

County Manager's Report to Members

Under Section 11 of the Planning and
Development Act 2000

**Written Report on the
Main Issues Raised**

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Section 11 Manager's Report to Members

This report forms part of the statutory procedure for preparing the review of the 2003 County Development Plan. It begins with an examination of the process set out in the Planning and Development Act, 2000 and sets it in the County Cork planning context. The key elements of progress to date are described and then the report goes on to examine the issues raised by the submissions and observations received from the public. The Manager's opinions on the issues are then laid out together with his recommendations on the policies to be included in the draft plan. A full table of the submissions and observations received is produced in the accompanying Appendix including a summary of the main issues raised. The report is submitted to members for their consideration as set out in the Act.

Section 1: Introduction

1.1.1. One of the key features of the Planning Act 2000 is the procedure for seeking submissions and observations from the public prior to the preparation of draft development plans. Another requirement is for the County Manager to prepare a report on these submissions and observations for the Members of the Council, to highlight the issues raised and to make recommendations on the policies to be included in the draft plan. At this stage of the process it is also important to take on board considerations of national policy, guidelines and standards as well as statutory requirements.

1.1.2. Briefly, the Council's Planning Policy Unit organised and ran a (two day) Stakeholders Workshop in September 2006. It was well attended by representatives from key stakeholder groups including members of Cork County Council, Cork County Development Board, the Community and Voluntary Forum, Construction Industry Federation, Irish Farmers Association, etc. The outcome of this workshop informed our Issues Paper which was published in January 2007. Following this the PPU embarked on a series of seven public exhibitions held in various towns around the County. In February 2007 the PPU also ran a one day Staff Workshop and the proceedings of both workshops were circulated to all the participants and are available on the Council's Intranet. Each submission was initially acknowledged, then summarised (see Appendix A), the main issues extracted, organised into topics, the opinion of the Manager given on the issues and finally the Managers Recommendations (Section 3) on the policies to be included in the draft plan.

1.1.3. These topics have to be developed within the context of existing strategic plans like; the National Spatial Strategy 2002-2020, Atlantic Gateways Initiative 2006, the Cork Area Strategic Plan 2001-2020, the North and West Cork Strategic Plan, 2002-2020, the Regional Planning Guidelines 2004 together with the Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011.

Submissions

1.1.4. A total of 967 submissions and observations were received (see full list in Appendix A). They fall into two broad categories: those that concern planning issues (Issue- Based submissions) in the general sense (447 in total), and those that concern the zoning (Zoning-Based) or re-zoning of lands (520 in total), 46 and 54 per cent respectively. This indicates a shift towards more policy orientated strategic issues.

Issues- Based Submissions

1.1.5. The main characteristics of these submissions are the wide range of topics covered and the degree of complexity involved in them. They relate to all parts of the county and by and large can be seen as articulate representations of planning issues as seen by a diverse range of people and organisations.

1.1.6. An analysis of issues-based submissions suggest four key areas ; Infrastructure, (social and physical), Employment and Economy, Harbours and Ports and Energy. These are elaborated on below and will form the principle pillars of the draft plan. Important topics like Landscape and Heritage have been raised and are addressed in the body of this report. Other topics like Housing and Retail are also part of the reviews of both strategies currently being undertaken jointly by the City and County. The outcome of these strategies will inform the draft plan.

Zoning- Based Submissions

1.1.7. As the 2003 County Development Plan is a strategic document with the actual land use zonings in the Local Area Plans and the Special Local Area Plans the focus of this review is at the strategic level. Therefore the question of the need for additional zonings starts at the review of the County Development Plan. Having regard to the exceptional period of growth since 2003 and the revised national population forecasts coming from Government, the challenge for Cork is to ensure continued prosperity while maintaining a balance between Metropolitan Cork, the ring towns, the county towns and the remainder of the county. For our towns to prosper a balance has to be achieved between housing and employment uses. The Cork Area Strategic Plan has been a very successful and respected strategy underpinning the success of this region. In fact this is the only city region in the state with; a clear satellite towns policy, a city of convenient size at the centre and the areas between protected by a green belt. In formulating the draft development plan the primacy of CASP is fundamental. It is therefore within this context that the issues raised by the zoning submissions will be assessed.

Summary

Key Issues for the County Development Plan review.

Infrastructure

1.1.8. Due to the unprecedented pace of development in recent years difficulties have arisen with the timely delivery of physical and social infrastructure which has in many cases lagged behind development.. The growth in the population of the county as a whole at over 2 percent per annum has been one of the contributors to this increased productivity. As the rate of population growth and economic activity is expected to continue it is very important that the draft plan includes some new measures to address the more timely delivery of infrastructure going forward. While the Council does not have a direct role in the provision of some infrastructure, such as schools best practice examples in other local authorities should be examined. New policy objectives also need to address the issues of childcare and nursing home provision. In planning for future large scale residential areas the provision of a range of community facilities, schools parks, shops, creches, public transport infrastructure, etc. all need to be identified at the outset. A good example of this is the Masterplan approach used in the Stoneview Development in Blarney.

Employment

1.1.9. While most people are aware of the booming house building sector over the past few years not many are as aware of a parallel and similar boom in the take up of industrially zoned land and the recent rapid rate of construction in enterprise and business parks. Both population growth and the economic success of the county are dependent on job creation. Concern has been raised that some of these business parks are nearing completion. It is imperative therefore that policies in the upcoming draft plan ensure the continued growth in employment by ensuring a broad range of policies covering all kinds of employment activities from office based industry to biopharmaceutical. As the Cork region is fortunate enough to have two, third level educational institutions their role in advancing the economic

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and employment base should be fully exploited. This is all the more important if the county is to continue to act as an attractive location for Foreign Direct Investment and indeed an alternative for employment activities that may wish to relocate from other parts of the state ie the Dublin region. The continuing growth of indigenous industry also needs supporting policies. Furthermore it is critically important to devise policies that help spread the employment success of the metropolitan area out to the less robust and more economically weak parts of the county. This could also help achieve some reverse commuting and thus lead to more sustainable commuting patterns.

Harbour and Ports

1.1.10. While County Cork is unique in both the number of fine ports and harbours along the coastline concern has been raised in a number of submissions that policies to date has not led to the development of their full potential. Cork Harbour itself is not only unique for its scale and range of facilities and uses in an Irish context but it is of international standing. Many submissions mention that it is underdeveloped particularly as a tourist amenity eg the possible role for Spike Island. It is hoped that the work being carried out currently by UCC in conjunction with Cork County Council 'Corepoint' project will inform a balanced policy that will ultimately lead to a more utilised harbour region while also protecting and safeguarding its unique amenities for future generations. Cork Harbour and in particular Ringaskiddy is also one of the strategic industrial locations in the current County Development Plan and relocation of Cork Port to Ringaskiddy is a critical issue which will need to be addressed in a balanced way. The commercial and amenity value of the other harbours east and west of Cork Harbour also need to be developed in a sustainable and balanced way and to this end it is hoped that the recent West Cork Marine Leisure Strategy will inform such policies. It is important that the successes of the metropolitan area are spread to the more disadvantaged areas along the coast.

Energy

1.1.11. This is possibly not only the biggest issue facing County Cork but it is the biggest issue facing the planet. The fossil fuel era is coming to a gradual end and many submissions have raised this and the need to develop alternatives as the major challenge facing the county development plan review especially over the timescale of the next plan, 2009-2015. Energy use goes to the heart of proper planning and sustainable development because where people live, work, shop and recreate predetermine their energy use or carbon footprint well in advance of the type of car they drive or fridge they buy. It is at one with proper planning and sustainable development. Careful consideration needs to be given to policies that encourage the use of renewable energy sources whether wind, biofuel, solar, tidal etc. without unduly compromising our unique landscapes. The policies on wind energy in the current county development plan need to be reexamined and the potential for the development of biofuel policies (given the fertility of the golden vale areas of north and east Cork) need to be taken into consideration. Where one lives dictates ones energy use and it is critical that future housing is located in the most sustainable locations with access to public transport and within walking distance of as many services as possible.

1.1.12. Many other issues have been raised and the main issues have been addressed in the body of this report, in the Managers Opinion and the subsequent Managers Recommendation. Many of the topics identified in this report (wherein the issues are reflected) are included not only because they are fundamental to "proper planning and sustainable development" but also because there is a statutory requirement to include them.

