

# **County Manager's Report to Members**

Under Section 20 (3) (c) of the Planning and Development Act 2000

## **Written Report on the Midleton Draft Special Local Area Plan**

<b>Part A: MAIN ISSUES RAISED</b>
<b>Part B: LIST AND SUMMARY OF SUBMISSIONS</b>



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## Part A: Main Issues Raised

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## Part B: List and Summary of Submissions



*This report focuses on the submissions and observations received from the public following publication of the Draft Midleton Special Local Area Plan and on the Manager's response to the issues raised. The report forms part of the statutory procedure for preparing new Local Area Plans that is set out in the Planning and Development Acts. It is a key element of the process of bringing the published draft plan to final adoption (with or without amendments) by the Members of the Council.*

*The report, which should be read in conjunction with the written statement and maps of the Draft Plan, is presented to the Members of the Council for their consideration.*

## **Part A: Main Issues Raised**

### ***Introduction***

The Draft Special Local Area Plan for Midleton was published on 10th January 2005 and the public was invited to submit comments and observations up to 21st February 2005. The draft plan was also sent to the statutory bodies (including Government Departments and other agencies) required under the Planning and Development Act 2000.

A public exhibition was held at the Midleton Park Hotel on Tuesday 1<sup>st</sup> February 2005 to help inform the public of the Draft plan's proposals and to encourage participation in the plan process.

75 submissions raised issues relevant to this plan.

The full list of submissions is given in part B of this report and gives the name of the interested party, the reference number, the title and a brief summary of the points raised.

The submissions / observations received have raised a wide range of issues, and the Council's consideration of these may give rise to the need to amend the draft plan. The responses given in this report have been presented in such a way as to assist the Members of the Council in reaching their decisions.

### ***The remaining steps in the process***

Following the distribution of this report, the Planning and Development Acts provide a period of six weeks for the Council to consider the report and to decide whether to make, amend or not make the plan. If the proposed amendments are not a material alteration to the proposals concerned, then the Plan can formally be made by resolution of the Council. If however the proposed amendments are material, then the Acts provide a 4-week period for the public to make submissions and observations on them.

At the end of this period, the County Manager will once again prepare a report on the submissions and observations received (the Section 20(3)(f) report) and the Council will then have to 'make' the final plan either with or without the proposed amendments (or with modifications to the amendments). Formally making the Local Area Plans is done by resolution of the Council and, in this instance, it must be done no later than 12 September 2005.

During the entire plan-making process, the Council is restricted to considering the proper planning and sustainable development of the areas. They must also take into account statutory obligations and any relevant Government policies and objectives in force.

**Issues Relating to the Overall Strategy of the Plan**

The following issues were raised by the submissions received for this plan:

<b><u>Overall Strategy</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
A	<b>Is the draft Special Local Area Plan consistent with the objectives of the County Development Plan 2003?</b>	<p>It is a requirement of the Planning and Development Acts that local area plans "shall be consistent with the objectives of the development plan".</p> <p>Objective LAP 3-4 of chapter 10 in volume 1 of the County Development Plan 2003 calls for the preparation of this plan "to accommodate the level of development envisaged by the Cork Area Strategic Plan having regard to the proximity of the rail line and to town centre traffic conditions". The draft plan is considered consistent with that objective.</p> <p>However, it may be appropriate for the Council to vary the County Development Plan 2003 prior to the adoption of this plan in order to give effect to a number of consequential changes and secure a high degree of consistency between the plans.</p>
B	<b>Is the draft Special Local Area Plan consistent with the objectives of the Midleton Town Development Plan 2003?</b>	<p>So far as the Midleton Development Plan 2003 is concerned, paragraph 2.4.1 acknowledges the town Council's intention to consider acting jointly with the County Council in the preparation of this plan "to meet the objectives of the Cork Area Strategic Plan".</p> <p>For the avoidance of doubt and to bring greater clarity on certain issues, consideration should be given to the need to vary the Midleton Development Plan accordingly.</p>
C	<b>Does the plan zone sufficient land for new housing?</b>	<p>A number of submissions propose that additional land should be made available for new housing but, it is considered that, to avoid uncertainty or unnecessary duplication in the provision of services, additional land should only be identified if there are serious concerns that the land identified in the plan is likely to be insufficient to achieve the new housing development envisaged in CASP.</p> <p>CASP suggests that about 6,605 new dwellings will be required in Midleton during the period from 2000 to 2020. By mid 2003 is estimated that about 871 new dwellings had been completed. The land identified in the draft plan will accommodate about 5,749 further houses and is, therefore, considered sufficient to achieve the level of growth envisaged in CASP.</p> <p>Because this plan looks forward to the year 2020 rather than the more usual period of about six years,</p>

<u>Overall Strategy</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>there is considered no need to provide additional land as 'headroom' at this stage.</p> <p>The Planning and Development Acts oblige the local authorities to review this plan at least every six years and, in the review process, if it was considered that the remaining land identified for housing was likely to be sufficient to achieve the CASP target, then consideration could be given to the need to identify additional land.</p>
D	<p><b>Is Waterrock Road the logical limit to the western extent of the town during the lifetime of the plan?</b></p>	<p>The draft plan's proposals for new development facilitate the expansion of Midleton in a westerly direction up to the Waterrock Road. Several submissions have suggested that the built up area of the town should expand further to the west, beyond this road. Some submissions have suggested that the development boundary for the town should be extended to include only those frontage properties facing the western side of this road.</p> <p>The County Development Plan 2003 establishes the Metropolitan Green Belt as the planning policy framework for the area around the present built up area of Midleton. The expansion proposed to the built up area of the town in the draft plan will require a variation to the County Development Plan so that some areas that are currently part of the green belt are deleted from it if they are to be developed.</p> <p>However, subject to this minor change, the principle of applying green belt controls to the area west of Midleton remains sound, in conformity with CASP and important if the individual settings of both Midleton and Carrigtwohill are to be maintained.</p>
E	<p><b>Does the plan make excessive provision for industrial development land?</b></p>	<p>The draft plan sets aside a total of 125.5 ha of land for enterprise, industry and non-retail commercial uses in 11 parcels. This quantum of land is considered necessary for this class of uses to provide a range and choice of sites, in terms of location and quality, and to ensure that a shortage of suitable land does not inhibit the development of the town's economy.</p>
F	<p><b>Will the overall strategy of the plan inhibit the future operation of the distillery?</b></p>	<p>The Midleton Distillery is classified as a hazardous industrial installation to which the Seveso II directive applies. The draft plan has attempted to minimise the quantum of new housing that will be developed within the consultation area around the plant.</p> <p>In addition, land has been set aside to facilitate the future operational expansion of the plant including the provision of a new vehicular access onto the proposed northern relief road.</p>

<b>Overall Strategy</b>	<b>Summary of Issue Raised</b>	<b>Response</b>
		The operators of the distillery have made a submission generally supporting the provisions of the plan.
<b>G</b>	<b>Does the plan make appropriate provision for future road transport?</b>	<p>The draft plan reflects the County Council's existing proposals for the Northern Relief Road and makes a number of other proposals road proposals including:</p> <ul style="list-style-type: none"> <li>• A new distributor road standard route from Knockgriffin to Broomfield through the new development at Waterrock to be provided in phases by the developers of adjoining land; and</li> <li>• Revisions to the existing interchange with the N25 at Knockgriffin.</li> </ul> <p>However, consideration should be given to amending the plan to:</p> <ul style="list-style-type: none"> <li>• Clarify new road construction and road closures planned generally in relation to the reopening of the railway and for the Ballyrichardmore/Waterrock road area;</li> <li>• Proposals to carry out advance works to improve links between the Waterrock area and the Northern Relief Road in Knockgriffin; and</li> <li>• Identify the medium/long term requirement for a new grade-separated N25 interchange west of Midleton</li> </ul>
<b>H</b>	<b>Are adequate measures included in the plan to protect the town from flooding?</b>	Consultants have been appointed to review this issue and the results of this will be available before the amendments to the plan are finalised.
<b>I</b>	<b>Has the draft plan made adequate provision for the needs for the elderly or disabled?</b>	Provision for the elderly and the disabled in terms of residential care can be provided for in residential and mixed use areas. This flexibility allows for suitable proposals to come forward and is allowed for in the plan.
<b>J</b>	<b>Has the draft plan made adequate provision for childcare services?</b>	The provision of childcare facilities is outlined in the Government Guidelines published in 2001. This is also reflected in the Cork County Development Plan 2003, specifically in objectives HOU 4-4 and HOU 4-5.

