

County Manager's Report to Members

UNDER SECTION 20 (3)(F) OF THE PLANNING AND DEVELOPMENT ACT 2000

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

August 2005

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

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

1 Introduction

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

2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Mallow Local Area Plan commenced formally on 10th January 2005 when the notice of the Town and County Council's intention to prepare the plan was advertised. A total of 185 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of both Councils resolved to publish the proposed amendment that was published on 6th June 2005.
- 2.2 A total of 20 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

3 Remaining Steps in the Process

- 3.1 This report commences the final phase in preparing the Local Area Plan. The Planning and Development Acts require the Members of the Council to consider this report together with the Amendment.
- 3.2 Under the provisions of section 12 (3) (g) the Planning and Development Act (as amended), the Local Area Plan shall be deemed to be made, subject to the modifications recommended by the Manager in this report, six weeks after this report has been furnished to all the members of the Authority unless the members of the planning authority, by resolution, decide to make or amend the plan otherwise (providing that the amendment that authority so decide upon is the original amendment proposed in the document published on 6th June 2005 or such amendment of it as considered appropriate).
- 3.3 These provisions of the Act (as amended) impose constraints on what can be considered for inclusion in the Local Area Plan at this stage. While there is still scope to modify the amendment, it is clear that matters that were not part of the amendment cannot now be introduced. Care should also be taken to ensure that where the amendment is to be modified, restraint should be exercised. This is to ensure that the extent or degree of modification doesn't result materially in a new change that falls outside the scope of what is allowed.
- 3.4 The Act also states as follows: "When performing their functions under this section the members of the authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government" (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

4 Scope for Modifying the Proposed Amendment

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

Mallow Electoral Area Local Area Plan

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

9209, 9262, 9310, 9741, 10006

5 Summary of Manager's Recommendations

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

In addition to the material changes detailed in this document, a number of non material changes relating to the procedural and factual content (including further information concerning the environmental effects of the plan) and consequential changes occurring as a result of the enabling Local Area Plan and Special Local Area Plan Variation will be included in the plan before it is finalised. This document should be read in conjunction with the public consultation draft of the plan as published in January 2005.

List of Proposed Changes

| No. | Proposed Change | Accept / Modify / Omit | Page |
|---------------------|---|-------------------------------|-------------|
| | OVERALL STRATEGY | | |
| MLW 02.01 | Remove GB 1-2 at Firville, Mallow | Accept | 16 |
| | ENVIRONMENT AND HERITAGE | | |
| MLW 07.01 | Delete the final section of paragraph 7.7.3 and replace it with new text regarding landscape character assessment | Accept | 19 |
| | SETTLEMENTS AND OTHER LOCATIONS | | |
| | 2. Buttevant | | |
| MLW 08.02.01 | Extend development boundary to the west of Buttevant | Accept | 21 |
| MLW 08.02.02 | Zone part of I-01 as a new Educational / Institutional / Civic zoning | Accept | 22 |
| MLW 08.02.03 | Extend development boundary to the northwest of Buttevant | Accept | 23 |
| MLW 08.02.04 | Extend development boundary to the north of Buttevant | Accept | 24 |
| MLW 08.02.05 | Extend development boundary to the northwest of Buttevant | Accept | 25 |
| MLW 08.02.06 | Extend development boundary to the north of Buttevant | Omit | 26 |

Mallow Electoral Area Local Area Plan

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|---------------------|--|--------|----|
| MLW 08.02.07 | Extend development boundary to the northeast of Buttevant | Omit | 27 |
| MLW 08.02.08 | Extend development boundary to the southwest of Buttevant | Accept | 28 |
| MLW 08.02.09 | Extend development boundary to the northwest of Buttevant | Accept | 29 |
| | 3. Doneraile | | |
| MLW 08.03.01 | Additional proposed new open space zoning for Doneraile. | Accept | 32 |
| MLW 08.03.02 | Extend development boundary to the southwest of Doneraile | Accept | 33 |
| MLW 08.03.03 | Extend development boundary to the north of Doneraile | Accept | 34 |
| MLW 08.03.04 | Additional proposed new open space with a provision for very low density residential development, Doneraile. | Accept | 35 |
| MLW 08.03.05 | Extend boundary of R-01, Doneraile | Accept | 36 |
| MLW 08.03.06 | Additional proposed new open space with a provision for very low density residential development, Doneraile. | Accept | 37 |
| MLW 08.03.07 | Zone I-01 for residential development, Doneraile | Accept | 38 |
| MLW 08.03.08 | Include text referring to the woodlands around Doneraile | Accept | 39 |
| MLW 08.03.09 | Additional proposed new open space with a provision for very low density residential Development, Doneraile | Modify | 40 |
| | 4. Ballyclough | | |
| MLW 08.04.01 | New low density residential development - Ballyclough | Accept | 42 |
| MLW 08.04.02 | Extend development boundary to the north of Ballyclough | Accept | 43 |
| | 5. Burnfort | | |
| MLW 08.05.01 | Extend development boundary to the south of Burnfort | Accept | 46 |
| | 6. Bweeng | | |
| MLW 08.06.01 | Extend development boundary to the north of Bweeng. | Accept | 48 |
| MLW 08.06.02 | Include text to reserve land for the expansion of the existing Cemetery. | Accept | 49 |