Next Steps

1.1.13. The notice of intention to prepare a new draft County Development Plan (dated 12th January 2007) started off a process which must conclude with a fully adopted County Development Plan no later than 2nd January 2009. Within this defined two year period, the Act allocates a certain number of weeks for each step of the process.

1.1.14. The first step was a minimum period of eight weeks for receiving written submissions and observations from the public and interested parties (this concluded on 9th March 2007) followed by the preparation of this report no later than 16 weeks from the date of the notice. The intention is to set out the Manager's proposed approach for developing the planning policies, options and objectives for the next draft Plan.

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1.1.15. The second step commences from the date that this report is submitted to the members (or to a committee of the Council, as decided by the members) i.e in early May 2007. This provides for a maximum of ten weeks for the members to consider the report and to issue formal directions to the Manager on the preparation of the draft development plan (i.e around the first week of July 2007).

1.1.16. The next step gives the Manager and his staff twelve weeks to prepare the draft development plan itself and submit it to the members for their consideration. At this stage (early October 2007) the members will be able to assess the detailed wording of the draft policies.

1.1.17. The members then have the task of considering the draft and, unless they amend it by resolution within 8 weeks, it becomes the formal draft plan. Two weeks later (around the middle of December 2007) it must be made available for public inspection. The remaining steps, which take about 12 months, will take the draft plan through to a Final Adopted Plan.

Section 2: Summary of the Issues raised & the Manager's Opinion

Introduction

1.1.18. The submissions and observations received were grouped under a number of thematic headings largely based on the contents of the issues document. This section sets out a summary of the main issues raised under each topic and also provides the Manager's opinion in relation to the issues raised.

1. HOUSING AND POPULATION

Sub-issues raised in relation to Housing and Population:

(1) Adequacy of existing zoned residential land in County Cork

Submissions received relevant to the sub-issue:

11/1, 11/4, 11/7, 11/8, 11/10, 11/11, 11/12, 11/13, 11/14, 11/16, 11/17, 11/18, 11/20, 11/21, 11/22, 11/23, 11/24, 11/25, 11/26, 11/27, 11/34, 11/37, 11/38, 11/43, 11/44, 11/46, 11/48, 11/49, 11/50, 11/52, 11/55, 11/57, 11/58, 11/59, 11/62, 11/63, 11/64, 11/65, 11/66, 11/67, 11/68, 11/69, 11/70, 11/78, 11/79, 11/80, 11/81, 11/82, 11/83, 11/84, 11/85, 11/87, 11/88, 11/90, 11/91, 11/92, 11/93, 11/94, 11/100, 11/103, 11/104, 11/108, 11/111, 11/112, 11/113, 11/114, 11/120, 11/121, 11/122, 11/123, 11/125, 11/129, 11/130, 11/132, 11/134, 11/135, 11/137, 11/139, 11/141, 11/142, 11/143, 11/144, 11/145, 11/155, 11/156, 11/157, 11/158, 11/159, 11/163, 11/165, 11/167, 11/169, 11/170, 11/171, 11/173, 11/176, 11/177, 11/178, 11/179, 11/180, 11/181, 11/182, 11/184, 11/186, 11/187, 11/189, 11/191, 11/195, 11/196, 11/197, 11/198, 11/199, 11/200, 11/201, 11/202, 11/204, 11/207, 11/208, 11/209, 11/210, 11/211, 11/212, 11/217, 11/218, 11/219, 11/221, 11/225, 11/226, 11/229, 11/233, 11/234, 11/235, 11/236, 11/237, 11/239, 11/240, 11/244, 11/245, 11/246, 11/247, 11/248, 11/252, 11/253, 11/254, 11/255, 11/257, 11/258, 11/259, 11/263, 11/264, 11/271, 11/275, 11/290, 11/292, 11/293, 11/294, 11/296, 11/297, 11/298, 11/299, 11/300, 11/301, 11/497, 11/499, 11/502, 11/504, 11/505, 11/507, 11/509, 11/510, 11/512, 11/513, 11/517, 11/518, 11/519, 11/520, 11/521, 11/522, 11/523, 11/524, 11/525, 11/526, 11/527, 11/528, 11/529, 11/530, 11/531, 11/532, 11/533, 11/534, 11/535, 11/536, 11/538, 11/539, 11/540, 11/541, 11/544, 11/545, 11/548, 11/553, 11/554, 11/556, 11/558, 11/561, 11/562, 11/563, 11/564, 11/565, 11/566, 11/567, 11/568, 11/569, 11/571, 11/573, 11/589, 11/590, 11/591, 11/593, 11/594, 11/595, 11/596, 11/597, 11/600, 11/601, 11/603, 11/604, 11/605, 11/608, 11/609, 11/610, 11/611, 11/614, 11/615, 11/621, 11/622, 11/623, 11/624, 11/625, 11/626, 11/628, 11/629, 11/630, 11/631, 11/634, 11/636, 11/638, 11/639, 11/640, 11/642, 11/647, 11/648, 11/649, 11/650, 11/651, 11/655, 11/656, 11/657, 11/658, 11/660, 11/661, 11/662, 11/664, 11/665, 11/666, 11/667, 11/668, 11/670, 11/672, 11/673, 11/674, 11/675, 11/683, 11/685, 11/686, 11/698, 11/719, 11/720, 11/721, 11/722, 11/726, 11/727, 11/731, 11/732, 11/733, 11/734, 11/736, 11/737, 11/738, 11/739, 11/740, 11/741, 11/742, 11/743, 11/744, 11/745, 11/746, 11/748, 11/751, 11/752, 11/753, 11/754, 11/757, 11/759, 11/763, 11/767, 11/768, 11/770, 11/771, 11/772, 11/773, 11/776, 11/777, 11/780, 11/781, 11/782, 11/783, 11/784, 11/785, 11/787, 11/788, 11/789, 11/790, 11/792, 11/804, 11/805, 11/806, 11/807, 11/808, 11/809, 11/810, 11/811, 11/812, 11/813, 11/814, 11/815, 11/817, 11/818, 11/819, 11/822, 11/823, 11/828, 11/829, 11/830, 11/832, 11/834, 11/835, 11/836, 11/837, 11/838, 11/839, 11/840, 11/841, 11/842, 11/843, 11/844, 11/846, 11/847, 11/849, 11/850, 11/851, 11/853, 11/854, 11/855, 11/856, 11/857, 11/860, 11/862, 11/863, 11/864, 11/865, 11/866, 11/867, 11/868, 11/871, 11/872, 11/874, 11/876, 11/877, 11/878, 11/879, 11/881, 11/882, 11/883, 11/884, 11/885, 11/887, 11/889, 11/891, 11/892, 11/894, 11/895, 11/896, 11/899, 11/901, 11/906, 11/907, 11/908, 11/910, 11/912, 11/913, 11/914, 11/915, 11/916, 11/917, 11/920, 11/922, 11/925, 11/926, 11/927, 11/928, 11/930, 11/932, 11/933, 11/934, 11/935, 11/936, 11/937, 11/938, 11/941, 11/942, 11/946, 11/947, 11/948, 11/949, 11/950, 11/955, 11/956, 11/957, 11/958, 11/963, 11/968.

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Summary of Issue:

A substantial number of submissions are seeking zoning for residential development, which gives rise to the issue as to whether there is an adequate amount of land zoned for housing in Metropolitan Cork.

Manager's Opinion:

A Housing Land Availability Study was undertaken in 2006 and examined the supply of and demand for land zoned for residential uses across the county. The study concluded that the supply of land for residential development was sufficiently robust to meet demand until the Review of the County Development Plan and any subsequent review or updating of the Local Area Plans was completed. The findings of the review of the Housing Land Availability Study will inform the process of identifying the quantity and location of land required to facilitate the continued residential growth of Cork. The County Development Plan Review which will include the most up to date Housing Land Availability Study, the Review of the Housing Strategy and the updated CASP Population Projections, will determine any need to zone additional lands which can be addressed, as necessary, by Amendments to the Local Area Plans.

Also, the Planning Authority is required to prepare a Housing Strategy, which will cover the period of the new Development Plan and the previous strategy is currently under review. The new strategy will take into account the latest population projections and the agreed vision for the County set out in the Cork Area Strategic Plan and the North & West Cork Strategic Plan in order to identify the overall quantum of new housing necessary to meet the needs of the county's growing population and will provide for different housing needs, including social and affordable housing, and all forms of sheltered or specialised housing. The County Development Plan Review will make proposals for new housing throughout the county broadly in line with the new housing strategy and will give guidance on the provision of zoned land in each Electoral Area and the main settlements.