**Issues Relating to the Reopening of the Railway Line and the Location of the Station**

The following issues were raised by the submissions received for this plan:

<u>Railway &amp; Stations</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
K	<b>If the existing station site is chosen, what is the preferred option to address the question of traffic management on Mill Road?</b>	<p>If the existing station site is chosen, the re-commissioning of the level crossing on Mill Road could give rise to some traffic congestion arising in future years. In order to avoid this consideration has been given to the possibility that Mill Road could be reconstructed in the form of either an underpass or an overpass to cross the new railway without the need for a level crossing.</p> <p>However, the construction of either option to modern standards would necessitate the acquisition of significant amounts of commercial and residential property and would cause difficulties in using Railway Street as the principal means of access to the station. The construction of an overpass would be particularly intrusive on environmental grounds.</p> <p>Therefore the preferred option is to provide mitigating measures to reduce any tendency for the level crossing to cause traffic congestion. The proposed mitigating measures could include:</p> <ul style="list-style-type: none"> <li>• The completion of phase 1 of the northern relief road to coincide with the opening of the new railway;</li> <li>• The completion of phases 2 &amp; 3 of the northern relief road as a high priority following the opening of the new railway service;</li> <li>• The provision of car parking on both the northern and southern side of the railway to reduce the need to use the level crossing to gain access to the station; and</li> <li>• The provision of a high quality access to the station site via Railway Street.</li> </ul>
L	<b>Should provision be made to facilitate interchange with bus services at the new station?</b>	<p>Bus Éireann have indicated they see no demand for bus services to and from the proposed station at present. However, the planning of the station area must take into account longer-term trends and to achieve this. Good access for busses is considered an essential part of the station facilities.</p>
M	<b>Should improved cycle and pedestrian routes be provided to the station at the outset?</b>	<p>Safe and convenient access to the station for pedestrians and cyclists is essential if the benefits of the new rail service are to be maximised.</p>
N	<b>Taking all the issues into account, is the existing railway station site, off Railway Street, the most appropriate site for the new station?</b>	<p>The draft plan put forward two alternative proposals for the location of the new railway station: the existing station site off Railway Street and an alternative site west of Mill Road. Iarnród Éireann have examined the proposals for both sites and have</p>

<u>Railway &amp; Stations</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>indicated their preference for the site of the former station because this location will better meet their current and future operational and infrastructure requirements as well as assist in the delivery of the Midleton railway line within programme. In particular, Iarnród Éireann state the existing station site:</p> <ul style="list-style-type: none"> <li>• Is already within CIE ownership;</li> <li>• Can facilitate car parking to both the north and south of the railway line;</li> <li>• Has greater potential for future development; and</li> <li>• Is adjacent to fewer residential properties.</li> </ul> <p>In contrast, Iarnród Éireann consider that the alternative site to the west of Mill Road:</p> <ul style="list-style-type: none"> <li>• Would be likely to result in lengthy acquisition procedures;</li> <li>• Does not have potential for future development because of the need to “embed” it within a larger development scheme;</li> <li>• Is close to a significant number of existing residential properties; and</li> <li>• May result in operational difficulties because of its proximity to the Owenacurra River.</li> </ul> <p>The developers of the alternative station site to the west of Mill Road state numerous grounds in favour of their proposal. Amongst the more significant of these is:</p> <ul style="list-style-type: none"> <li>• The elimination of the need for the railway to cross Mill Road at this stage; and</li> <li>• The wider development potential of land adjoining this site.</li> </ul> <p>This issue has been finely balanced since the preparation of the draft plan commenced and, at the outset, it was identified that the views of Iarnród Éireann as the future operator of the new railway would be an important consideration.</p> <p>It is considered that proper planning and sustainable development of Midleton generally is best served by the reopening of the original railway station. This location is closer to the town centre and closer to a greater number of existing dwellings. The use of the existing site will more easily facilitate the Council's longer-term objective for the new railway to extend to Youghal.</p> <p>On the other hand, in addition to the points raised by Iarnród Éireann, there is some uncertainty regarding the operational suitability of the alternative site west of Mill Road.</p>

<u>Railway &amp; Stations</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
O	<p><b>Will Iarnród Éireann's proposal to close level crossings on the approach to Midleton cause inconvenience to road users or other adverse effects?</b></p>	<p>Iarnród Éireann intend to eliminate all road/rail level crossings along the railway to Midleton except the Mill Road level crossing.</p> <p>In the Waterrock/Ballyrichardmore area it is proposed to close both the existing level crossings and replace them with single over bridge to the east of the Waterrock level crossing. Some concerns have been expressed that this may inconvenience users of Waterrock Road. Consideration could be given to providing improved connections between this diversionary route and the Northern Relief Road.</p> <p>At Kennel Road the level crossing is to be closed and traffic diverted via the proposed over bridge proposed as part of the Northern Relief Road.</p>
P	<p><b>If the existing station site is chosen for the new station, what is the most appropriate objective for the alternative location west of Mill Road?</b></p>	<p>This site is presently used for industry but the construction of the northern relief road will bisect the site making the continuation of the existing operations unlikely.</p> <p>The site will be at a prominent road junction at the edge of the new station area. There is the potential for relatively high density residential development perhaps mixed with other uses including offices and some commercial development.</p>
Q	<p><b>Should the provision for a second station shown in the draft plan be retained?</b></p>	<p>The feasibility study for the new railway commissioned by Iarnród Éireann found that there was "no net overall case" in favour of an additional station in the Waterrock area. However, this finding was reached prior to the publication of the draft plan proposals for the development of new neighbourhood at Waterrock.</p> <p>It is considered that as the new neighbourhood at Waterrock develops the level of population planned for the area will strengthen the case for an additional station and, therefore, land to facilitate its construction should be set aside.</p>

**Issues Relating to the Provision of Education and Community Facilities**

The following issues were raised by the submissions received for this plan:

<b><u>Education &amp; Community Facilities</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
R	<b>Does the draft plan set aside sufficient land for new schools?</b>	<p>This plan makes provision for two new primary schools and a new secondary school. The new primary schools are proposed for the new residential neighbourhood at Waterrock, where over two thousand new homes will be built and it is estimated that a 16-class primary school will be required, and the second, at Ballinacurra, where there has been significant new development in recent years without any firm proposals for a school to serve the area coming forward.</p> <p>Provision is also made for a new secondary school to serve the expanding population of the town as a whole.</p> <p>These proposals have been the subject of detailed discussions with the Dept. of Education although they have chosen not to make a formal submission to the plan regarding them. It is considered that, in view of the population growth planned for Midleton, this level of provision should be retained.</p>
S	<b>Are the plan's proposals requiring developers to provide new primary schools as part of a comprehensive development reasonable?</b>	<p>Based on the principles of the Cork Area Strategic Plan, the draft plan sets out proposals for large-scale population and housing growth in contrast to the more modest scale proposals for growth set out in previous plans.</p> <p>This modest rate of growth in previous years enabled the demand for school places to be initially taken up by the towns existing schools with these being added to or extended incrementally as development progresses.</p> <p>It is considered that this approach will prove inadequate when faced with the much larger scale proposals required to fulfil CASP and as set out in the draft plan. Unless new schools are planned and provided comprehensively as part of the large-scale new development now proposed, then the existing school infrastructure, particularly at primary level, are unlikely to be able to cope with the demand for places.</p> <p>It is considered important to the proper planning and sustainable development of the town as a whole, that the plan should require the developers of large-scale developments, where the likely demand for school</p>