Mallow Electoral Area Local Area Plan

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| MLW 08.06.03 | Extend development boundary to the north of Bweeng | Accept | 50 |
| MLW 08.06.04 | Extend development boundary to the north of Bweeng | Accept | 51 |
| MLW 08.06.05 | Extend development boundary to the east of Bweeng | Accept | 52 |
| MLW 08.06.06 | Extend development boundary to the northwest of Bweeng | Accept | 53 |
| | 7. Castletownroche | | |
| MLW 08.07.01 | Change the density of R-03 in Castletownroche from low to medium density | Accept | 56 |
| MLW 08.07.02 | Extend boundary of R-03 in Castletownroche to the west | Accept | 57 |
| MLW 08.07.03 | Change the eastern portion of R-03 in Castletownroche from residential to a new Education / Institutional / Civic zoning to allow for the development of a Cemetery | Accept | 58 |
| MLW 08.07.04 | New residential zoning to the south of Castletownroche | Accept | 59 |
| | 8. Churchtown | | |
| MLW 08.08.01 | Extend boundary of R-02 in Churchtown | Accept | 62 |
| MLW 08.08.02 | New residential zoning to the southeast of Churchtown | Accept | 63 |
| | 9. Dromahane | | |
| MLW 08.09.01 | Replace O-01 in Dromahane with a new special zoning | Accept | 66 |
| MLW 08.09.02 | Extend boundary of R-02 in Dromahane. | Omit | 67 |
| | 10. Glantane | | |
| MLW 08.10.01 | Extend development boundary to the north of Glantane | Accept | 70 |
| MLW 08.10.02 | Extend development boundary to the east of Glantane | Accept | 71 |
| | 11. Killavullen | | |
| MLW 08.11.01 | Extend development boundary to the southwest of Killavullen | Accept | 74 |
| MLW 08.11.02 | Extend development boundary to the southeast of Killavullen | Accept | 75 |

Mallow Electoral Area Local Area Plan

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|---------------------|---|--------|----|
| MLW 08.11.03 | Extend development boundary to the southeast of Killavullen | Modify | 76 |
| | 12. Liscarroll | | |
| MLW 08.12.01 | Extend boundary of R-05 in Liscarroll | Accept | 78 |
| MLW 08.12.02 | Extend development boundary to the north of Liscarroll | Accept | 79 |
| | 14. New Twopothouse | | |
| MLW 08.14.01 | Extended development boundary to the north and northwest of New Twopothouse | Accept | 82 |
| MLW 08.14.02 | Extended development boundary to the south of New Twopothouse | Accept | 83 |
| MLW 08.14.03 | Extended development boundary to the southwest of New Twopothouse | Accept | 84 |
| MLW 08.14.04 | Extended development boundary to the northeast of New Twopothouse | Accept | 85 |
| | 15. Shanballymore | | |
| MLW 08.15.01 | Extended development boundary to the northeast of Shanballymore | Accept | 88 |
| MLW 08.15.02 | Extended development boundary to the east of Shanballymore | Accept | 89 |
| MLW 08.15.03 | Extended development boundary to the southeast of Shanballymore | Accept | 90 |
| MLW 08.15.04 | Include text referring to lands at Carrigaunroe, Shanballymore | Omit | 91 |

APPENDIX A

(I) NUMERICAL LIST OF SUBMISSIONS

(II) ALPHABETICAL LIST (BY INTERESTED PARTY) AND

SUMMARY OF SUBMISSIONS

(i) Numerical List of Submissions

| <i>Ref Number</i> | <i>Title</i> | <i>Interested Party</i> |
|-------------------|----------------------------------|-----------------------------------|
| 9008 | Lands at Bweeng | Buckley, Donal |
| 9125 | Lands at Liscarroll | Fitzpatrick, Liam |
| 9139 | Lands at Knockacur, Doneraile | McDonnell, Edward |
| 9145 | Lands at Dromahane | O'Callaghan, Joesph |
| 9167 | Lands at Ballyclough | O'Sullivan, Patrick |
| 9209 | Issues general to draft LAP's | Cork Environmental Forum |
| 9240 | Lands at Dromahane | Dromahane Development Association |
| 9262 | Lands at Castleland, Buttevant | Hickey, Margaret |
| 9265 | Lands at Ballyclough | Aherne, Cornelius D. |
| 9289 | Lands at Doneraile | McGarr, Gregory |
| 9293 | Issues relating to Ballyclough | Ballyclough Community Council |
| 9310 | Lands at Dromahane | Roche Design and Build LTD |
| 9320 | Lands at Castletownroche | Castletownroche Community Council |
| 9357 | Lands at Castletownroche | Farrell, Edward |
| 9368 | Lands at Bweeng | Corbett, Patrick |
| 9377 | Lands at Ballyclough | Dulohery, Ivor |
| 9384 | Lands at Station Road, Buttevant | Flannery, Frank |
| 9474 | Lands at Burnfort | O'Shea, Kathleen |
| 9741 | Lands at Dromahane | Cllr. Murphy, Marian |
| 10006 | Issues relating to Mallow | Cork Environmental Forum |

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

| <i>Interested Party</i> | <i>Ref Title</i> | <i>Summary of Submission</i> |
|-----------------------------------|-------------------------------------|---|
| Aherne, Cornelius D. | 9265 Lands at Ballyclough | This submission proposes that the boundary of proposed amendment MLW 08.04.02 be altered. The submission requests that the acreage of land zoned would remain the same but the boundary would change as per the submitted map. |
| Ballyclough Community Council | 9293 Issues relating to Ballyclough | This submission reiterates a number of issues relating to a previous submission submitted by the Ballyclough Community Council. This submission raises a number of issues relating to Ballyclough. These issues relate to a number of specific wording changes in the Draft Plan and to a number of overall issues relating to transport and infrastructure; archaeological, conservation and heritage; tree and wall preservation; spring water source protection; recreation and community facilities and housing. This submission proposes that lands at proposed amendment MLW 08.04.02, Ballyclough would be given a more definitive zoning and not just an extension of the development boundary. |
| Buckley, Donal | 9008 Lands at Bweeng | This submission proposes that lands at Bweeng be included within the proposed development boundary. The submitter states that these lands form part of a larger site, some of which is already included within the proposed development boundary for Bweeng. The submitter feels that it is unusual to include only part of the field and not the whole field. |
| Castletownroche Community Council | 9320 Lands at Castletownroche | This submission relates to proposed amendments MLW 08.07.02, MLW 08.07.03 and MLW 08.07.04. This submission fully supports proposed amendments MLW 08.07.03 and MLW 08.07.04. The submission states that MLW 08.07.02 should be extended westwards to provide for sports and recreational facilities namely a juvenile playing field and a sports hall. |
| Cllr. Murphy, Marian | 9741 Lands at Dromahane | This submission requests that lands be considered for a commercial /industrial zoning. This submission does not relate to a proposed amendment. |