(2) Balance between industrial and housing development in Cork Harbour

Submissions received relevant to the sub-issue:
11/105, 11/951

Summary of Issue:

Need to look at the balance of development within Cork Harbour between industrial and residential uses as industrial development occupies the prime sites whereas residential development should take precedence so as to take advantage of the amenity value of the harbour. The amenity of the harbour is affected by industrial development.

Manager's Opinion

The new County Development Plan will set out general guidance on the scale and location of new development in all the electoral areas of the County and more detailed guidance will be given for the main towns and strategic industrial areas and the issues raised in these submission will be taken into account.

The three electoral areas that border on Cork Harbour, through the review or updating of their own local area plans, will each determine the appropriate approach to the provision of new zoned land in the area.

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(3) Design of Housing Developments

Submissions received relevant to the sub-issue:
11/105, 11/261, 11/500, 11/653, 11/800

Summary of Issue:

The physical design of new housing should promote stronger, sustainable residential communities. There should be a greater emphasis on high quality design and layout. All developments should include a proportion of tree planting and adequate open space and a suitable mix of house types. Building housing on top of hills should be curtailed. Design and layout needs to be considered so as to avoid excessive cut and fill which can lead to maintenance problems and provision should be made at design stage for things like refuse storage. Sustainable energy use should be encouraged in new housing developments. There is a need to look at wirescape issues in urban areas. Consideration should be given to the development of allotments.

Manager's Opinion

The County Council are in the process of finalising a guidance document on the design of residential estates as part of its Planning Guidance and Standards Series and it is the intention to continue this approach by the preparation of a similar document to guide new development in smaller towns and villages.

The Draft Plan will also have regard to the recent Government housing policy document, 'Delivering Homes, Sustaining Communities' and the associated Best Practice Guidelines 'Quality Housing for Sustainable Communities'.

(4) Housing for the Elderly

Submissions received relevant to the sub-issue:

11/105, 11/190, 11/557, 11/671, 11/679, 11/723, 11/778, 11/800, 11/952

Summary of Issue:

There is a need to provide more sheltered housing/ social housing for the elderly, which is located close to existing amenities. In this regard, communities need financial assistance to purchase buildings in their area. There is also a need for more retirement villages and nursing homes.

Manager's Opinion

In tandem with the review of the County Development Plan, the Council are undertaking a review of the Housing Strategy on behalf of all of the local authorities in the County, the outcomes of which will be used to inform the policies of the Draft Plan in relation to housing provision, including housing for the elderly. The new County Development Plan will include policies and objectives so that market demand for this form of development can be achieved in the lifetime of the new plan.

MAIN REPORT**(5) Implementation of Part V and appropriate housing mix**

Submissions received relevant to the sub-issue:

11/115, 11/241, 11/250, 11/261, 11/557, 11/587, 11/644, 11/679, 11/778, 11/797, 11/800, 11/827, 11/952, 11/959

Summary of Issue:

Need to address the needs of affordable and sheltered housing sectors, special needs and all those seeking accommodation. Policies are needed in relation to the mix of house types and sizes and for the provision of more serviced sites. Provision also needs to be made for those wishing to downsize. There is a need for proper implementation of Part V in all new housing developments.

There is concern that more recent development could have a disproportionate amount of social housing as it has occurred since the introduction of the Housing Strategy. Local communities should be involved in the provision and development of social housing. Housing associations should be given support.

Continued co-operation will come from Cork City Council on the Joint Housing Strategy.

Manager's Opinion

The existing Joint Housing Strategy was approved by the Cork Planning Authorities in 2001 and looked forward to the year 2011. It was used to inform the County Development Plan 2003 (and the suite of Local Area Plans adopted by the Council in 2005), including on the issues of housing mix and specialized housing. As mentioned above, the review of the Housing Strategy is underway concurrent to the review of the Plan and the outcome of the review will be reflected in the Draft Plan. The review includes an analysis of the operation of Part V since its introduction and how, in particular, it has addressed the needs of the social and affordable housing sectors. The continued co-operation of the City Council in the review is acknowledged.

The Housing Strategy will also re-consider the issue of housing mix and accessing appropriately sized housing in response to changing household sizes and demographics.

(6) Provision of Community Facilities in tandem with Development

Submissions received relevant to the sub-issue:

11/115, 11/161, 11/183, 11/241, 11/250, 11/500, 11/560, 11/645, 11/653, 11/654, 11/677, 11/679, 11/701, 11/702, 11/703, 11/705, 11/706, 11/707, 11/711, 11/712, 11/718, 11/800, 11/924, 11/951, 11/952

Summary of Issue:

Services such as schools, community facilities etc. need to be provided in tandem with new developments. These facilities should be provided in the first phase of development. Consideration should be given to provision of sports and other community facilities when land is being zoned, and developers should be required to outline the facilities that are to be part of their scheme when seeking zoning of their land. There is a need for a masterplan approach, including the timely provision of services, infrastructure and community facilities. The Council should consider preparing such masterplans.

There is a need for more community facilities. A community needs analysis (leisure, healthcare, childcare and including passive recreation such as picnic areas etc) should be carried out so that provision can match need. A needs assessment for community facilities should accompany applications for development. Developers should consult with local communities in determining appropriate community facilities. Problems with the delivery of social infrastructure could be addressed in partnership with local development agencies. The quantity and quality of community facilities being provided needs to be monitored. Privatisation of facilities needs to be stopped. Community facilities must accompany residential development in rural areas too.

Manager's Opinion

The Council adopted a revised Recreation and Amenity Policy in July 2006 that sets out the various policies and objectives regarding the protection of existing recreation and amenity facilities and the provision of new facilities as part of new developments. It is acknowledged that the timely provision of facilities, and their ongoing maintenance, is an issue, as well as the deficit in facilities in some established areas.

The Draft Plan will need to reflect the requirements of the revised Recreation and Amenity Policy and assess the effectiveness of the existing policies for the delivery, management and maintenance of facilities. The collation of baseline information and an assessment of the needs of communities for facilities will need to be considered.

The Council also intend to engage consultants to prepare a Strategy for the provision of Community, Social and Recreational Infrastructure in the Cork City South Environs area and the tenders received for this work are being considered at present with a view to appointing the consultants shortly.

MAIN REPORT**(7) Lack of pedestrian facilities**

Submissions received relevant to the sub-issue:
11/105, 11/160, 11/500

Summary of Issue:

There is a lack of pedestrian facilities in rural areas, which makes it difficult and unsafe for children to walk to school. Towns and villages need to be made more pedestrian friendly, particularly on school routes – estates are planned around the assumption that travel will be by car. Local walking routes should be identified and walking should be promoted. Social/ community facilities should be accessible without the use of a car.

Manager's Opinion

It is an objective of the current Plan to take into account the needs of pedestrians and cyclists when considering proposals for development, particularly for residential, educational, employment, recreational and other uses. However, there is a need to consider a more integrated approach to the planning of pedestrian walks and the development of longer walking routes and connectivity with social and community facilities, town centres and other housing areas. The Draft Plan will need to consider the identification of routes, where appropriate, or other policies to achieve a more pedestrian friendly environment.

(8) Accessibility of public transport to housing

Submissions received relevant to the sub-issue:
11/105, 11/115, 11/174, 11/677, 11/800, 11/951

Summary of Issue:

Need to develop rail and bus services (public transport) to serve new developments to reduce the need to travel by car. Development of rail should be the priority, more so than roads.

Manager's Opinion

The national trend in house building has led to an increase in residential development in many rural settlements which has in turn led to an increase in commuting. Therefore, there is a need to redress this balance so that as many of the settlements as possible will be self-sufficient and, if possible, less reliant on commuting long distances to work. The Cork Area Strategic Plan sees Cork City, Metropolitan Cork, the ring towns and the rural areas having a modern and efficient integrated transport system that allows for the easy movement of people and goods on a daily basis. The development of a high quality, 'state of the art' public transport system is central to the achievement of this integrated transport system. The provision of a commuter rail service from Blarney to Midleton, the establishment of green routes and orbital routes and the provision for a high frequency bus service to the ring towns and rural areas will allow for the easy sustainable movement of people and goods. The new development plan may have to cater for more mixed-use development, which will allow for people to live close to where they work.