<b>Education &amp; Community Facilities</b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
		<p>places is considered sufficient to justify a free standing new school, to construct appropriate school buildings as part of the phased development of the area as a whole so that the schools become available as the population of the area grows. In this way, school age children will not be required to travel excessive distances to find appropriate school places and the new schools provided will function as key social building blocks for the new community.</p> <p>Developers should arrange suitable terms (along the lines of those used for the transfer of social and affordable housing) for the transfer of the land and buildings provided to an appropriate educational body.</p>
T	<b>Can the plan indicate which organisations will operate the new schools or other community facilities?</b>	<p>The education proposals in the draft plan have attracted significant interest particularly from educational bodies, community groups and the public who generally support the concept that the provision of new facilities should be planned in tandem with new development. Some educational bodies have asked if new schools proposed in the plan can be set aside for particular groups.</p> <p>The main purpose of the plan is to facilitate the provision of appropriate land and built facilities. It would be inappropriate for the plan to attempt to address issues relating to the future management of the schools proposed.</p>
U	<b>Can provision be made in the plan for a new cemetery to serve the town?</b>	<p>Paragraph 8.4.28 of the draft plan suggests that it may be possible to provide a new cemetery for the town as part of phase 5 of the Waterrock residential neighbourhood proposals. However, submissions have suggested that other locations might be better related to the town as a whole and be generally more accessible. The Broomfield area and part of the area proposed for open space at Park South have been suggested.</p> <p>Consideration should be given to the identification of an alternative location for a new cemetery that is more convenient to the town as a whole.</p>
V	<b>How can the plan encourage enhanced community facilities in Ballinacurra?</b>	<p>Several submissions have raised the issue of community facilities in Ballinacurra. It is stated that about 1,000 new dwellings have been constructed in recent years, while further areas of zoned land await development, but the village has few community facilities. Most notably it lacks a primary school, community building and recreation facilities.</p> <p>The draft plan suggested that two additional areas be set aside for village centre (possibly including the provision of a primary school) close to the village</p>

<b><u>Education &amp; Community Facilities</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
		<p>centre. However, submissions have stated that these areas are too small and are unsuitably located for school uses close to busy roads. A submission has suggested that about 3 – 3.5 ha is required in total to meet the village needs.</p> <p>Consideration should be given to amending the draft plan to include an alternative area to facilitate the development of a primary school and community facilities.</p>

**Issues Relating to the Provision of Land for Open Space and Recreation**

The following issues were raised by the submissions received for this plan:

<b><u>Open Space &amp; Recreation</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
W	<b>Does the plan make sufficient provision for open space and recreation uses?</b>	<p>The draft plan provides a total of 47.7 ha for active open space and a further 14.7 ha for passive open space uses. In addition, it is anticipated that the proposals for the new residential neighbourhood at Waterock will include at least 10.7 ha of active open space within the floodplain of the River Owenacurra.</p> <p>The principal new area proposed for sports and recreation is the 19.5 ha at Park South (O-05). The draft plan suggests that this area could accommodate enhanced GAA facilities in addition to other sports uses in the future. The area is favoured because of its good location relative to the town centre and because many other uses would not be suitable on this site because of its' close proximity to the distillery.</p> <p>The GAA authorities have made a separate submission relating to another land parcel suggesting that about 13.75 ha will meet their requirements.</p> <p>Overall, it is considered that the plan makes sufficient provision for open space and recreation uses. The main issue that remains to be resolved is how these areas will be acquired and brought forward for development. Consideration could also be given to making a modest area of this site available for use as a cemetery.</p>
X	<b>Is it appropriate for the plan to encourage the redevelopment of the town's GAA grounds?</b>	<p>The draft plan proposes that the existing GAA grounds off Railway Street should be included in the area to which special zoning objective X-02 relates. The plan suggests that, as part of the railway development, this are may be suitable for a mixed-use redevelopment including housing and some retail uses.</p> <p>Objective HOU4-1 of the County development plan 2003 requires that where existing leisure and open space facilities are to be redeveloped, alternative facilities should be provided to serve the same area. The plan's proposals for new leisure facilities at Park South are considered an appropriate alternative to meet the requirements of this objective.</p>
Y	<b>Is Castlredmond an appropriate location for new GAA facilities?</b>	<p>The GAA authorities have made proposals to establish a new sporting facility, a nursing home and 44 terraced houses on a 17 ha site south of the N25 national primary route at Castlredmond.</p>

<b><u>Open Space &amp; Recreation</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
		<p>The Castleredmond area, although linked to the town by a pedestrian underpass beneath the N25, is relatively isolated from the town centre and the main existing and proposed residential areas in Midleton. Vehicular access to the area would inevitably necessitate a large number of turning movements on the N25</p> <p>The draft plan suggests that a 19.5 ha area at Park South should be set aside for sporting uses, including new GAA facilities. This site is better located relative to the town centre and the main residential areas and would not necessitate unnecessary turning movements on a National Primary Route.</p> <p>The Park South proposals in the draft plan better meet the requirements of County Development Plan 2003 objective HOU 4-1</p>
<p><b>Z</b></p>	<p><b>Is it appropriate for the plan to encourage the redevelopment of Midleton College's sports grounds?</b></p>	<p>The Governors of Midleton College have made proposals for the redevelopment of the main college grounds to provide improved educational and sporting facilities. These proposals are within the area administered by the Midleton Town Council and are broadly consistent with both that Councils development plan and the draft SLAP.</p> <p>However, the Governors also suggest that the existing college sports ground, a short distance to the north and within the County Council's administrative area, will no longer be required after the main grounds have been redeveloped. They request that this area, adjoining Midleton Rugby Club and designated 'established primarily open space/sports/recreation/amenity' in the County Development Plan 2003, be made available for residential development as it will no longer be required for college sports activities.</p> <p>Although it is acknowledged that the College proposals include the provision of new sports pitches within the main grounds, the population growth for the town will result in a significant increase in the demand for sports pitches in the future. These pitches are well located relative to the town centre and both existing and proposed residential areas. They adjoin another sports club that may need to expand its facilities in the future or are capable of being operated independently. The pitches are partly within the statutory Seveso consultation area relating to the distillery and may therefore be unsuitable for residential development.</p>

<b><u>Open Space &amp; Recreation</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
		The College Authorities have not made any alternative proposals to meet the requirements of County Development Plan 2003 objective HOU 4-1.
AA	<b>Is it appropriate for the plan to encourage the redevelopment of land set aside in the County Development Plan for open Space uses in Ballinacurra?</b>	<p>The County Development Plan 2003 reserved a steeply sloping area of land to the south of Ballinacurra as passive open space because of its prominence and the contribution that it was considered to make to the setting of the village.</p> <p>It has been suggested that the land should now be designated for residential development. However, the need for additional land for residential development has been addressed by the designation of other land closer to the railway station and the considerations that led to the designation of this land as passive open space in the County Development Plan 2003 remain equally pertinent.</p>

**Issues Relating to the Natural & Built Heritage of Midleton**

The following issues were raised by the submissions received for this plan:

<b><u>Natural and Built Heritage</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
<b>AB</b>	<b>Does the plan provide adequate protection to the built heritage of the town?</b>	The County Development Plan 2003 and the Midleton Development Plan 2003 both include objectives regarding the protection of all structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In addition both plans include a Record of Protected Structures. Further details are set out in Section 3 of the draft plan
<b>AC</b>	<b>Is there sufficient information on the likely environmental effects of the plan?</b>	<p>Although this plan is not considered to be subject to the Planning and Development (Strategic Environmental Assessment) Regulations 2004, the Planning and Development Acts impose a more general duty on planning authorities to include information on the likely significant effects on the environment of implementing the plan.</p> <p>Although the draft plan addresses these issues, there is no section or chapter specifically discharging the Council's duties in this respect and it is considered that consideration should be given to amending the plan accordingly.</p>