Mallow Electoral Area Local Area Plan

| <i>Interested Party</i> | <i>Ref Title</i> | <i>Summary of Submission</i> |
|-----------------------------------|------------------------------------|--|
| Cork Environmental Forum | 9209 Issues general to draft LAP's | This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extensions to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. The submission also states that there has been a neglect of an opportunity to provide mixed use developments rather than simply housing. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft LAPs. |
| Cork Environmental Forum | 10006 Issues relating to Mallow | This submission does not relate to a proposed change. |
| Dromahane Development Association | 9240 Lands at Dromahane | This submission supports the proposed amendment MLW 08.09.01. The submission requests that the residential element of this proposed change be in keeping with the existing structures and with the rural landscape of the village. The submission also requests that further development will not be granted until the recreational area is provided. The submission requests that a further 1.2 hectares of land would be zoned for recreational and community use in the 2011 Local Area Plan. |
| Duloherly, Ivor | 9377 Lands at Ballyclough | This submission proposes that lands at proposed amendment MLW 08.04.02, Ballyclough be zoned for medium density residential development. |
| Farrell, Edward | 9357 Lands at Castletownroche | This submission relates to proposed amendments MLW 08.07.02 and MLW 08.07.03. This submission fully supports both of these amendments. The submission states that MLW 08.07.02 should be extended westwards to meet existing development. The submission states that this will consolidate existing development rather than leave a gap in the road frontage as is currently proposed. |
| Fitzpatrick, Liam | 9125 Lands at Liscarroll | This submission proposes that the boundary of the proposed amendment MLW 08.12.02 be extended to the north to meet the existing natural boundary ditch. |

Mallow Electoral Area Local Area Plan

| <i>Interested Party</i> | <i>Ref Title</i> | <i>Summary of Submission</i> |
|-------------------------|---------------------------------------|--|
| Flannery, Frank | 9384 Lands at Station Road, Buttevant | This submission proposes that the lands identified as the proposed amendment MLW 08.02.03 be formally zoned for medium density residential development. The submission states that the rationale behind this proposal is that this would be the most appropriate use of the land in question. The submission states that it is in favour of the proposed amendment MLW 08.02.02 but feels that the lands to the north of this proposal should be zoned for active open space for formal public recreation. This does not relate to a proposed amendment. |
| Hickey, Margaret | 9262 Lands at Castleland, Buttevant | This submission proposes that lands at Castleland, Buttevant be zoned for residential development. |
| McDonnell, Edward | 9139 Lands at Knockacur, Doneraile | This submission proposes that lands at proposed amendment MLW 08.03.09, Doneraile be zoned for medium to high density residential development. |
| McGarr, Gregory | 9289 Lands at Doneraile | This submission proposes that lands at proposed amendment MLW 08.03.07, Doneraile be extended westwards and zoned for residential development. The submission states that this additional land will allow for an appropriate additional population that would deem the proposed active open space element of the proposed zoning economically feasible. The submission states that the development of these lands would help revitalise the northern end of the village of Doneraile |
| O'Callaghan, Joesph | 9145 Lands at Dromahane | This submission supports in theory the feasibility of proposed amendment MLW 08.09.01 subject to the complete agreement by the submitter regarding the finer details. |
| O'Shea, Kathleen | 9474 Lands at Burnfort | This submission proposes that the boundary of the proposed amendment MLW 08.05.01 be extended to the south west. The submission requests that the lands in question be zoned for residential development. This submission is accompanied by a site layout map for a proposed new development of 24 serviced sites. The submission states the MLW 08.05.01 needs to be extended in order to make this proposed development economically feasible. |
| O'Sullivan, Patrick | 9167 Lands at Ballyclough | This submission proposes that the residential density of proposed amendment MLW 08.04.01 be changed from low density to medium or high density residential development. The submission refers to a number of documents including the residential Guidelines and the Cork North and West Strategic Plan which, it states support this change in density. |

Mallow Electoral Area Local Area Plan

Interested Party

Ref Title

Summary of Submission

Roche Design and
Build LTD

9310 Lands at Dromahane

This submission proposes that lands at Dromahane be zoned for residential development. This does relate to a proposed amendment.