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(9) Scale of Development and Delivery of infrastructure

Submissions received relevant to the sub-issue:

11/28, 11/29, 11/183, 11/190, 11/500, 11/654, 11/679, 11/701, 11/702, 11/703, 11/705, 11/706, 11/707, 11/711, 11/712, 11/718, 11/827, 11/952

Summary of Issue:

Scale of development should be determined by the ability of the local infrastructure/ community to absorb development and development should be phased. Development should be restricted where infrastructure and facilities are deficient.

Manager's Opinion

The pace and scale of development in recent times has made it difficult for infrastructure to keep pace with demand. When considering the Settlement Strategy, the Draft plan will need to have regard to infrastructural capacity and the ability of existing settlements to absorb further development and the need to prioritise the provision of infrastructure in certain areas. Consideration will be given to the need to include a list of key infrastructure projects to be delivered within the lifetime of the plan and a timetable for their delivery. The Draft Plan will also need to consider how infrastructure can be delivered to the smaller settlements, possibly through Public Private Partnership. Regard will be had to the National Development Plan 2007-2013.

Under the Infrastructure and Development Division, a project has been commenced to assess the physical and social infrastructure needs of the county called SPINS.

(10) Deficiencies in social and physical infrastructure

Submissions received relevant to the sub-issue:

11/115, 11/574, 11/575, 11/576, 11/577, 11/580, 11/588, 11/644, 11/654, 11/679, 11/701, 11/702, 11/703, 11/706, 11/707, 11/712, 11/718, 11/775, 11/800, 11/827, 11/959, 11/967

Summary of Issue:

Infrastructural deficiencies are hindering development in the settlements of the county. Development should be restricted where physical and social infrastructure deficiencies exist.

Manager's Opinion

The pace and scale of development in recent times has made it difficult for infrastructure to keep pace with new development. The latest guidance from the Government proposes that future infrastructure planning be based on the assumption that population will grow strongly in the coming years. By adopting this approach it is hoped that in future the provision of social and physical infrastructure will more easily keep pace with new development. Consideration will be given to the need to include a list of key infrastructure projects to be delivered within the lifetime of the plan and a timetable for their delivery.

MAIN REPORT**(11) Density of Development**

Submissions received relevant to the sub-issue:

11/29, 11/190, 11/241, 11/250, 11/500, 11/645, 11/669, 11/710, 11/800

Summary of Issue:

Densities should respect the existing pattern of development. In order to address demand, there is a need to support higher residential densities in the county. Densities should fall as you move away from the village core. Higher density development should have a higher requirement for amenity and design and should be correctly sited. There should be a ban on high density housing without the provision of amenities and a high capacity transport network.

Manager's Opinion

The Draft Plan will re-examine the density tables specified for the main towns of the county and the smaller towns and villages. The guidance document on the design of residential estates due to be published by the Council shortly, by promoting best practice, should guide developers in their efforts to balance desires for higher densities with the creation of attractive and sustainable places to live. Recent policy documents such as the Government publication on Housing Policy, 'Delivering Homes, Sustaining Communities', and in particular the Best Practice Guidelines 'Quality Housing for Sustainable Communities', and the Consultation Draft Guidelines 'Sustainable Urban Housing: Design Standards for Apartments' will need to be considered in the review.

(12) Need for a Masterplan/Longer-term plan approach

Submissions received relevant to the sub-issue:

11/190, 11/193, 11/241

Summary of Issue:

New developments should be planned first through Masterplans. The Council should consider preparing the masterplan.

Medium to long term plans are needed for villages to ensure balanced and sustainable development rather than waiting for developers to come up with proposals, and to ensure land does not become landlocked by other developments such as road proposals.

Manager's Opinion

The masterplan approach to zoning has been very successfully used in County Cork for a number of sites identified for development as part of the Special Local Area Plans along the rail corridor, in particular in Blarney, Carrigtwohill, Midleton and, latterly, in Mallow. The Government's recently published best practice guidelines 'Quality Housing for Sustainable Communities' advocates a similar approach called the Urban Framework and the development of compact, walkable neighbourhoods and the Draft Plan will need to adopt these principles. The Draft plan also will need to consider the circumstances in which a masterplan approach or urban framework may be the most effective means of planning for a large area or where a large urban expansion is proposed, though the Local Area Plans and Special Local Area Plans will continue to identify the most appropriate individual sites.

MAIN REPORT

(13) Balance of development and Village character

Submissions received relevant to the sub-issue:
11/190, 11/645, 11/654, 11/712, 11/766

Summary of Issue:

There is a need for a balance of development in village centres so that it's not just housing but a mix of uses. Village centres and the character of a settlement should not be compromised by new development and more moderate growth of settlements is needed.

Specific objectives and policies are required in relation to Village Design and consideration should be given to the preparation of Village Design Statements during the plan period to inform the proper planning and sustainable development of the numerous picturesque villages within the county.

Manager's Opinion

As part of the Council's 'Planning Guidance and Standards Series' it is intended to prepare a guidance document on the design of residential development in villages. As with all other housing development it is essential that community facilities and infrastructure be provided in tandem with new development and it is intended that the Draft Plan will look more closely at this issue. Many of the smaller villages and village nuclei have established development boundaries within which particular land uses are not prescribed so as to allow for the flexibility these smaller settlements need to accommodate a mix of uses.

(14) Rural Housing Design Guide

Submissions received relevant to the sub-issue:

11/261, 11/557, 11/797, 11/800

Summary of Issue:

Some general principles should be applied to housing in the green belt such as; planting and landscaping should be incorporated into housing in the countryside (the planting of 1 ha woodland per house) and maximum floor area.

New housing should comply with the Rural Design Guide.

Policies should be developed in relation to partial basement and earth house construction in scenic areas and maintaining the appearance of road boundaries in rural areas.

Manager's Opinion

In December 2003, the Council published the first document in its Planning Guidance and Standards Series, the 'Cork Rural Design Guide: Building a New House in the Countryside'. This document is an invaluable tool to intending applicants seeking to build, renovate or extend a dwelling in the countryside and it offers advice on all aspects of the design process from site selection and design features through to appropriate landscaping. The Guide has been a considerable success and can be updated or reviewed as necessary.

While the Design Guide is not part of the County Development Plan, the Draft Plan may identify additional opportunities for expanding the Planning Guidance and Standards Series.

MAIN REPORT

(15) Naming of New Housing Developments

Submissions received relevant to the sub-issue:
11/261, 11/500

Summary of Issue:

Consideration should be given to the development of a place names format and the use of Irish place names when naming new estates and streets.

Manager's Opinion

It is an objective of the current Plan to promote local heritage by encouraging the use of local place names or geographical, historical or cultural names in the naming of new residential and other developments.

It is also an objective of the County Heritage Plan to produce guidelines on the naming of new housing developments. In this regard, a Placenames Committee run by the Community and Enterprise Division and comprising representatives of a variety of sectors including the Heritage Unit of the Council, Elected Members, An Post, the Fire Service and Irish language sector has been set up. This committee meets monthly and in conjunction with the Planning Department is working on the formulation of guidance for developers and procedures for the naming of new housing developments. The Committee already deals with the naming of new Council housing developments and will also be looking at the issues of signage and the correct spelling of placenames in Irish.

(16) CASP and Population projections

Submissions received relevant to the sub-issue:

11/587, 11/861, 11/889, 11/891, 11/895, 11/900, 11/906, 11/907, 11/910

Summary of Issue:

When considering future growth in the County, this should be set within the context of CASP, facilitating sustainable transport provision. The CDP should prepare for a higher population growth than projected by CASP and the current CSO projections (as these are an under-estimate and contradict the objectives of the National Spatial Strategy) so as to ensure adequate infrastructure and zoned land is in place to facilitate the future development of Cork. The CDP should provide for a higher output of dwellings than projected in CASP. The spatial strategy should be updated to take account of the divergence between CASP and actual growth and development patterns that have occurred.

There is a need for the support of the County Council to achieve the re-development of the docklands in the City.

Manager's Opinion

The Cork Area Strategic Plan has set out the shared vision for the Cork Area up to the year 2020 since its adoption by all the planning authorities in the County in 2001. The latest figures from the Department of the Environment, Heritage and Local Government indicate that the South West Region (i.e. Cork County, Cork City and County Kerry) will need to plan for an additional population of 114,343 persons in addition to that already forecast for the region in the National Spatial Strategy and a high proportion of this figure will need to be accommodated within the CASP area.

Before the new development plan can address this issue, it is important that consideration be given to the adaptation of CASP to reflect the new population targets for the region and it is anticipated that this work will be completed before the objectives of the new County Development Plan are finalised.