**Town Centre Issues**

The following other issues were raised by the submissions received for this plan:

<u>Town Centre Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
AD	<b>What is the appropriate future use of the former "Eircom" site north of Park Street</b>	<p>In the past this site has been the subject of an unsuccessful application for planning permission to develop it as a car park to serve the existing supermarket on the southern side of Park Street.</p> <p>The draft plan proposes that this site be developed in conjunction with the redevelopment of the existing GAA grounds off Railway Street and has been included in the area to which special zoning objective X-02 relates. The plan suggests that, as part of the railway development, this may be suitable for a mixed-use redevelopment including housing and some retail uses.</p>
AE	<b>Should "The Green" be made available to provide additional car parking?</b>	<p>This significant area of open space adjoins the Town Council's car park and an established supermarket on the eastern side of Lower Mill Road. The open grassed area is used for informal recreation and occasionally by travelling fairs or circuses.</p> <p>The intending developer of the 'Eircom Site' has suggested that this site may be a preferable alternative for the provision of additional car parking.</p> <p>It is recognised that the existence of the supermarket and the Saturday Farmers Market, places car parking in this area at a premium. However this site is also an important part of the open space that contributes to the attractiveness of the town centre overall. There is also understood to be a need to provide improved facilities for the Farmers Market in a more attractive setting.</p>

**Issues Relating to the Proposed New Neighbourhood at Waterrock**

The following issues were raised by the submissions received for this plan:

<u>Waterrock</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
AF	<b>Is the proper planning and sustainable development of the town best served by the comprehensive proposals set out in the draft plan?</b>	<p>The selection of the Waterrock area as the location for a major new residential neighbourhood was based on an assessment of other possible locations in and around Midleton.</p> <p>Further development in the Broomfield area was rejected because of its' elevated location on a prominent and attractive hillside. The development of land to the east of Midleton would not be convenient for the new railway station and result in new housing being unnecessarily close to the Distillery. Ballinacurra was also considered a poor location for development where one of the main aims is to encourage the use of the new rail service. Knockgriffin, with convenient access to the N25, was considered to be an appropriate location for industry or enterprise development. Baneshane has poor links with the new railway station and is located south of the N25.</p> <p>Waterrock is mainly a low-lying area that will be well served by the proposed northern relief road and will enjoy good links to the proposed railway station. Development here will also coordinate with an isolated area of zoned land to the north. Although part of the area is susceptible to flooding, it is envisaged that appropriate engineering measures will resolve any difficulties.</p>
AG	<b>Should the development of the Waterrock area be carried out in defined phases?</b>	<p>The scale of new development proposed at Waterrock will take several years to complete. The phasing scheme for the development set out in the draft plan is intended to secure an adequate standard of amenity for residents during construction by ensuring that each section of the proposed development is largely complete before the next is commenced. The scheme also aims to regulate the timely provision of essential infrastructure by developers.</p> <p>Whilst it is considered that the principles of phased development should be retained, consideration could be given to varying the phasing proposals to enable a more flexible approach to be adopted.</p>
AH	<b>Do the proposals for Waterrock adequately respect the setting of existing dwellings on Waterrock Road?</b>	<p>The proposed new residential neighbourhood for Waterrock extends west to the Waterrock Road. There are a small number of existing dwellings facing the eastern side of Waterrock and these have been excluded from the area that is the subject of the</p>

<u>Waterrock</u>		<u>Summary of Issue Raised</u>	<u>Response</u>
			<p>proposed development. The larger number of dwellings facing the western side of Waterrock Road will remain part of the Metropolitan Cork Green Belt.</p> <p>The indicative development framework for the Waterrock development shown as figure 8.3 in the draft plan shows a landscaped edge to the development as the suggested treatment for the Waterrock Road frontage.</p>
<b>AI</b>		<b>Could the road proposals to serve this area that are set out in the plan be enhanced?</b>	The road proposals for the Waterrock area shown in the draft plan were prepared before Iarnród Éireann had prepared its own proposals addressing the issues raised by the various level crossings in the area. Consideration should be given to revising these proposals in the light of the latest information from Iarnród Éireann.
<b>AJ</b>		<b>Should provision be made to facilitate residential development on the established industrial area to the south if current industrial use cease?</b>	The established industrial area to the south of the site includes a variety of industrial uses including meat processing, cold storage and other general industrial and commercial uses. The draft plan does not seek to encourage the loss of these valuable employment uses to facilitate residential development.

**Issues Relating to Ballinacurra**

The following issues were raised by the submissions received for this plan:

<b><u>Ballinacurra</u></b>	<b><u>Summary of Issue Raised</u></b>	<b><u>Response</u></b>
AK	<b>Should the conversion of redundant industrial buildings to apartments be encouraged?</b>	One of the more attractive characteristics of Ballinacurra, are the many mill and granary buildings. Since the decline of the village as a port, many of these have become redundant and some have a derelict appearance. The draft plan does not include specific objectives in relation to some of these buildings but rather anticipates that proposals for their conversion will be addressed on their merits.
AL	<b>Is it appropriate to zone more land for residential development near Ballinacurra?</b>	The draft plan has not included any additional proposals for residential development in Ballinacurra because one of the main aims of the plan is to encourage new development in locations that are well related to the proposed railway station.

**Other Zoning Issues**

The following other issues were raised by the submissions received for this plan:

<u>Other Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
AM	<b>Is it appropriate to zone more land for residential development near Broomfield?</b>	Further development in the Broomfield area was rejected because of its' elevated location on a prominent and attractive hillside.
AN	<b>Is it appropriate to zone more land for residential development near Baneshane?</b>	Baneshane has poor links with the town centre, the new railway station and is located south of the N25. Further residential development here will detract from the development of more appropriate land zoned in the plan and better located in relation to the town, its' amenities and the new station.