APPENDIX B

AMENDMENTS TO SECTION 2: OVERALL STRATEGY

PROPOSED CHANGE NO. MLW 02.01

REMOVAL OF GB 1-2 AT FIRVILLE, MALLOW

PROPOSED CHANGE

It is proposed to make a modification to the map and text for Mallow Green Belt by doing the following:

- (A) It is proposed to remove GB 1-2 at Firville, Mallow. It is proposed that these lands will revert back to Green Belt, see attached figure.
- (B) It is proposed to make a modification to the text of Section 2 of the Draft Local Area Plan by removing any reference relating to GB 1-2 at Firville, Mallow.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Mallow Electoral Area Local Area Plan

Mallow greenbelt

AMENDMENTS TO SECTION 7: ENVIRONMENT AND HERITAGE

PROPOSED CHANGE NO. MLW 07.01

DELETE THE FINAL SECTION OF PARAGRAPH 7.7.3 AND REPLACE IT WITH NEW TEXT REGARDING LANDSCAPE CHARACTER ASSESSMENT

PROPOSED CHANGE

It is proposed to make a modification to the text of Section 7 of the Draft Local Area Plan by deleting the final section of paragraph 7.7.3 and replacing it with the following text:

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

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

AMENDMENTS TO SECTION 8: SETTLEMENTS AND OTHER LOCATIONS

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.02.01**EXTEND DEVELOPMENT BOUNDARY TO THE WEST OF BUTTEVANT****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Buttevant by extending the development boundary to the west, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are some planning issues in relation to this proposed change. The extension of the development boundary proposed in this change is deemed to be excessive; the distance to and from the village core is deemed to be too far and access to the site at present is deemed to be inappropriate. There are also a number of servicing issues with regards to the public sewer and mains water in the area.

However, it is recognised that this area represents the natural progression of the town. Growth on the eastern side of Buttevant is very limited due to the future construction of the by-pass and whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

PROPOSED CHANGE NO. MLW 08.02.02**ZONE PART OF I-01 AS A NEW EDUCATIONAL / INSTITUTIONAL / CIVIC ZONING****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map and text of Buttevant by changing the western portion of I-01 to a new Educational / Institutional / Civic zoning. This new zoning is to be extended to the west, see attached figure, and will have the following specific objective:

'New Educational / Institutional / Civic: Provision for a vocational school and related uses.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9384 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issues for this change is whether or not this is an appropriate site for a new school. The sites proximity and access to the village core and its location on station road makes this an appropriate site for a new vocational school. The one submission received concerning this site is a favour of this proposed new zoning.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.02.03**EXTEND DEVELOPMENT BOUNDARY TO THE NORTHWEST OF BUTTEVANT****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Buttevant by extending the development boundary to the northwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9384 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

This change proposes to extend the development boundary of Buttevant. The submission received in relation to this proposed change states that the area should be more formally zoned for medium density residential development. This is deemed inappropriate at this stage because there are more suitably zoned residential sites, which are closer to the village core and should be developed first.

This change reserves land for the future growth of Buttevant and it recognises that this area represents the natural progression of the village. Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

PROPOSED CHANGE NO. MLW 08.02.04

EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BUTTEVANT

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Buttevant by extending the development boundary to the north, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether the development boundary should be further extended to include this proposed change. The site in question is low lying and is within the 60km speed limit. The site is close to the village core and can be accessed from the rear at the southwesterly corner.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.02.05

EXTEND DEVELOPMENT BOUNDARY TO THE NORTHWEST OF BUTTEVANT

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Buttevant by extending the development boundary to the northwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

This change proposes to extend the development boundary of Buttevant. This is deemed inappropriate at this stage because there are more suitably zoned residential sites, which are closer to the village core and should be developed first.

However, this change reserves land for the future growth of Buttevant and it recognises that this area represents the natural progression of the village. Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.02.06

EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BUTTEVANT

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Buttevant by extending the development boundary to the north, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are a number of relevant planning issues associated with these proposed lands. The first planning issue is that these lands are located in a cSAC thus any proposed development might have an adverse impact on this cSAC.

Another major issue for this site is that it is liable to flooding and associated engineering problems. As well as this, there is no public water supply or sewer available at this site.

Most importantly this site is located on the accepted route for the new Buttevant Bypass and therefore it would be premature to consider it at this stage. It is recommended that this proposed change be omitted

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

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

PROPOSED CHANGE NO. MLW 08.02.07

EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BUTTEVANT

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Buttevant by extending the development boundary to the north, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are a number of relevant planning issues associated with these proposed lands. The first planning issue is that these lands are too far removed from the village of Buttevant and its associated facilities and services. Another major issue for this site is that it is not served by a public water supply or sewer.

Most importantly this site is located on the accepted route for the new Buttevant Bypass and therefore it would be premature to consider it at this stage. It is recommended that this proposed change be omitted.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

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

PROPOSED CHANGE NO. MLW 08.02.08**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTHWEST OF BUTTEVANT****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Buttevant by extending the development boundary to the southwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

This change proposes to extend the development boundary of Buttevant. This is deemed inappropriate at this stage because there are more suitable sites, which are zoned for residential development, closer to the village core that should be developed first.

However, it is recognised that this area represents the natural progression of the town. Growth on the eastern side of Buttevant is very limited due to the future construction of the by-pass. Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.02.09**EXTEND DEVELOPMENT BOUNDARY TO THE NORTHWEST OF BUTTEVANT****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Buttevant by extending the development boundary to the northwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are some planning issues in relation to this proposed change. The extension of the development boundary proposed in this change is deemed to be excessive; the distance to and from the village core is deemed to be too far and access to the site at present is deemed to be inappropriate. There are also a number of servicing issues with regards to the public sewer and mains water in the area.