MAIN REPORT

(17) Student Accommodation

Submissions received relevant to the sub-issue:
11/907

Summary of Issue:

Future demand for student accommodation should be investigated and also the viability of student accommodation without the provision of tax incentives.

Manager's Opinion

The policy on student accommodation is contained in Chapter 6 of the current Plan. The review of the Housing Strategy will look at the provision of housing for all sectors, including the need for any particular policies or objectives relating to student accommodation.

2. SETTLEMENT STRATEGY

Sub-issues raised in relation to the Settlement Strategy:

(1) Green Belts

Submissions received relevant to the sub-issue:

11/1, 11/4, 11/7, 11/10, 11/16, 11/20, 11/22, 11/24, 11/25, 11/27, 11/32, 11/37, 11/48, 11/50, 11/52, 11/56, 11/57, 11/58, 11/59, 11/62, 11/63, 11/64, 11/66, 11/67, 11/68, 11/69, 11/70, 11/72, 11/73, 11/78, 11/79, 11/81, 11/82, 11/83, 11/84, 11/88, 11/91, 11/95, 11/97, 11/100, 11/103, 11/104, 11/111, 11/113, 11/121, 11/122, 11/125, 11/128, 11/130, 11/135, 11/137, 11/141, 11/142, 11/156, 11/159, 11/165, 11/169, 11/170, 11/171, 11/172, 11/176, 11/177, 11/178, 11/179, 11/180, 11/181, 11/182, 11/190, 11/191, 11/198, 11/199, 11/208, 11/209, 11/212, 11/218, 11/219, 11/237, 11/240, 11/242, 11/248, 11/249, 11/250, 11/251, 11/256, 11/264, 11/293, 11/296, 11/301, 11/505, 11/507, 11/510, 11/512, 11/513, 11/526, 11/528, 11/530, 11/531, 11/532, 11/533, 11/534, 11/535, 11/536, 11/537, 11/538, 11/539, 11/540, 11/545, 11/554, 11/555, 11/556, 11/558, 11/592, 11/593, 11/594, 11/601, 11/604, 11/605, 11/611, 11/614, 11/619, 11/635, 11/636, 11/637, 11/638, 11/639, 11/646, 11/654, 11/655, 11/656, 11/657, 11/658, 11/562, 11/563, 11/666, 11/667, 11/668, 11/669, 11/677, 11/679, 11/684, 11/724, 11/742, 11/744, 11/751, 11/752, 11/753, 11/760, 11/774, 11/783, 11/807, 11/809, 11/810, 11/811, 11/812, 11/815, 11/823, 11/838, 11/840, 11/842, 11/844, 11/845, 11/846, 11/850, 11/851, 11/853, 11/854, 11/855, 11/856, 11/857, 11/862, 11/863, 11/864, 11/865, 11/869, 11/870, 11/873, 11/874, 11/878, 11/884, 11/889, 11/891, 11/892, 11/893, 11/895, 11/896, 11/901, 11/910, 11/929, 11/932, 11/933, 11/934, 11/935, 11/936, 11/942, 11/944, 11/949, 11/952, 11/955, 11/957, 11/960

Summary of Issue:

A considerable number of submissions were made looking for lands that are currently part of the Metropolitan Green Belt to be zoned for development. This included a small number of submissions seeking a change in the designation of the green belt lands to a less restrictive category i.e. from A1 to A3 and A2 to A3.

Other submissions were made looking for lands that currently lie within the green belts of the county towns to be zoned for development. This included submissions seeking a GB 1-2 designation, which allows for a limited number of individual houses in a rural setting. Clearer guidelines are required on GB 1-1 and GB 1-2 policies.

Also, some submissions stated that the Metropolitan Green belt should be protected, especially the higher hillside and ridges around the city and in particular the green belt between, Glanmire – Glounthaune - Carrigtwohill, City - Ballincollig, Rochestown - Passage West, Clogheen, and Carrigaline - Ringaskiddy.

The introduction of long term expansion zones between development boundaries and green belt lands is proposed in order to identify areas where long term growth into current Green Belt areas may be considered and areas where development will never be permitted.

An examination of all green belt lands, in particular those closest to settlements and along existing or planned railway lines should be carried out.

Manager's Opinion

The Metropolitan Green Belt has served Cork since 1996 and was extended as part of the 2003 County Development Plan. It has been a major influence in preserving the identity of the City itself within a ring of distinctive and largely unspoilt hillsides and ridges. By preserving the land within the green belt area mainly for agriculture, open space, recreation and a limited number of other uses, it has ensured that there is a clear separation between the city suburbs and the satellite towns, which in turn adds to the distinctiveness and character of those towns. Although successive development plans have experienced consistent development pressures on green belt land, it is recognised that the Cork Metropolitan Green Belt has largely been successful in preventing sprawling suburban development occurring throughout Metropolitan

MAIN REPORT

Cork. The concept of a Green Belt for Metropolitan Cork is a fundamental part of the Cork Area Strategic Plan.

As part of the 2005 Local Area Plans, the Green Belts around the county towns replaced the three-mile-zone concept. This new approach allows for individual town Green Belts to be clearly identified on a map while at the same time controlling development in the areas of greatest pressure.

Controls on individual housing, in areas of significant pressure for urban generated housing, such as those which apply within the Green Belts, are consistent with the Governments Guidelines to Planning Authorities on Sustainable Rural Housing. Given the general success of the Green Belts in controlling development in areas of considerable pressure, allowing exceptions to reflect genuine local need, and the importance of the Metropolitan Green Belt to the CASP Strategy there is unlikely to be a requirement to change the core principles on which they are based. It is recognised that new housing proposals in Local Area Plans for settlements within the Green Belts may require specific parcels of land to be released from the Green Belt to facilitate development.

(2) Rural Housing Control Zone

Submissions received relevant to the sub-issue:

11/155, 11/158, 11/173, 11/186, 11/190, 11/195, 11/196, 11/202, 11/204, 11/212, 11/245, 11/246, 11/950, 11/956, 11/561, 11/564, 11/567, 11/591, 11/600, 11/634, 11/755, 11/759, 11832, 11/843, 11/847, 11/849, 11/862, 11/868, 11/898

Summary of Issue:

Submissions were made looking for lands that currently lie within the Rural Housing Control Zone to be zoned for development. Other submissions supported the principle of the Rural Housing Control Zone.

Manager's Opinion

The purpose of the Rural Housing Control Zone, mainly within the CASP area but outside Metropolitan Cork, is primarily to restrict individual urban-generated houses in this area where there is considerable pressure for this form of development. The strict controls in the Rural Housing Control Zone protect the character of the rural areas and allow rural people to have relatively easy access to the available sites in their local area. The current objectives for the Rural Housing Control Zone allows for a good degree of flexibility to meet local housing needs and the current policy encourages those seeking to build new houses without an established connection to the area to locate in the villages and other settlements of the area thereby strengthening the settlement structure that supports the wider rural area. Controls on individual houses such as those, which apply within the Rural Housing Control Zone, are consistent with the Governments Guidelines to Planning Authorities on Sustainable Rural Housing

MAIN REPORT

(3) Determination of development boundaries

Submissions received relevant to the sub-issue:
11/101, 11/102

Summary of Issue:

In deciding upon an appropriate development boundary for a town or key village, the line of any new road proposal (by-pass, relief road etc.) should be considered as the line for the new boundary to the settlement. This should be the standard policy so that it would be in place for the review of the Local Area Plans.

Manager's Opinion

The existing County Development Plan states that the development boundary of any settlement defines the extent to which the settlement may grow during the lifetime of the plan. Development boundaries for individual settlements are prepared in the relevant Local Area Plan taking into account all the relevant factors for that settlement including, where appropriate, the alignment of any new or proposed roads. There could be disadvantages in providing a prescriptive policy or objective on the preparation of these boundaries in the County Development Plan.

(4) Location of housing close to employment

Submissions received relevant to the sub-issue:

11/190, 11/269, 11/270, 11/653, 11/679, 11/800, 11/951, 11/952

Summary of Issue:

Implementation of CASP objectives of avoiding the urbanisation of the countryside and locating housing more closely to employment and public transport routes.

People should be able to live close to where they work. A more flexible approach is required to zoning categories to allow live-work units in all zoning categories.

Housing should be located close to employment/ industry (excluding heavy industry) and public transport. A more flexible approach is required to zoning categories to allow live-work units in all zoning categories where they are considered appropriate. The focus of the plan should be on the development of self-contained autonomous localities with a range of employment and other facilities.