## Part B: Summary of Submissions

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ballinacurra Community Council	8119	Issues relating to Ballinacurra Village Centre	This submission suggests an alternative location for a primary school within land that is presently zoned for residential development. It is argued that this site is adjacent to the Ballinacurra Main Street - while remaining apart from the commercial centre and has potential for road improvements. It argues that a piecemeal approach to planning should not be allowed on this site and that an overall strategic plan should be drawn up which would include an 8 acre site for community facilities including the provision of a school. See linked files 8118 and 5278.
Ballinacurra Community Council	5278	Issues regarding Ballinacurra	This submission raises a number of issues which the Community Council feel need to be considered before any more development is granted in the area. The biggest concern the Community Council have is in relation to public amenities and the submission requests that any further development will have to include allowances for public amenities, for example, a shopping area, community facilities (community centre) public parks, play areas, a primary and pre-school facilities, footpaths and street lighting. The submission also requests a number of traffic calming measures, road improvements and pedestrian walkways. It also notes the historical aspect of a number of buildings, points of interest, wildlife and environmental issues in the village. The flooding problems experienced in the village are also outlined in the submission. See also linked files 8118 and 8119.
Ballinacurra Community Council	8118	Issues relating to Ballinacurra Village Centre	This submission supports the provision of T-03 which includes the possible provision of a primary school, however it also notes that the site is not sufficiently large to accommodate the provision of a primary school, and that this location within the village centre might lead to traffic congestion and be hazardous for children attending. See linked files 8119 and 5278.
Barry, Anthony	6628	Lands at Ballinabointra, Midleton	This submission requests that 27 acres be zoned for residential development at Ballinabointra, Midleton. The submission argues that this site is located significantly closer to the proposed new station and is serviced by a bus route, it also notes the site's proximity to public sewage treatment and public water supply.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Blackpool Developments	6565	Issues regarding the Proposed Station West of Mill Road	This lengthy submission requests a number of amendments regarding the proposed location of the station (west) in Midleton X-02. Firstly, the submission outlines in detail the comparative merits of both station sites concluding that the western site offers more advantages (especially in terms of provision and safety issues concerning the level crossing) and therefore requests that this site (to the west of Mill Road) be identified as the location for the new rail station. The submission also requests that provision for a high-density mix of residential, retail, commercial, leisure and entertainment uses to commence with the rail station is outlined in an enlarged area including X-02. The submission also requests that greater flexibility is allowed in the land uses proposed to the north west of the town centre in order to service the expanded housing development. See linked file 8192.
Blackpool Developments	8192	Issues relating to the existing station site	This submission requests that the former station site should be removed and revise the zoning to leave protection for future extension of the rail line, together with possible parkway and bus provision within the area of CIE ownership. The submission also requests that the option for extending the town centre neighbourhood area to the GAA grounds be retained and that the area south of the railway (O-04) be amended to incorporate potential housing infill alongside the river in conjunction with necessary flood protection and balancing pond provision. See linked file 8192.
Bus Eireann	6387	Issues relating to Bus Transport	This submission deals with the issue of bus provision and interchange in Midleton. The submission states that a bus stop should be centrally located in Midleton town and in Ballinacurra Village. The submission states that appropriate facilities for buses to access park, wait and egress should be considered in the final (preferred) design of Midleton railway station. The submission also notes that Bus Éireann will continue to expand its services to meet the growing population, however it is also noted that the aspirational routes included in the plan will need further discussion especially in terms of funding and route selection. The Council's involvement in the 'STEER' programme is also welcomed. See linked files 8339-8342.
Cashman, Michael	6053	Lands at Castleredmond, Midleton	This submission proposes that about 11 acres (4.5 ha) of land be zoned for residential development and commercial use comprising 2,3,4 bedroom courtyard style terrace housing with perhaps small shop, surgery and crèche, new community facilities and play area and 3,4 bedroom detached and semi-detached houses. It is argued that all relevant services (foul sewers, statutory services (ESB), water main) can be

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Cashman, Michael	5016	Lands at Castleredmond, Midleton	expanded or are already on site and it is within easy reach of an excellent road network. It is also noted that the site can be landscaped to reduce the impact of any new development when viewed from the approach road.
Cashman, Michael	5016	Lands at Castleredmond, Midleton	This submission proposes that 5.57 ha (13.8 acres) of land be zoned for residential development at Castleredmond, Midleton.
Castlelands Construction Ltd.	6049	Lands at Baneshane, Midleton	This submission requests that 80 acres (32.4 ha) of land including the area I-08 zoned for Industry in the 2003 CDP is zoned for residential use in Baneshane, Midleton. The submission states that if zoned the land can contribute to the cost of the Midleton Rail Line through Special Development Contributions and that the developer would provide part V housing needs as part of any initial build. Submission also argues that the lands enjoy good linkage to the town centre, that the change of zoning of existing industrially zoned lands at Baneshane will not compromise future development targets and that this use would be more appropriate as a neighbour to the zoned residential area to the west of the site (R-02).
Clear, Tom	6595	Lands at Water Rock, Midleton	This submission proposes that 2 ha (0.8 ha) of land west of Waterrock Road be zoned for high density residential / mixed use development. The submission outlines the various policies at both national, regional and local level in support of this argument and notes the strategic position of the site adjacent to the second reservation for a station with park and ride facilities. It is also argued that the proposals for Water Rock as outlined in the draft SLAP (including a cul-de-sac) adjacent to the site will have an unnecessarily negative impact on the existing business on these lands.
Cloghesy, Patrick	5775	Lands at Mill Road, Midleton	This submission requests that lands adjacent to the development boundary at Mill Road, Midleton be included as existing residential/ commercial uses.
Colbert, Jim	6282	Lands at Willowbank, Midleton	This submission requests that 12 acres (4.9 ha) of land be zoned for medium-high density residential development as these lands are within close proximity to the proposed railway station and Midleton town centre. The submission also notes the previous flood study prepared for the Willowback development indicated that a 10 metre wide relief channel, running parallel to the main river channel is adequate for extreme floods, once in 100 and 200 years. It is argued that this does not affect the majority of the lands which it requests to be zoned.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Cork Co-operative Marts Ltd.	6236	Lands at Knockgriffin, Midleton	This submission requests that 14 ha of land currently zoned for industrial use be zoned for residential use. The submission argues that there is an excess of industrial land zoned in Midleton and that the site is located proximate to planned focal points in the town (schools, church, neighbourhood centre etc). The submission also notes that the lands are capable of being fully serviced and are accessible by multi-modal transport. In addition, the submission notes that the proposed road through these lands should be undertaken as part of the railway order procedures to ensure that these lands and the existing surrounding developments are accessible and facilitate the opening of the rail link.
Cork County Childcare Committee Ltd.	5900	Issues relating to Childcare provision in Cork County	This submission supports the Council's commitment to supporting the development and well being of children and families, in particular the Council's work in the development of out-door play areas. The submission also urges the Council to utilise all opportunities available to increase the number of quality childcare facilities within the county. It is also noted in the submission that childcare facility provision should not be left until the last phase of housing developments when increased costs can prohibit the development of affordable and sustainable childcare. The submission also requests that in smaller towns and villages where housing developments of less than 75 houses are being constructed, a levy should be included which should be used to ensure adequate provision of childcare services in the settlement. The submission also recommends closer links between the County Council and the Childcare office be established.
Cork County Childcare Committee Ltd.	8332	Issues regarding Child Care provision in Midleton	This submission notes that Childcare Facilities should be mentioned in the plan. See also linked files 5900 and 8327-8 and 8330-8334.
Cork Environmental Forum	8325	General issues regarding the railway line and Ballyannan Wood, Midleton	This submission welcomes the opening of the railway line - stating that it is needed all the way to Youghal. Also notes that Ballyannan Wood is listed in the plan for recreation only, rather than for recreation and conservation which would better accommodate the objectives of the links proposed in the Town Council's plan. See linked files 6343 and 8319-8324 and 8326.
Cotter, John	6178	Lands at Ballyrichard More, Midleton	This submission requests that 26.5 acres (10.7 ha) be zoned for medium density residential development (stand-alone sites) at Ballyrichard More, Midleton. The submission also proposes that the roadside frontage with the dual carriageway be zoned for commercial uses (including a roadside service station). The submission argues this in the context of current

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Coyne, Garry	6224	Lands at Ballinacurra	services to the area and notes that this would allow an opportunity to resolve the current access difficulties on the existing narrow public roadway and also to provide a proper lay-by arrangement fronting the site to control access and egress to the dual carriageway.
Cuddy, William	6437	Lands at Kennel Road, Midleton	This submission requests that lands currently zoned as industry/enterprise be changed to high density residential development to compliment the existing water front developments. The submission notes that this property is currently derelict, and located within a primarily residential area.
Cuddy, William	8117	Lands at Kennel Road, Midleton	This submission proposes that 2.8 ha of land currently zoned I-04 (Industrial/Enterprise) be zoned for Industrial/Enterprise/Commercial and possible Park and Ride facility with open amenity space at Kennel Road, Midleton. See also linked file 8117.
Cuddy, William	8117	Lands at Kennel Road, Midleton	This submission proposes that 3.9 ha of land currently zoned O-04 (Open Space, Sports, recreation) be zoned for Industrial/ Enterprise/ Commercial and possible Park and Ride facility with open amenity space at Kennel Road, Midleton. See also linked file 6437.
Dairygold	5916	Lands at Avoncore Mill, Midleton	The submission supports the designation of the (Dairygold) Avoncore Mill for residential uses.
Dairygold	5918	Lands at Ballinacurra Town Centre	The submission supports the designation of the Dairygold warehouses in Ballinacurra village for Town Centre uses noting the benefits it will bring in terms of employment, expended services for the village credit union, offices, medical centre etc. and it is also seen as an opportunity to provide commercial and residential units within the village itself.
Dawn Meats Ltd, Healy, Bros Ltd., Paul Moore, Nordic Cold Storage Ltd, Star Homes Ltd.	6220	Issues relating to the Water Rock Proposal	This joint submission is made on behalf of the land owners of part of the lands zoned X-01 at Water Rock requesting a number of amendments to the plan regarding the deletion of the phasing requirements, the modification of the Waterrock Indicative Proposal as contained in the plan to omit the church, reduce the neighbourhood centre, provide for an option of residential uses on the Dawn Meats site, include an objective regarding the construction of roads within the development so as to allow for maximum flexibility. The submission requests that the Council actively promote the road and infrastructural works essential to facilitate early development of the interior and western parts of the site and also by constructing the northern