However, it is recognised that this area represents the natural progression of the town. Growth on the eastern side of Buttevant is very limited due to the future construction of the by-pass. Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

Mallow Electoral Area Local Area Plan

BUTTEVANT

PROPOSED CHANGE NO. MLW 08.03.01**ADDITIONAL PROPOSED NEW OPEN SPACE ZONING FOR DONERAILE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map and text for Doneraile by including the lands around Knockacur woodlands and zoning them for new open space to allow for a new specific objective as follows:

'New Open Space: Passive open space. Protection of these woodlands and the preservation of this scenic setting of the Doneraile with a presumption against development.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.03.01 proposes that the lands in question be included within the development boundary and zoned for passive open space. This proposed change reflects a 1996 County Development Plan scenic landscape designation. It is recommended that the proposed change be accepted.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.03.02**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTHWEST OF DONERAILE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Doneraile by extending the development boundary to the southwest see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.03.02 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Doneraile.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

PROPOSED CHANGE NO. MLW 08.03.03

EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF DONERAILE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Doneraile by extending the development boundary to the north, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are some planning issues in relation to this proposed change. The extension of the development boundary proposed in this change is deemed to be excessive; the distance to and from the village core is deemed to be too far and access to the site at present is deemed to be inappropriate. There are also a number of servicing issues with regards to the public sewer and mains water in the area.

However, it is recognised that this area represents the natural progression of the town. Growth on the eastern side of Doneraile is very limited due to the Doneraile Court and Forest Park and growth to the west is limited due to its topography and whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.03.04

ADDITIONAL PROPOSED NEW OPEN SPACE WITH A PROVISION FOR VERY LOW DENSITY RESIDENTIAL DEVELOPMENT, DONERAILE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map and text for Doneraile by including the lands on the north of Doneraile, see attached figure, and zoning them for new open space to allow for a new specific objective as follows:

'New Open Space: Lands are to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape based scheme for all of the lands with detailed provision for retaining existing trees, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with high quality informal layout of sites and based generally on a single entrance from the public road.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are some planning issues in relation to this proposed change. This change proposes that the land in question be zoned for new open space with a provision for very low density residential development. This change is deemed to be excessive, the distance to and from the village core is deemed to be too far and there are a number of servicing issues for both the public sewer and water, which exist with the site.

However, it is recognised that this area represents the natural progression of the town. Growth on the eastern side of Doneraile is very limited due to the Doneraile Court and Forest Park and growth to the west is limited due to its topography and whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.03.05**EXTEND BOUNDARY OF R-01, DONERAILE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Doneraile by extending the boundary of R-01 to the west, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether or not it is appropriate to extend the boundary of R-01 in Doneraile.

Having regard to the close location of these lands to the services and facilities of Doneraile, it is considered that the proposed extension to R-01 is acceptable.

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

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

PROPOSED CHANGE NO. MLW 08.03.06

ADDITIONAL PROPOSED NEW OPEN SPACE WITH A PROVISION FOR VERY LOW DENSITY RESIDENTIAL DEVELOPMENT, DONERAILE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map and text for Doneraile by including the lands on the west of Doneraile, see attached figure, and zoning them for new open space to allow for a new specific objective as follows:

'New Open Space: Lands are to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape based scheme for all of the lands with detailed provision for retaining existing trees, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with high quality informal layout of sites and based generally on a single entrance from the public road.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

This change proposes that the lands in question be zoned for new open space with a provision for very low density residential development. Any development at this site should have due regard to the landscape setting and visual amenity of Doneraile. It is considered that the proposed change is acceptable due mainly to its close location to the village core of Doneraile.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.03.07

REZONE I-02 FOR RESIDENTIAL DEVELOPMENT, DONERAILE

PROPOSED CHANGE

(A) It is proposed to make a modification to the zoning map and text for Doneraile by rezoning I-02, see attached figure, for residential development to allow for the following specific objective:

'New residential development: Medium density residential development with a provision for an amenity area incorporating the adjoining river.

(B) Remove part of I-02, see attached figure.

(C) Remove part of I-02, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9289 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether or not to zone the lands at MLW 08.03.07 (A) for medium density residential development. Having regard to the central location of these lands and their close proximity to services in the village, it is considered that this new proposed zoning is acceptable. Any development at this site will have to have due regard to the landscape setting and visual amenity of the village.

The proposed changes MLW 08.03.07 (C) and MLW 08.03.07 (B) removes the proposed formal zoning of these lands. Thereby allowing them to be developed independently for other appropriate uses.

The submission received in relation to this proposed change requests that the boundary of change MLW 08.03.07 be amended. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.03.08

INCLUDE TEXT REFERRING TO THE WOODLANDS AROUND DONERAILE

PROPOSED CHANGE

It is proposed to make a modification to the text for Doneraile by including the following wording in a new paragraph:

New Paragraph: 'The town of Doneraile is surrounded by a number of deciduous woodlands namely; Dreenagh Wood, Drumdeer Convent Wood, Monaduhanna Wood and Roughfield Wood.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.03.09**ADDITIONAL PROPOSED NEW OPEN SPACE WITH A PROVISION FOR VERY LOW DENSITY RESIDENTIAL DEVELOPMENT, DONERAILE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map and text for Doneraile by including the lands on the south of Doneraile, see attached figure, and zoning them for new open space to allow for a new specific objective as follows:

'New Open Space: Lands are to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape based scheme for all of the lands with detailed provision for retaining existing trees and on-site features. Any future development must have regard to the surrounding woodland and scenic setting of Doneraile.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9139 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are some planning issues in relation to this proposed change. This change proposes that the land in question be zoned for new open space with a provision for very low density residential development. The site is elevated and exposed and therefore excessive development on the site could have a damaging effect on the scenic setting of Doneraile.

There are a number of engineering issues with this site. Access to the site is poor; currently the site is only accessible through a narrow entrance, which is of a substandard condition and is inadequate to cater for any road traffic. There are also a number of servicing issues with regards to the public sewer and mains water in the area.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

The submission received in relation to this proposed change requests that the zoning for new open space with a limited potential for individual dwellings be changed to a medium density residential zoning. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

'New Open Space: Lands are to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape based scheme for all of the lands with detailed provision for retaining existing trees and on-site features. Any future development is dependant upon the provision of an adequate access and must have regard to the surrounding woodland and scenic setting of Doneraile.