Manager's Opinion

While there are industrial/ commercial lands zoned in many settlements throughout the County, the current plan identifies three Strategic Industrial Areas, Little Island, Ringaskiddy and Whitegate, as the primary locations for industrial activity and with limited expansion of residential uses. There are concerns the concentration of this type of use in these large strategic areas could give rise to unsustainable long-distance commuting patterns as people do not have the opportunity to live close to where they work.

The nature of industrial development is also changing and while traditional industrial uses may have been incompatible with residential development, evolving business uses and cleaner technologies are opening up opportunities to allow more flexibility in the location of business and the opportunities that this presents will need to be further explored in the Draft Plan.

As part of the review of the Settlement Strategy for the County, the Draft Plan will need to consider the impact of commuting on the quality of life, and the creation of sustainable communities and not just dormitory towns. Integrating centres of employment with public transport will also be considered.

MAIN REPORT

(5) Policy on Second and Holiday Homes

Submissions received relevant to the sub-issue:
11/105, 11/238, 11/557, 11/599

Summary of Issue:

There is a need for more clarification on holiday home and second home development. There should be a restriction on the number of holiday homes in an area and a more robust policy on holiday homes and second homes is needed. It was also felt that holiday homes should not be discouraged.

Manager's Opinion

The term 'Holiday Homes' is generally considered to refer to homes that are managed as part of a tourism enterprise. Issues relating to this form of development are discussed in the Tourism section of this report.

The term 'Second Homes' generally refers to second homes usually owned by private individuals whose permanent residence is elsewhere and are not managed or let as part of a tourist enterprise. The recent economic boom has increased the demand for second homes in many of the rural and coastal parts of the County resulting in many houses in some settlements being unoccupied for large parts of the year and causing unnecessary increases in local house prices.

In many of the more sensitive rural areas outside settlements, the County Development Plan already limits the development of new housing to those with a strong connection to the area but applying similar controls within settlements, whilst not impossible, might raise constitutional and social-inclusion issues and impede the physical development of those settlements.

(6) Dormitory Housing/ Settlements

Submissions received relevant to the sub-issue:

11/115, 11/270, 11/644, 11/959

Summary of Issue:

The social impacts of the growth of dormitory housing estates needs to be considered. Dormitory towns are not sustainable and policies should help avoid the creation of dormitory towns.

Manager's Opinion

The national trend in house building has led to an increase in residential development in many county towns and smaller rural settlements which has in turn led to an increase in commuting and difficulties in integrating some of the new population fully into the social and economic life of the town or village.

It is clearly desirable to redress this balance by providing for more employment or mixed-use development so that as many of the settlements as possible will be socially and economically more self sufficient and not heavily reliant on commuting long distances to work. Such a strategy would also be effective in reducing congestion and transport emissions by allowing people the opportunity to live closer to where they work.

MAIN REPORT

(7) Rural Housing Policies

Submissions received relevant to the sub-issue:

11/76, 11/174, 11/190, 11/193, 11/222, 11/238, 11/241, 11/282, 11/291, 11/302, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/546, 11/557, 11/560, 11/594, 11/643, 11/644, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/699, 11/700, 11/715, 11/760, 11/766, 11/797, 11/799, 11/892, 11/945, 11/959, 11/961

Summary of Issue:

A compromise should be sought between protecting the environment and allowing local people to build houses.

The Settlement Strategy policy should be strengthened. Ribbon development should be prohibited and residential development should be confined to the town. Rural areas should be protected from urban generated housing. There should be an emphasis on a less dispersed settlement pattern, directing people to villages and small towns and thus protecting the countryside. There is a need to consider the considerable changes that have taken place and that what was a rural area is now an urban area. Urban generated housing in rural areas has a negative effect on the community. The proliferation of one off houses has had a detrimental effect on the level of service provision in small settlements.

Rural housing policies should be relaxed for family members. Local people should be facilitated in their attempts to obtain planning permission in their local areas to sustain populations, in particular Irish speakers in Gaeltacht areas. Need for a policy to reduce restrictions, to facilitate the development of single one-off houses in rural areas for local need only.

More one-off housing should be allowed in the countryside. It is difficult to sustain the population in areas with strict planning controls.

Clarification is needed on aspects of the settlement policy such as local housing need and sterilisation of remainder of land holding.

Cork's dispersed settlement structure may have led to an increase in one –off housing and an alternative may be low density housing built around existing community facilities or the creation of new villages.

Lower density areas should surround villages rather than strict greenbelts. Housing developments of more than 3 houses should be restricted to areas with existing or planned community facilities to reduce car dependency. There should be a provision for low density cluster housing around existing villages. Consideration should be given to the possibility of clustering or serviced sites in rural areas.

Traditional settlement patterns in West Cork should be sustained.

Manager's Opinion

The current County Development Plan estimates that around 52% of all dwellings in County Cork (excluding the Cork City Council area) are located in towns and villages. This figure is higher (at around 76%) in Metropolitan Cork. In the remainder of the county however, an average of over 60% of all dwellings lie outside any town, village or serviced area. This settlement pattern presents considerable planning challenges for the county, not least in the delivery of services, facilities and economic growth in rural areas. It is essential for the viability of rural areas that appropriate measures are put in place to support the existing communities and to sustain the population. The existing plan only imposes restrictions on rural housing when firstly a particular area is under pressure for urban generated housing and secondly when the proposal is located within an area of special sensitivity such as near the coast or in an area of special landscape value. In all other areas there is, subject to normal proper planning considerations, no objection in principle to the development of individual homes.

MAIN REPORT**(8) Development of brownfield sites within main settlements**

Submissions received relevant to the sub-issue:
11/633

Summary of Issue:

Need for a stronger policy on brownfield sites within main settlements.

Manager's Opinion

The term 'Brownfield' usually refers to the redevelopment of land that has already been subject to development that has now ceased. The existing County Development Plan suggests that whilst it is accepted that green field sites are easier and sometimes cheaper to build on, planning policies should not concentrate solely on such sites. If development plans adopted such an approach, there would be an inevitable consumption of land at the edges of settlements and a steady continuation of sprawl. This would result in more expensive services and public transport systems, poor quality neighbourhoods and, ultimately, an unsustainable and unplanned pattern of settlements.

To avoid the poor management of resources, and avoid dereliction, the ideal approach would be to encourage the redevelopment of existing areas, the conversion of disused industrial or warehouse buildings and the refurbishment of derelict buildings etc. to deliver new housing or other uses as part of balanced land-use strategy.

(9) Scale of Development in Towns and Villages

Submissions received relevant to the sub-issue:

11/6, 11/87, 11/91, 11/115, 11/190, 11/192, 11/222, 11/231, 11/267, 11/274, 11/278, 11/279, 11/280, 11/281, 11/285, 11/559, 11/560, 11/574, 11/575, 11/576, 11/577, 11/580, 11/588, 11/596, 11/633, 11/653, 11/654, 11/669, 11/671, 11/684, 11/701, 11/702, 11/703, 11/706, 11/707, 11/708, 11/710, 11/711, 11/718, 11/769, 11/775, 11/783, 11/802, 11/924

Summary of Issue:

Concern is expressed at the level of urban sprawl, suburban type development and over-development in settlements and in particular in Crosshaven, Myrtleville, Terrysland in Carrigtwohill, the lower harbour district of Carrigaline and Glounthaune. No further lands should be zoned and the rural character of Myrtleville should not be destroyed.

More moderate growth of settlements is required with densities falling outside the core area. Urban sprawl should be avoided – key settlements should be restricted to a limited amount of development. The expansion of principal towns should be the focus of the settlement strategy with other settlements and villages given time to absorb new populations and form communities. The next County Development Plan should focus on developing self-contained autonomous localities with a range of services.

On the other hand it is proposed that the development boundary of villages and towns should be extended to accommodate new development and the growing population of Cork County and that future development should focus on the villages and village nuclei. Rural settlement can be strengthened if towns and villages are large enough to achieve critical mass. A review of Local Area Plans should immediately follow the review of the County Development Plan to ensure no shortage in zoned, serviced land arises.

Manager's Opinion

Since the last census in 2002, the population of County Cork has grown from 324,767 persons to 361,766 persons in 2006 (preliminary figures), equivalent to 11.4% (or 36,999 additional persons). In order to accommodate this scale of population growth almost every settlement in the County has had to accommodate a degree of new development. In the County's towns there has been relatively large-scale expansion of the existing urban areas and in many villages substantial new areas of housing have been developed. If this had not occurred then this additional population would not have come to the County and the regional economy would not have developed in the way that it has.