**Interested Party**      **Ref No. Title**

**Summary of Submission**

connection to the Mill Road. The submission also requests that a scheme of special development contributions is initiated and applied to all new development in the Waterrock area which will provide for the equitable distribution of servicing costs, but excluding costs specifically attributable to the railway project or to strategic traffic objectives. Comments are also noted in relation to the location of the Station and the reserved site for a station at Waterrock. See linked files 8113 and 8114.

Dawn Meats Ltd, Healy Bros Ltd., Paul Moore, Nordic Cold Storage Ltd, Star Homes Ltd.

8114 Issues relating to the proposed reservation for a station in Waterrock

This submission notes that it is unlikely that a second station will be required on the western perimeter of the Waterrock development area and certainly not for many years. It suggests that in order to avoid the blighting of a significant piece of land adjoining a residential area at Waterrock neighbourhood that the proposed second station be relocated to the south of the railway line - on the industrial lands (I-03). See linked files 6220 and 8113.

Dawn Meats Ltd, Healy Bros Ltd., Paul Moore, Nordic Cold Storage Ltd, Star Homes Ltd.

8113 Issues relating to the proposed station location in Midleton

This submission requests that a clear preference should be stated for the proposed station site west of Mill Road, as it argues that this site can facilitate a landmark, high-quality, mixed use project which could provide for a strong focus for Waterrock giving the area a new identity and marketing buzz. See linked files 6220 and 8114.

Department of Education

6288 Issues relation to Education Provision

This submission states that the site reservation for Primary Schools should be 3 acres in size and Post-Primary schools should be 12 acres. It also states that these site locations should ideally be close to the areas of greatest residential expansion and it is also recommended that they be located adjacent to any proposed community facilities, community centres, playing fields, libraries so as to allow for sharing of such facilities. Such an approach it is argued could minimise the land take required and explore the option of a multi-school campus arrangement in areas where the need for more than one school may arise.

Educate Together

8215 Issues relating to education provision

This submission proposes that provision be made for a new multi-denominational primary school/community facilities at Midleton. The submission also notes the existing demand in this area. See linked files 5449 and 8216-8219.

Firestone Developments Ltd.

6372 Lands at Ballinacurra East, Midleton

This submission proposes that 5.57 ha (13.8 acres) of land be zoned for residential development at Castleredmond, Midleton.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Gaelscoil, Mhainistir na Corann	5188	Issues relating to Gaelscoil provision in Midleton	This submission proposes that the allocated primary school site within the Waterrock proposed neighbourhood is given to Gaelscoil Mhainistir na Corann. It also proposes that the primary school is included to be built in the first phase rather than the second as outlined in the draft plan. It argues that this sequence is more logical because the graduating pupils then go on to the secondary school.
Garde, Rena	6807	Issues relating to the proposed development at Waterrock	This submission raises concerns regarding the distributor road which is proposed in the Waterrock area.
Geaney, Seamus	5836	Lands at Waterrock, Midleton	This submission proposes that 15 acres (6.1 ha) of land west of Waterrock Road be zoned for medium density residential development. This submission argues that the lands can be easily developed as there is only one land owner and that it will deflect pressures for one off housing in the unserviced rural hinterland of the settlement thereby it argues maintaining the integrity of the Metropolitan Green Belt and the Rural Housing Control Zone.
Gearagh Road Residents,	6008	Issues relating to Gearagh Road Ballinacurra	This submission raises concerns about the proper conservation of the grain store in Upper Road, Ballinacurra (X-04). The submission notes that two other grain stores in the area have either been demolished or stripped with only part of the façade remaining. Also raises issues regarding increased traffic on this road due to recent high density development. See linked file 8116.
Gearagh Road Residents	8116	Issues relating to proposed development in Ballinacurra	This submission raises concerns regarding R-10 in the plan arguing that this proposal should have remained in the Green Belt. The submission outlines the important heritage and wildlife value of this area to the village of Ballinacurra for example the wall surrounding this field has historical value for the village. The submission also notes that this particular field floods and that development may cause the water to flow out onto the roads. The submission notes that this area is at least 3 miles from the proposed stations and argues that any future development in Midleton should be along this line. See also linked file 6008.
Health Board Executive Southern Region	8180	Issues relating to Health Care Provision in Midleton	This submission provides a detailed analysis of the existing community, health and welfare services in Midleton and outlines a number of new services to be provided on the Hospital Grounds, including a Dementia Unit and New Health Centre. The submission also proposes a family resource centre, child care centre, community crèche and a social satellite centre.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Hurley, John	6726	Issues regarding the link to Northern Relief Road	This submission requests that the draft plan is amended to reflect an alternative more direct link between Mill Road, the proposed station and the Northern Relief Road. The submission relates to a vacant site to the north of Park Street (former Eircom site) and argues that the proposed link to the station and the Northern Relief Road will sever the site and reduce the development potential of the land which is in close proximity to the railway station. A detailed planning history is also outlined in the submission regarding this and two other sites nearby. It is argued that there is no valid planning or engineering reason for the proposed link in its present alignment and therefore requests that a more direct link is included in the final plan. See linked file 8106.
Hurley, John	8106	Issues relating to Eircom Site	This submission outlines the possibility of a land swap where the Eircom site would be swapped for the plot of ground to the south of the existing supermarket site (known as 'the Green'). See linked file 8106.
Iarnród Éireann	5634	Railway Issues	This submission from Iarnród Éireann (IE) outlines a number of issues relating to the proposed stations. After careful examination of the proposed locations for a railway station at Midleton, it is IE's view that the preferred location is on the site of the former Station to the East of Mill Road. It is noted that this view has been influenced by IE's examination of current and future operational/infrastructural needs as well as the requirement to deliver the Midleton Rail line within programme. The preferred site is within CIE's ownership and allows for an ability to expand the service, which it considers, is not available on the west site. It is further noted that the west site could result in difficulties due to a loss of amenity by existing residents and its suitability for development. The submission also notes that at this stage of IE's detailed feasibility study, it is IE's intent to eliminate all road/rail level crossings along this railway line, except for possibly the Mill Road level crossing. In relation to this level crossing, the submission notes that by 2012 the traffic congestion could possibly be mitigated by diversion of the traffic on Mill Road across the Railway by tunnel or bridge as part of the construction of the proposed Northern Relief Road East. The submission outlines the proposed works necessary to upgrade the current facilities to modern standards and by refurbishing the existing station, which is a protected structure. The submission also raises a number of other issues regarding the stations, sequence of service provision, staffing and that a traffic management study including appropriate design of car park and public road access to the station will be carried out by IE during the detailed design stage of the railway project. Finally the