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

Mallow Electoral Area Local Area Plan

DONERAILE

PROPOSED CHANGE NO. MLW 08.04.01**NEW LOW DENSITY RESIDENTIAL ZONING, BALLYCLOUGH****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map and text for Ballyclough by including the lands to the north of Ballyclough within the development boundary and zoning them for new residential, see attached map, to allow for a new specific objective as follows:

'New residential development: Low density residential development with a provision for an amenity walk incorporated into the overall housing scheme and through the adjacent woodland.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9167 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether the development boundary should be extended to include the proposed change MLW 08.04.01 as a new low density residential development zoning.

The submission received in relation to this proposed change states that the area should be zoned for medium to high density residential development. This is deemed inappropriate because the site is not suitable for a higher density due to its prominent location and its close proximity to Ballyclough Castle and because a higher density would have a detrimental effect on the rural character of Ballyclough.

Any development at this site will have to have due regard to the landscape setting and visual amenity of Ballyclough. It is considered that the proposed change is acceptable due mainly to its close location to the village core.

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

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

PROPOSED CHANGE NO. MLW 08.04.02**EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BALLYCLOUGH****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Ballyclough by extending the development boundary to the north, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|------|------|--|--|--|--|--|
| 9265 | 9293 | 9377 | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are some planning issues in relation to this proposed change. The extension of the development boundary proposed in this change is deemed to be excessive; the distance to and from the village core is deemed to be too far and access to the site at present is deemed to be inappropriate. There are also a number of servicing issues with regards to the public sewer and mains water in the area.

However, it is recognised that this area represents the natural progression of the village. Growth on the southern side of Ballyclough is very limited due to the topography and whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible. However, it is imperative that any development on these lands is sympathetic to the rural character of the area and also the setting of the village itself.

There were three submissions received in relation to this proposed change. Submission 9265 states that the boundary of change MLW 08.04.02 be amended. This constitutes as a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000. Submission 9377 requests that the land be more formally zoned for medium density residential development and Submission 9293 requests that the lands in question be given a more definitive zoning. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

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

Mallow Electoral Area Local Area Plan

BALLYCLOUGH

PROPOSED CHANGE NO. MLW 08.05.01**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTH OF BURNFORT****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Burnfort by extending the development boundary to the south, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9474 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.05.01 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Burnfort.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

The submission received in relation to this proposed change requests that the boundary of change MLW 08.04.01 be amended. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

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

Mallow Electoral Area Local Area Plan

BURNFORT

PROPOSED CHANGE NO. MLW 08.06.01**EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BWEENG****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Bweeng by extending the development boundary to the north, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9008 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.06.01 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Bweeng. It is considered that the proposed change is acceptable due mainly to its close location to the village core of Bweeng

The submission received in relation to this proposed change requests that the boundary of change MLW 08.06.01 be amended. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

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

PROPOSED CHANGE NO. MLW 08.06.02**INCLUDE TEXT TO RESERVE LAND FOR THE EXPANSION OF THE EXISTING CEMETERY****PROPOSED CHANGE**

It is proposed to make a modification to the text for Bweeng by including the following wording in a new paragraph:

New Paragraph: 'It is proposed that the area to the north of the existing graveyard should be reserved for the provision of a new cemetery.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

This proposed change provides for the provision of land for the extension of the graveyard, which is an important civic service for any village. It is considered that this proposed change is acceptable.

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

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

PROPOSED CHANGE NO. MLW 08.06.03**EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BWEENG****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Bweeng by extending the development boundary to the north, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9368 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.06.03 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Bweeng. It is considered that the proposed change is acceptable due mainly to its close location to the village core of Bweeng

The submission received in relation to this proposed change requests that the boundary of change MLW 08.06.03 be amended. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.06.04**EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF BWEENG****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Bweeng by extending the development boundary to the north, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9368 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.06.04 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Bweeng. It is considered that the proposed change is acceptable due mainly to its close location to the village core of Bweeng

The submission received in relation to this proposed change requests that the boundary of change MLW 08.06.04 be amended. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

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

PROPOSED CHANGE NO. MLW 08.06.05**EXTEND DEVELOPMENT BOUNDARY TO THE EAST OF BWEENG****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Bweeng by extending the development boundary to the east, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

There are some planning issues in relation to this proposed change. The extension of the development boundary proposed in this change is deemed to be excessive; the distance to and from the village core is deemed to be too far and access to the site at present is deemed to be inappropriate. There are also a number of servicing issues with regards to the public sewer and mains water in the area.

Any development at this site will have to have due regard to the landscape setting and visual amenity of Bweeng. Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.06.06**EXTEND DEVELOPMENT BOUNDARY TO THE NORTHWEST OF BWEENG****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Bweeng by extending the development boundary to the northwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9368 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.06.06 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Bweeng.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

The submission received in relation to this proposed change requests that the boundary of change MLW 08.06.06 be amended. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

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

Mallow Electoral Area Local Area Plan

BWEENG

PROPOSED CHANGE NO. MLW 08.07.01**CHANGE THE DENSITY OF R-03 IN CASTLETOWNROCHE FROM LOW TO MEDIUM DENSITY****PROPOSED CHANGE**

It is proposed to make a modification to the text of the specific objective R-03 in Castletownroche

R-03: **Medium density** residential development with a mix of house types and sizes.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether or not the density of R-03 in Castletownroche should increase from low to medium density. Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change in density is acceptable.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.07.02**EXTEND BOUNDARY OF R-03 IN CASTLETOWNROCHE TO THE WEST****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Castletownroche by extending the boundary of R-03 to the west, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|------|--|--|--|--|--|--|
| 9320 | 9357 | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether or not to extend the boundary of R-03 in Castletownroche. Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable.