Much of the development completed in the last few years was carried out on land identified in the 1996 County Development Plan prepared when the pressure for development seen in recent years was only beginning to emerge. In the County Development Plan 2003 a more co-ordinated and rigorous approach to the planning of new development was adopted in response to economic and social conditions that had by that time developed. This included the provision of local area plans and special local area plans for the whole of the County to control and co-ordinate new development more effectively than had been possible following the 1996 County Development Plan. Although this development plan is now due for review, the effects of the new approach adopted in that plan and the local area plans is only just beginning to become apparent.

The latest figures from the Department of the Environment, Heritage and Local Government indicate that the South West Region (i.e. Cork County, Cork City and County Kerry) will need to plan for an additional population of 114,343 persons in addition to that already forecast for the region in the National Spatial Strategy and a high proportion of this figure will need to be accommodated within County Cork.

The new development plan will need to address this issue. Clearly there will be need to protect the character and heritage of all the towns, villages and rural areas that make up the County whilst maintaining a balance with new development that encourages a healthy growing population across the County.

MAIN REPORT

(10) Progress on SLAP towns of Monard and Carrigtwohill

Submissions received relevant to the sub-issue:
11/508, 11/708

Summary of Issue:

The Carrigtwohill SLAP should be reviewed to address how lands north of the rail line can be encouraged to develop.

Dissatisfaction is expressed at the lack of enthusiasm to develop the new settlement of Monard. It is argued that any development in the Ballyvolane and Whitescross area will lead to urban sprawl and that this could be avoided by developing the settlement of Monard as set out in the Blarney -Kilbarry Special Local Area Plan - 2005. It is argued that if large areas of land on the northern environs of the City are rezoned any future plans to develop Monard will be abandoned.

Manager's Opinion

The County Council approved a Special Local Area Plan for Carrigtwohill in September 2005. The aim of the plan was to set out a land-use strategy for the town so that, up to the year 2020, it could be developed to accommodate the population proposed in the Cork Area Strategic Plan. At the time the plan was adopted, planning permission had already been granted for a large area of new development and this project is not yet complete. Discussions have taken place with those intending to develop the additional areas identified in the Special Local Area Plan but this area is unlikely to commence development until the area that is subject to the original permission is closer to completion.

So far as the proposed new settlement at Monard is concerned, the County Council identified the location of the new settlement and set out a detailed programme for its development in the Blarney-Kilbarry Special Local Area Plan approved September 2005.

(11) Proposed new settlements for Cork

Submissions received relevant to the sub-issue:

11/510, 11/512, 11/513, 11/849, 11/932

Summary of Issue:

New settlements are proposed at the following locations;

- Creation of a new urban village at Moneygourney, Douglas.
- Creation of a new urban village at Douglas Golf Course. Re-located golf course can form a barrier to future southwards expansion of the City Environs to the west of the N28.
- Creation of a new urban village at Chetwynd, Bishopstown.
- Proposal for a new town at Annaghmore.
- Creation of a new development hub at Belvelly/ Marino Point centred on a new railway station and neighbourhood village centre.

Manager's Opinion

At present neither the existing County Development Plan nor the Local Area Plans adopted in 2005 make provision for the development of these large new housing areas that are referred to in these submissions. The new County Development Plan will set out the broad development framework for the County in line with the requirements of both the Cork Area Strategic Plan and the North & West Cork Strategic Plan. The County Development Plan Review which will include the most up to date Housing Land Availability Study, the Review of the Housing Strategy and the updated CASP Population Projections, will determine any need to zone additional lands which can be addressed, as necessary, by Amendments to the Local Area Plans.

The County Development Plan review will need to address the need for additional housing and other forms of development throughout the County and in doing so will generally follow the shared vision for the County as expressed in the Cork Area Strategic Plan, the North & West Cork Strategic Plan and the Regional Planning Guidelines, and reflecting the latest population targets issued for the County by the Department of the Environment, Heritage and Local Government. These and other submissions for new development will be assessed against that framework when the draft plan is being prepared.

MAIN REPORT

(12) Role of Towns in the settlement Network

Submissions received relevant to the sub-issue:

11/952, 11/107, 11/232, 11/72, 11/73, 11/960, 11/33, 11/116, 11/215, 11/891
11/51, 11/174, 11/287, 11/557, 11/594, 11/670, 11/925

Summary of Issue:

Need to strengthen the role of **Passage West/ Monkstown**.

The ability of **Bantry** town to grow, develop and expand is severely curtailed by its physical layout, topography and narrow roads. The town centre and lands closest to it are unable to provide and sustain orderly development and so in order for Bantry to fulfil its role in West Cork, expansion on or near its periphery needs to take place.

The profile (shortage of development land) of Bantry needs to change so it can compete with other County Towns.

Increase growth rates for **Charleville**, upgrade infrastructure and services, and create orderly edges at existing towns.

The role of **Dunmanway** town needs to be protected. The existing road networks and services are hindering growth and need to be upgraded. Existing community and recreational facilities need to be protected. Dunmanway is well positioned to cater for developments such as a retail park, distribution centre, financial centre etc.

Youghal town has a role in the Atlantic Gateway Project. Youghal should be selected as a key town. It needs support to help re-establish itself following recent industrial decline. The town needs to strengthen its position in relation to tourism, promotion of enterprise, key infrastructure such as broadband, road improvements and natural gas and heritage arts and culture role.

The Plan should indicate that the future expansion of **Ballincollig** to be primarily accommodated on lands to the south of the town.

Settlements are suggested for inclusion in the settlement network including; Berrings, Lowertown (Schull), Brooklodge (Glanmire), Paal East and Carrigaloe.

The decision to include Jagoes Mills as "another location" within the settlement network of the Local Area Plan should be reversed, as the area is highly unsuitable for significant further development without substantial improvements to its infrastructure, which would not be cost effective for the Council to undertake.

Manager's Opinion

This group of submissions make a number of important points about the role of various settlements across the County. The existing County Development Plan sets out a network of settlements so that development, infrastructure investment and services can be directed to appropriate locations.

The new County Development Plan will set out guidance on the scale and nature of new development appropriate to each category within the settlement network. It will also identify the main towns of the County because of their strategic importance and, taking into account some of the points made in these submissions, will give guidance on the scale of growth proposed and its preferred location within the town.

It will be for each electoral area's local area plan to identify the role of smaller settlements within the overall county network. The local area plans will also address the need for additional zoned land to achieve the objectives of the County Development Plan.

(13) Development on Floodplains

Submissions received relevant to the sub-issue:
11/644, 11/959

Summary of Issue:

Natural floodplains should not be used for development.

Manager's Opinion

The policy recommendations as currently outlined in the County Development Plan aim to achieve best practice regarding areas that are sensitive to flooding. The Council works in partnership with the Office of Public Works in relation to this issue as they are the body with the primary responsibility regarding flood prevention works and funding. The review of the plan will contain the most up to date information from the OPW regarding this issue.

MAIN REPORT

3. RURAL ISSUES

Sub-issues raised in relation to rural issues:

(1) Population decline in rural areas.

Submissions received relevant to this sub issue:

11/238, 11/302, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/557, 11/560, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/698, 11/699, 11/700, 11/715, 11/778, 11/945, 11/960.

Summary of Issue:

There is a need to address decline in population in rural areas and the migration of population to urban centres. Traditional settlement patterns need to be recognised and local people should be facilitated in obtaining planning permission in rural areas to sustain population levels. The diversification of the rural economy needs to be encouraged to provide more employment opportunities in rural areas and to support a vibrant rural population.

Manager's opinion:

The Council recognises the decline in population in some of the more remote rural areas of the county, the trend towards out-migration to urban areas and the complex reasons behind such changes. The issue of population decline will be examined as part of the review of the Plan and in terms of formulating tailored policy responses to strengthen the rural economy, rural communities and the environmental quality of rural areas.

The planning principles and objectives of the existing County Development Plan have set out a settlement policy that seeks to establish a strong network of settlements throughout the county. This network of settlements has recently been strengthened with the adoption of the ten Electoral Area Local Area Plans. Developing and sustaining rural communities and recognising the special needs of rural communities is a central tenant of the County Development Plan and the Local Areas Plans and this will continue in the Draft Plan. As part of reviewing the Plan the effectiveness of the existing policies will be considered with reference to the Sustainable Rural Housing Guidelines, the National Spatial Strategy, the North and West Cork Strategic Plan, CASP etc.