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
			submission notes that IE have not considered the possibility of a future station at the 'reserved station site' in Waterrock. See also linked files 8121 (Blarney), and 8122 (Carrigtwohill) for other station comments.
Irish Distillers Ltd	6026	Issues regarding Midleton Distillery	This submission welcomes the proposals in the Midleton SLAP. It is noted that the distillery is a 'high-risk' Seveso II site and to this end the submission requests that the zoning outlined in the plan be retained for the Park North, Park South, Broomfield East, West Park and Killeagh (townland) areas. The submission requests that any proposal for residential development in the Broomfield East, West Park and Killeagh (townland) areas within a 300 metre Seveso consultation distance be restricted as this land is incompatible with an adjacent top-tier Seveso II site. See also linked files 8109, 8110, 8111, 8112.
Irish Distillers Ltd	8112	Issues regarding Midleton Distillery	This submission is in support of U-01. See also linked files 6026, 8109, 8110, 8112.
Irish Distillers Ltd	8111	Issues regarding Midleton Distillery	This submission is in support of O-05. See also linked files 6026, 8109, 8110, 8112.
Irish Distillers Ltd	8110	Issues regarding Midleton Distillery	This submission is in support of I-07. See also linked files 6026, 8109, 8111, 8112.
Irish Distillers Ltd	8109	Issues regarding Midleton Distillery	This submission is in support of I-06. See also linked files 6026, 8110, 8111, 8112.
Irish Rural Link	5574	General Issues	This submission raises issues regarding design, transport, housing and community facilities and environment and heritage. The submission requests that a design standards for villages booklet be prepared and a pilot scheme for renewable energy to be included in house design be set up. The submission also requests that the Rural Transport Initiative be extended to all areas of the County and that safe walking routes and cycle routes in villages and to primary schools be included. The submission also requests that social facilities, multi-functional community facilities and village amenity areas are provided and accessible to all age groups. Regarding environmental issues, the submission requests that cultural areas are protected arguing that there is a clear role for public consultation in this regard. It is also requested that recycling facilities are provided and that national and EU legislation is complied with.
Jordan, Dr. Brian	5914	Lands at Baneshane	This submission requests that 7 acres (2.8 ha) of land at Baneshane be zoned for residential development. It is argued that these lands form a natural extension to the town's development boundary and will assist in the overall development of Midleton, by ensuring that the CASP objectives are met and can be accessed

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Leahy, Jim	6301	Lands at Castleredmond, Midleton	and serviced safely with the new roads provided by development on adjoining properties. The submission also argues that the proposed development will contribute to the overall development contributions to facilitate the funding of the railway.
			This submission is a parallel submission requesting that 42 acres (17 ha) of land be zoned for residential uses (including a nursing home) and also to provide a relocation site for the GAA. The submission states that this proposal would provide an accessible, purpose built facility for the GAA which in turn would secure the release of the GAA land holding in the town centre, which it also notes could play a critical role in the delivery of the rail initiative. The submission states that the GAA have considered a number of other sites which have been discounted including the lands identified by the Council as they are not available. This submission also includes a site layout as contained in submission no. 5744.
Lisgoold/Leamlara Community Council	8207	Bus Service Provision in Midleton and surrounding settlements	This submission agrees with the proposed provision of a bus service from Ballincurragh and Lisgoold to Midleton Railway Station. See also linked files 5590, 8205, 8206, 8208.
Lynch, Jack	8107	Northern relief road link with N25	This submission proposes a realignment to the proposed Northern Relief Road link to exit at or near the existing Waterrock junction with a new safe and modern junction to the N25. See linked file 6218.
Lynch, Jack	6218	Lands at Water Rock, Midleton	This submission requests that a large landholding to the west of the Waterrock Road be zoned for commercial / industry / enterprise with a small pocket of mixed residential development to balance the existing residential settlement at the junction of the national primary route. See linked file 8107.
McCarthy, Jane	5449	Issues relating to Education Provision	This submission proposes that a model is developed whereby community facilities such as schools are fully utilised by the local community. The submission proposes that forward planning provides an opportunity to maximise the development of community facilities, including schools and creating the structures to support them. The submission also requests that schools which do not have a particular religious outlook should also be considered, so as to allow for a greater choice in education provision.
McCarthy, Paul	6088	Lands at Gearagh, Ballinacurra	This submission requests that lands be zoned for low-density housing or one -off sites given

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
McCarthy & McGrath Auctioneers	5135	Lands at Broomfield West, Midleton	This submission proposes that a total of 35.7 ha of land be zoned for low density residential development at Broomfield West, Midleton. It notes that about 9.2 ha of this overall site is currently zoned in the County Development Plan 2003 as open space with a capacity to accommodate limited development. It argues that the zoning of the proposed site for residential development would assist in providing balance to the development of the town and also ensure a range of options for residential development. It is also stated that any development of the site would require some upgrading of the existing access points and an additional report which outlines three possible options for access to the site.
McCarthy, Irene	6033	Lands at Geragh, Midleton	This submission requests that lands at Geragh, Midleton be zoned for residential development.
Midleton College	8108	Midleton College Rugby Grounds	This submission requests that the lands currently used by Midleton College as a rugby pitch be zoned for new residential and town centre development, so that the college can release crucial funding to assist in the fulfilment of its strategic development objectives for the college including the provision of two full sized rugby pitches on other land owned by them. The submission argues that the site is located close to the town centre, with established development surrounding it. It is also argued that the development of the site would strengthen the population base of the locality, without resulting in the net decrease of sports facilities in the town. The submission also notes that the lands are accessible by multi-modal transport and are fully serviceable. It is also noted that consultants have been employed to review the implications of the Seveso site at the Distillery. See linked file 6233.
Midleton College	6233	Lands at Midleton College, Midleton	This submission requests that the lands currently used by Midleton College as a rugby pitch be zoned for new residential and town centre development, so that the college can release crucial funding to assist in the fulfilment of its strategic development objectives for the college including the provision of two full sized rugby pitches on other land owned by them. The submission argues that the site is located close to the town centre, with established development surrounding it. It is also argued that the development of the site would strengthen the population base of the locality, without resulting in the net decrease of sports facilities in the town. The submission also notes that the lands are accessible by multi-modal transport and are fully serviceable. It is also noted that consultants have been employed to review the implications of the Seveso site at the Distillery. See linked file 8108.

<b><i>Interested Party</i></b>	<b><i>Ref No. Title</i></b>	<b><i>Summary of Submission</i></b>
Midleton GAA	5744 GAA Grounds, Midleton	This submission supports the designation of a special use zoning for possible railway development on the GAA grounds in Midleton. See linked file for proposed alternative grounds in Castleredmond, Midleton. See also linked file 8120.
Midleton GAA	8120 Lands at Castleredmond	This submission proposes the rezoning of 42 acres (17 ha) at Castleredmond for a relocation of the Midleton GAA grounds and a residential development to incorporate medium density housing and potential for a nursing home / retirement home development. A preliminary outline of the proposed lands is included in the submission. The submission also notes that a number of sites have been looked at for the relocation of Midleton GAA and discounted for reasons such as lack of proximity to the town, non availability of lands for sale or possible planning restrictions. See linked file 5744.
Mulcahy, Eileen	6417 Lands at Parknaveena, Midleton	This submission proposes that 8 ha of land be zoned for Industrial/Enterprise uses at Parknaveena, Midleton. The submission notes that the Midleton Relief Road will facilitate access to the lands.
Murphy, Mary	5170 Lands at West Park, Midleton	This submission requests that about 22.4 acres of land be zoned for residential development at West Park, Midleton. The submission argues that this area is far enough away from the Distillery.
Navratil, Allan	6068 Lands at Ballinacurra	This submission requests that 42 acres (17 ha) adjacent to the R-11 zoning in Ballinacurra be zoned for residential uses. It is noted that this would involve a mixed-use village concept - including sport and recreation facilities, cultural facilities, youth hostel, a retirement home complex and a school. The submission states that the principles behind this proposal are sustainable, in terms of the design, type, build, density, provision of community facilities and sustainable modes of transport provision. The submission also notes the possibility of providing mooring berths and small scale retail and commercial units.
O.P.W.	8222 Issues relating to flooding in Midleton	This submission requests that a minor change in wording is included in the objective regarding flooding to include 'immunity from 100 year flood is required'. It is also noted in the submission that there are further references to flooding in the Special Local Area Plan and that these refer to specific locations. See linked files 5130 and 8223.