The submissions received in relation to this proposed change request that the boundary of change MLW 08.07.02 be amended. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

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

PROPOSED CHANGE NO. MLW 08.07.03**CHANGE THE EASTERN PORTION OF R-03 IN CASTLETOWNROCHE FROM RESIDENTIAL TO A NEW EDUCATION / INSTITUTIONAL / CIVIC ZONING TO ALLOW FOR THE DEVELOPMENT OF A CEMETERY****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map and text for Castletownroche by removing the eastern portion of R-03, see attached figure, and zoning it for a new Education / Institution / Civic zoning to allow for the follow specific objective:

'New Education / Institution / Civic: New Cemetery'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|------|--|--|--|--|--|--|
| 9320 | 9357 | | | | | | |
| | | | | | | | |

PLANNING ISSUES

This proposed change provides for the provision of land for a graveyard, which is an important civic service for any village. It is considered that this proposed change is acceptable. The two submissions received both support the proposed change MLW 08.07.03.

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

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

PROPOSED CHANGE NO. MLW 08.07.04**NEW RESIDENTIAL ZONING TO SOUTH OF CASTLETOWNROCHE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map and text for Castletownroche by including the lands on the south of Castletownroche, see attached figure, and zoning them for new residential to allow for a new specific objective as follows:

'New Residential:' Low density residential development with provision for shelter housing subject to satisfactory access, servicing and adequate screening to protect the setting of Castlewidenham Tower and Country House.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9320 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether or not to zone lands to the south of Castletownroche for low density residential development. Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable. Any development at this site should have due regard to the landscape setting and visual amenity of the village.

The submission received supports the proposed change MLW 08.07.04.

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

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

Mallow Electoral Area Local Area Plan

CASTLTOWNROCHE

PROPOSED CHANGE NO. MLW 08.08.01**EXTEND BOUNDARY OF R-02 IN CHURCHTOWN****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Castletownroche by extending the boundary of R-02 to the west and to south, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether or not to extend the boundary of R-02 in Churchtown. Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.08.02

NEW RESIDENTIAL ZONING TO SOUTHEAST OF CHURCHTOWN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map and text for Churchtown by including the lands on the southeast of Churchtown, see attached figure, and zoning them for new residential to allow for a new specific objective as follows:

'New Residential:' Low density residential development subject to satisfactory access, servicing and adequate landscaping.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether or not to zone lands to the southeast of Churchtown for low density residential development. Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Mallow Electoral Area Local Area Plan

CHURCHTOWN

PROPOSED CHANGE NO. MLW 08.09.01**REPLACE O-01 IN DROMAHANE WITH A NEW SPECIAL ZONING****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map and text of Dromahane by replacing O-01 with a new Special Zoning. This new zoning is to be extended to the west, see attached figure, and will have the following specific objective:

'New Special: ' The overall proposal for this site is to provide an adequate area for open space which would incorporate playing pitches and other community facilities while allowing provision for medium density housing to the most easterly section of the site. Any proposal for this site should be in the form of an agreed comprehensive design incorporating both open space, recreational and sporting facilities, with the residential element of the site not exceeding 2.5 hectares in total.'

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|------|--|--|--|--|--|--|
| 9145 | 9240 | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.09.01 proposes that lands at Dromahane be zoned for a special use, which includes active open space and residential use. Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable. Any development at this site will have to have due regard to the landscape setting and visual amenity of the village.

The submissions received support the proposed change MLW 08.09.01.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.09.02**EXTEND BOUNDARY OF R-02 IN DROMAHANE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Dromahane by extending the boundary of R-02 to the west, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

Since the publication of this proposed change, An Bord Pleanala has determined the outstanding appeal in relation to the area of this proposed change. The decision can now be taken into account before the provisions of the plan are finally determined.

The planning status of the land comprising of this change is now clear. The Board have refused planning permission for residential development for reasons that can be summarised as follows: material contravention of the County Development Plan, it would be premature pending the adoption of the local area plan and the deficiency in the provision of water supply and drainage facilities and the lack of certainty in relation to the measures to address these deficiencies and their timing.

Taking this decision into account it is recommended that this proposed change be omitted.

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

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

Mallow Electoral Area Local Area Plan

DROMAHANE

PROPOSED CHANGE NO. MLW 08.10.01**EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF GLANTANE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Glantane by extending the development boundary to the North, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.10.01 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Glantane.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

PROPOSED CHANGE NO. MLW 08.10.02

EXTEND DEVELOPMENT BOUNDARY TO THE EAST OF GLANTANE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Glantane by extending the development boundary to the east, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.10.02 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Glantane.

Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Mallow Electoral Area Local Area Plan

GLANTANE

PROPOSED CHANGE NO. MLW 08.11.01**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTHWEST OF KILLAVULLEN****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Killavullen by extending the development boundary to the southwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.11.01 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Killavullen.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

PROPOSED CHANGE NO. MLW 08.11.02

EXTEND DEVELOPMENT BOUNDARY TO THE SOUTHEAST OF KILLAVULLEN

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Killavullen by extending the development boundary to the southeast, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.11.02 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Killavullen.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.11.03**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTHEAST OF KILLAVULLEN****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Killavullen by extending the development boundary to the southwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issues in this case are based on the implications of extending the development boundary to the southeast of Killavullen. The site is elevated and exposed and therefore any development on the site would have a damaging effect on the rural setting of Killavullen.

