of destruction would depreciate the overall view of Doneraile as a unique architectural area, not just within Cork, but nationally.</p>	<p>This submission raises issues in relation to the protection of the amenities and heritage of Doneraile and these issues will be considered in detail as part of the review of the LAP.</p>
Doneraile	5,184	Walsh, David & Eileen	<p>This submission raises issues in relation to the protection of an amenity area in Doneraile referred to by the submitters as the original Deerpark on Doneraile Court Demesne and also as Rockforest. It is suggested that the Deerpark has changed location twice and is now located in the North Park area of Doneraile Court. A map submitted with the submission is stated as being a First Edition OS map and an area identified as Doneraile Demesne is outlined in red on the map. The submitters have lived in this area for more than 30 years and are concerned about the loss of this amenity area to development. Reference is made in the submission to a proposed development and a developer but</p>	<p>This submission raises issues in relation to the protection of the amenities and heritage of Doneraile and these issues will be considered in detail as part of the review of the LAP.</p>

Set Name	Sub No.	Interested Party	Summary of Submission	Response
Doneraile	5,186	Walsh, Patrick & Michelle	<p>no specific details are given. The submission outlines concerns that any development on these lands would have a negative impact on their adjoining property located inside the 18th Century wall and any proposal may also put their Health and Safety at risk and damage the wall. Submission states that there are numerous 'cut stone artefacts' which lie along the walls perimeter that are currently being reviewed and which will hopefully become protected in due course. Submission makes reference to two previous applications for planning permission, granted by Cork County Council and refused by An Board Pleanala. It is stated that the site in question is designated area of conservation and highly regarded for its scenic value. The submission states that large scale developments have been permitted in the village and a large amount of housing is now available. The submission also points out that the population of the village has fallen by 17% in the past and is showing no signs of recovery. A factor may be the lack of employment in the area. Submission concludes by requesting the area be dezoned with immediate effect and retained as an amenity for future generations to enjoy. (It would appear the land being referred to is the O-05 site, zoned open space/ sports/ recreation / amenity with limited potential for individual dwellings which has been the subject of a number of housing applications.)</p> <p>This submission raises issues in relation to the protection of the local amenities of Doneraile, namely Rockforest and the townlands of Knockacur and Lisnagrough. The submission indicates that these areas remain in their majestic state since designed for Doneraile Court Demesne by the renowned 'Lancelot Capability Brown'. The submitters and their family have become accustomed to visiting this local amenity with its abundance of scenery and wildlife. An effort to prevent this needless destruction is required by the local authority along with a national debate given that limited areas of such prestige have been designed by Capability Brown. The submission then refers to previous planning applications in this area permitted by the local authority notwithstanding efforts made by the submitters for the past 7 years urging the Council to recommend refusal in the interest of protecting local amenities. These development proposals incorporated the removal of the 18th Century wall and the piers at the entrance to Rockforest along with the removal of earth from the hill known locally as the original 18th Century Deerpark. These development proposals were subsequently refusal planning permission by ABP based on the preservation of the scenic amenities. The submitters conclude by urging the County Council to acknowledge the amenities of this area and to prevent any further form of destruction in this area.</p>	<p>This submission raises issues in relation to the protection of the amenities and heritage of Doneraile and these issues will be considered in detail as part of the review of the LAP.</p>
Doneraile	5,264	Walsh, David Jnr	<p>This submission raises issues in relation to a perceived error in the zoning of a site in Doneraile (O-02 site, passive open space). The site is located at Knocknacur and has been the subject of two previous planning applications, granted by the Council and refused on appeal (08/8025). The area is referred to as Rockforest by the submitter. Development would result in the destruction of the area - 18thC wall and piers, trees within Rockforest and a "scenic slope". Submission indicates that Rockforest is an essential original part of the overall setting and views of Doneraile Court / Park and part of its landscape and setting and part of the original Deerpark of the Demesne. Submission indicates that the area is unsuitable for development and has no suitable means of access as highlighted by the decisions of An Bord Pleanala. Access can only be achieved with disastrous results on the features and amenity of the area. Any development on these lands would have a negative impact on adjoining properties and put the health and safety of residents at risk. Development would also result in the loss</p>	<p>This submission raises issues in relation to the protection of the amenities and heritage of Doneraile and these issues will be considered in detail as part of the review of the LAP.</p>