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O'Brien, Gerard	6584	Lands at Ballinacurra, Midleton	This submission requests that a substantial area of lands to the south of Ballinacurra village be zoned for residential development. The submission makes the argument on the basis that there is a current planning application to the north of these lands. The submission also contains a copy of submission no 6182 which includes a larger land holding.
O'Brien, Michael	6182	Lands at Ballinacurra, Midleton	This submission requests that a substantial area of lands to the south of Ballinacurra Village boundary be zoned for medium density residential development. The submission makes the argument on the basis that the existing roads infrastructure (R629) and existing relief road is to a high enough standard to support the increased traffic. The submission also argues that this development could provide for lower densities and serviced sites utilising the current roads infrastructure, gas connections, drainage sewage system and telecommunications network. This submission questions the proposed timing of the rail project and requests that these lands be included to allow for more immediate development.
O'Donnell, John	6242	Lands at Waterrock	This submission proposes that 16 ha (39.7 acres) of lands at the western side of Waterrock Road be zoned for residential development. The submission argues that if these lands were included the existing road could be closed off with a new road network to serve the area which would also result in one less level crossing (at Waterrock). Argues that storm water can be taken to the river on the western boundary and foul sewage system will be provided as part of the development. Also raises the issue of integrating the existing Waterrock residents with the new development.
O'Donovan, Fr. Billy	5567	Issues relating to Church and Cemetery Provision in Midleton	This submission supports the provision of a church within the overall proposals for the Water Rock neighbourhood. It is also noted that the provision of a cemetery is not considered in the plan. It is proposed that the provision of a cemetery could be considered in the Broomfield area and also in a location closer to the existing Holy Rosary Church, perhaps at Park South adjacent to the Distillery. It is noted that this alternative site would limit the traffic disruption to the town centre during funerals.
Physical and Sensory Disability Accommodation Project	5415	Issues relating to Physical and Sensory Disability Accommodation Project	This submission outlines the needs of people with physical and sensory disabilities in Cork. The submission requests that a comprehensive accommodation needs assessment should be carried out for County Cork, an aspect which it argues is often poorly reflected on housing waiting lists. It notes that action must be taken to increase the supply of purpose built

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accommodation and that the Cork Housing Strategy should include the difficulties which people with disabilities are faced with. It notes that the draft Local Area Plans reference to the need for a diverse range of housing options is welcome - however this needs to be expanded on and that greater recognition for housing schemes for the elderly and people with disabilities need be given greater recognition. The submission also requests that housing authorities and associations must be encouraged and supported to include wheelchair standard housing into new schemes (also mentions the 'Wheelchair housing design guide' and the Lifetime Homes standard). It is also requested that voluntary providers of supported accommodation (Cheshire Ireland, Rehab Care, Abode) should be encouraged and facilitated to address the housing needs of their service users.

Reddy, Vincent	8115 Issues relating to the Northern Relief Road	This submission proposes a further link road option and roundabout location be investigated in conjunction with an open space buffer zone to protect the existing residential properties off the old Youghal Road from the proposed industrial and commercial zoned lands. The submission argues that this new alignment will permit vehicles to stack safely before entering the N25 slip roads or future over bridge and that future development can be accommodated without adverse impact on the National Primary Route. See also linked file 6662.
Reddy, Vincent	6662 Lands at Park South, Midleton	This submission made on behalf of the land owner and neighbouring residents who request that the open space zoning at Park South (O-05) is extended to the east in order to further protect the existing residential amenity from the risks associated with the nearby Seveso site (the Distillery). See also linked file 8115.
Reidy, Monsignor Denis	8124 Issues relating to Waterrock proposal, Midleton	This submission welcomes the Waterrock proposal, noting that part of it is in the parish of Carrigtwohill, and notes that both parishes will come to agreement on a suitable pastoral plan for this new development. See linked files 5888, 8123,8125.
Sheridan, James A.	5374 Lands at Castleredmond, Midleton	This submission requests that 3 acres (1.2 ha) in Castleredmond, Midleton be zoned for medium density residential development with provision for a mixed use neighbourhood centre to accommodate a school, a local convenience shop and other neighbourhood uses. The submission proposes that this location is suitable for a Gaelscoil to serve the growing population and argues that this proposal would be a natural extension to neighbouring land uses and would promote sustainable travel patterns.
Stanton, David	5035 Issues Relating to Community Facilities in Ballinacurra	This submission proposes that provision for community facilities (such as community sports

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Water Rock Residents Association	6152	Issues relating to the proposed development at Waterrock	<p>hall, meeting rooms and primary school) be located in Ballinacurra, perhaps in the existing industrial sites in the village centre. It also considers the possibility of incorporating a show case for the maritime and other traditions associated with Ballinacurra in such a centre.</p> <p>This submission raises a number of concerns regarding the proposed development at Waterrock. The submission queries the level of population growth in the plan and requests that the plan outline in detail how the projected population household and household size estimates have been derived. The submission requests that an Environmental Impact Study be commissioned expediently and also that the plan is more specific in relation to the requirements for the 20-metre tree buffer. The submission also requests that the plan sets specific guidelines in relation to a wide range of issues mainly concerning land-use housing densities, social housing, house types, safety and health issues, traffic management and the provision of a primary school. The submission also queries the long term objective of the Council regarding the Green Belt and the situation regarding Water Rock road. It is noted that the local residents will strenuously oppose any closure of this road or use of the road as a temporary site access. The residents also request that the NRA reports and Iarnród Éireann proposals for the level crossing upgrade should be published to allow for public debate.</p>
Waterrock Residents (O'Donnell, Susan et al)	5672	Issues relating to the proposed development at Waterrock	<p>This joint submission is a petition style submission from 27 residents in the Waterrock area. The submission highlights a number of issues relating to the proper development of Waterrock, including the type of landscaping that would be required, and the need for improvements, mainly the widening of Waterrock Road itself. The residents fully support the proposed grade separation of the existing junctions on the dual-carriageway.</p>
West, Trevor	6232	Lands at Ballynacorra East	<p>This submission requests that lands be zoned for residential development in Ballynacorra East. The submission argues that development on this land would provide for the natural and organic growth of the town which it argues is proximate to the existing built fabric of Ballinacurra and thereby increase the population base of the locality. The submission states that there are no amenity reasons for excluding this site from development and that this development would be in accordance with National Planning policies. The submission also argues that this site is capable of being fully serviced and is accessible by multi-modal transport.</p>
Youghal Chamber of Tourism and	6445	Issues regarding the location of the station in Midleton	<p>This submission proposes that the proposal for a new station and ancillary building on the western side of the Mill Road in Midleton is contrary to the intentions of CASP, the County Development</p>

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Plan 2003 and the Midleton and Youghal Town Plans. The submission also notes that by locating the station on the eastern side of the Mill Road, it will serve the town adequately and will also eliminate the future cost and disruption associated with a major road crossing at the Mill Road.

***Explanatory Notes:***

- The “**Ref No.**” refers to the number given to the submission or observation usually on the date that it was received (numerical order).
- The “**Title of Submission or Observation**” column occasionally uses the following term:  
    ‘**Lands at**’: This refers to a submission for rezoning and indicates the area where re-zoning is sought.
- The term “**Linked file**” refers to a submission which includes more than one parcel of land or more than one issue which can be spatially identified. In some cases these land parcels and issues are not contiguous and can refer to more than one plan. Submissions of this kind are divided into a number of files with new numbers, each of which refers to all other related or ‘linked’ files belonging to that submission. This is done for clarity of assessment.
- An “**incomplete submission**” is one where there is not enough information provided to assess the submission.