There are a number of engineering issues with this site, which include access and servicing. Access to the site is poor, currently the site is only accessible through a narrow laneway, which is of a substandard condition and is inadequate to cater for an increase in the level of traffic already utilising the lane. There are also limited sight distances at the junction to the public road. There are difficulties connecting the site to the public sewer and it is not considered acceptable to install an individual treatment unit due to the number of septic tank and percolation areas that are in close proximity to the site

The size of the proposed lands, circa 9 hectares, is considered excessive for a village the size of Killavullen. Residential development at these lands would result in an over concentration of housing on a site which is elevated, located on the periphery of the village and is considered to be too far from the village core.

Whilst there may be concerns raised that the additional lands may impact on the setting of the village, it is considered that the omission of some of the lands may be appropriate.

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

Reduce the area affected by this proposed change, see attached figure.

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

Mallow Electoral Area Local Area Plan

KILLAVULLEN

PROPOSED CHANGE NO. MLW 08.12.01**EXTEND BOUNDARY OF R-05 IN LISCARROLL****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Liscarroll by extending the boundary of R-05 to the west, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issue in this case is whether or not to extend the boundary of R-05 in Liscarroll. Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.12.02**EXTEND DEVELOPMENT BOUNDARY TO THE NORTH OF LISCARROLL****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Lisscarroll by extending the development boundary to the North, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| 9125 | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.12.02 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Lisscarroll.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

The submission received in relation to this proposed change requests that the boundary of change MLW 08.08.02 be amended. This constitutes a material change and therefore cannot be accommodated at this stage under the Planning and Development Act 2000.

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

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

Mallow Electoral Area Local Area Plan

LISCARROLL

PROPOSED CHANGE NO. MLW 08.14.01**EXTEND DEVELOPMENT BOUNDARY TO THE NORTH AND NORTHWEST OF NEW TWOPOTHOUSE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of New Twopothouse by extending the development boundary to the north and northwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.14.01 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of New Twopothouse. It is considered that the proposed change is acceptable due mainly to its close location to the village core of New Twopothouse.

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

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

Mallow Electoral Area Local Area Plan

PROPOSED CHANGE NO. MLW 08.14.02**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTH OF NEW TWOPOTHOUSE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of New Twopothouse by extending the development boundary to the south, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.14.02 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to road safety, the landscape setting and visual amenity of New Twopothouse.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

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

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

PROPOSED CHANGE NO. MLW 08.14.03

EXTEND DEVELOPMENT BOUNDARY TO THE SOUTHWEST OF NEW TWOPOTHOUSE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of New Twopothouse by extending the development boundary to the southwest, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.14.03 proposes that the development boundary be extended to include these lands. This proposed change reflects permitted development in the area concerned. It is recommended that the proposed change be accepted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.14.04

EXTEND DEVELOPMENT BOUNDARY TO THE NORTHEAST OF NEW TWOPOTHOUSE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of New Twopothouse by extending the development boundary to the northeast, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.14.04 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of New Twopothouse.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions (i.e. submissions made to the draft plan) suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Mallow Electoral Area Local Area Plan

New twopothouse

PROPOSED CHANGE NO. MLW 08.15.01**EXTEND DEVELOPMENT BOUNDARY TO THE NORTHEAST OF SHANBALLYMORE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Shanballymore by extending the development boundary to the northeast, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.15.01 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Shanballymore.

Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable.

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

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

PROPOSED CHANGE NO. MLW 08.15.02

EXTEND DEVELOPMENT BOUNDARY TO THE EAST OF SHANBALLYMORE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Shanballymore by extending the development boundary to the east, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.15.02 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Shanballymore.

Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. MLW 08.15.03**EXTEND DEVELOPMENT BOUNDARY TO THE SOUTHEAST OF SHANBALLYMORE****PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Shanballymore by extending the development boundary to the southeast, see attached figure.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The change MLW 08.15.03 proposes that the development boundary be extended to include these lands. Any development at this site will have to have due regard to the landscape setting and visual amenity of Shanballymore.

Having regard to the central location of these lands and their close proximity to services in the village, it is considered that the proposed change is acceptable.

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

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

PROPOSED CHANGE NO. MLW 08.15.04

INCLUDE TEXT REFERRING TO LANDS AT CARRIGAUNROE, SHANBALLYMORE

PROPOSED CHANGE

It is proposed to make a modification to the text for Shanballymore by including the following wording:

New Text: 'Planning consideration may be given to the lands which form part of the townland of Carrigaunroe west of Shanballymore village (south of the old Templeroan graveyard and north of Oldtown house) for very low density residential development subject to connectivity between the site and the village of Shanballymore being shown to exist'.

RELEVANT SUBMISSIONS RECEIVED

| | | | | | | | |
|------|--|--|--|--|--|--|--|
| None | | | | | | | |
| | | | | | | | |

PLANNING ISSUES

The relevant planning issues in this case are based on the implications of considering this site for very low density residential development.

It is considered that these lands are not appropriate for very low density residential development. They are visually sensitive and are peripheral to the village. The site is located almost 1km from the village core, it is not contiguous to the proposed new development boundary of Shanballymore. Public lighting and footpaths do not serve the lands in question. Access to the site is poor, currently the site is only accessible through a narrow laneway, which is of a substandard condition and is inadequate to cater for an increase in the level of traffic already utilising the lane. It is deemed that more appropriate land for residential development exists within the proposed development boundary of Shanballymore and this land is adjacent to the village core and is sufficient enough to meet the housing need of the village for the next 6 years.

It is felt that if this proposed change is allowed then a precedent for the remainder of the county will be set and therefore placing other settlements under the similar pressures for development outside of their proposed development boundaries.

Taking all the above into account it is recommended that this proposed change be omitted.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

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

Mallow Electoral Area Local Area Plan

SHANBALLYMORE