(2) Encourage economic development in rural areas

Submissions received relevant to this sub issue:

11/115, 11/302, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/698, 11/699, 11/700, 11/715, 11/797, 11/960.

Summary of Issue:

There is a need to attract investment to rural areas to create employment opportunities and address population decline. It is essential that forms of rural diversification be encouraged while support for the agricultural sector be maintained. The potential importance of the agricultural and forestry sectors in the production of alternative energy needs to be realised. Potential for greater investment in rural recreation and tourism also needs to be considered.

Manager's opinion:

The Council recognises the importance, in certain parts of the County where underlying economic trends are much weaker, of providing for the development needs of existing economic sectors and opportunities and possible incentives for rural diversification. The 2003 County Development Plan recognises the need to promote rural industries, especially those that are resource dependent. The Rural Development National Strategy 2007 – 2013, acknowledges that one of the fundamental challenges facing rural economies during the lifetime of the next plan, will be the restructuring of the agricultural sector and traditional industries and the need for diversification and for growth in the non-farm rural economy. The Draft Plan will need to identify policies that respond to changing employment patterns and facilitate sustainable economic development in rural areas in accordance with the objectives of the National Spatial Strategy.

MAIN REPORT**(3) Development of the physical and social infrastructure of rural areas**

Submissions received relevant to this sub issue:

11/105, 11/560, 11/701, 11/703, 11/706, 11/707, 11/797, 11/800, 11/959, 11/960.

Summary of Issue:

Rural living is made more difficult by the lack of basic physical and social infrastructure e.g. footpaths and childcare and there needs to be more emphasis on the development of this infrastructure. Existing facilities in many areas are unable to cope with the increased demands created by the recent growth of population in many rural areas. Infrastructure must be provided prior to further residential development. Housing in rural areas should be accompanied by investment in community facilities. The delivery of social infrastructure could be addressed in partnership with local development agencies.

Manager's opinion:

The availability of good physical and social infrastructure, and easy access to them, is recognised as an essential component to the development of sustainable and cohesive rural communities. The County Development Plan recognises the role of the settlement strategy in this regard and the importance of having a strong network of settlements throughout the county as a focus for investment in infrastructure and facilities and as a means of making such investment more cost effective.

The development plan review needs to identify policies for ensuring the development of the physical and social infrastructure needed in towns and villages to support future economic and residential development. The Planning and Development Act 2000 provides a mechanism for Planning Authorities to securing funding for a wide range of physical and social infrastructure facilities, through the payment of development contributions and some investment can be funded in this way.

(4) Protection of the rural environment and managing development pressures.

Submissions received relevant to this sub issue:

11/570, 11/599, 11/701, 11/760, 11/799, 11/800, 11/831.

Summary of Issue:

The key environmental assets of the County, including its agricultural land, coastal areas, mountains, flora and fauna etc. should be recognised and protected as a scarce and unique resource. The character of many rural coastal areas is being damaged by excessive housing development, particularly holiday and second home developments. The identity of rural communities is under threat by the amount of development taking place – need to maintain a clear distinction between villages and the countryside. The character of rural areas should be protected from development pressures.

Manager's opinion:

Population growth, economic prosperity and rising house prices have resulted in increased demand for development in rural areas. There are many social, environmental, economic and sustainability arguments for and against such development. The need to protect the natural environment and amenities of the countryside, coastal areas and the overall quality of the landscape is also recognised as they are a valuable resource for the county as a whole. The planning principles and objectives of the existing County Development Plan have set out a settlement policy that seeks to establish a strong network of settlements throughout the county and manage the demand for development in areas under the greatest pressure while safeguarding the needs of rural communities. The overall effectiveness of these policies will be considered as part of the review of the Plan.

The Council is required to include objectives to preserve the character of the landscape including the preservation of views and prospects and the amenities of places and features of natural beauty or interest in its development plan. The issues raised in this submission are important and will need to be considered as part of the review of the relevant policies of the Plan. (See also section on Landscape Character).

MAIN REPORT

(5) Provision of recreational facilities within the countryside

Submissions received relevant to this sub issue:
11/105, 11/115, 11/559, 11/760, 11/800, 11/945.

Summary of Issue:

The protection of key rural assets and the development of the local potential of rural areas should be encouraged. There is a need for the provision of facilities adjoining rural amenity sites and the overall development of the recreational potential of rural areas. The National Countryside Recreation Strategy 2006 should be recognised and the Council should also formally identify walking routes to provide access to the countryside for both urban and rural dwellers.

Manager's opinion:

The issues raised in relation to rural recreation will merit further consideration in the preparation of the Draft Plan and will be expanded upon in the tourism and recreational strategies of the existing County Development Plan. The Councils Recreation and Amenity Policy also includes provision for the development of a Cork County Recreational Trails Policy which would enhance facilities in rural areas. These issues will be further examined in the preparation of the Draft Plan, having regard to the National Countryside Recreation Strategy, which outlines objectives to protect the natural, built and cultural heritage of the countryside and the development and maintenance of infrastructure for countryside recreation.

4. ECONOMY

Sub-issues raised in relation to economy:

(1) Flexibility of Zoning on Business Land

Submissions received relevant to this sub issue:

11/105, 11/115, 11/261, 11/269, 11/270, 11/506, 11/511, 11/743 and 11/804

Summary of Issue:

There is a need to have a more flexible approach to business zonings as the current strategy of zoning land for single uses is too rigid and does not reflect modern employment patterns and the decline of traditional manufacturing industries. Industrial and commercial zonings should be combined to create a more general business zoning.

Manager's Opinion

A Business Land Availability Survey was undertaken in 2006. As part of this survey, there was a review of the supply and take-up of business land across the county as well as an analysis of future demands for business land. This analysis examined the impact changing employment patterns and the move from an agricultural based economy to a service based economy will have on land use zoning. The findings of this survey will help inform the preparation of new policies and objectives for employment and economic activity in the County as a whole and will also inform the zoning objectives in the Local Area Plans.

MAIN REPORT

(2) Review of Land Zoned for Industrial and Commercial Use

Submissions received relevant to this sub issue:
11/269, 11/270, 11/506 and 11/906,

Summary of Issue:

There is a need for a review of lands zoned for industrial and commercial uses so each area has a sufficient supply of business land to cater for the employment needs of its local population thus reducing the need to commute. This review should also determine if there is an oversupply of zoned business land in certain locations and suggest more appropriate uses on land where an oversupply exists.

Manager's Opinion

A Business Land Availability Survey was undertaken in 2006. This survey reviewed both the supply and take up of land that was zoned for industrial, commercial, town centre and special use in the 2003 Cork County Development Plan. The findings of this report will inform the preparation of the draft plan in relation to the provision of land for business use across the county as well as identifying appropriate land uses on land zoned for business use in future Local Area Plans.

(3) Provision of Broadband

Submissions received relevant to this sub issue:

11/115, 11/215, 11/643, 11/644, 11/797, 11/799, 11/800 and 11/953.

Summary of Issue:

The provision of Broadband is essential to ensuring the growth of the economy of the county as a whole, as well as the economy of the main towns and rural areas (See also section on Telecommunications).

Manager's Opinion

Access to Broadband is essential to the development of not only a knowledge-based economy but also to ensuring the continued growth of the service sector, both in urban and rural areas. Cork County Council is currently managing the delivery of the fibre optic infrastructure required for the broadband service to 15 towns in Cork County. The County Development Plan currently supports (see policy INF 4-8), and will continue to support in the Draft Plan, a programme of connectivity throughout the County.

MAIN REPORT

(4) The Rural Economy

Submissions received relevant to this sub issue:

11/5, 11/115, 11/238, 11/302, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/501, 11/502, 11/557, 11/560, 11/599, 11/616, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/698, 11/699, 11/700, 11/715, 11/760, 11/778, 11/797, 11/800, 11/924, 11/926, 11/960

Summary of Issue:

The importance of the rural economy, including agricultural production, rural tourism initiatives and rural industry, to sustaining economic activity and creating employment opportunities in rural areas should not be ignored. The County Development Plan needs to encourage more indigenous employment that will attract additional inward investment into rural areas. Commercial space and incubator units should be available in rural areas to facilitate economic activity in these locations. Development Plan policies should facilitate economic diversification and sustainable economic development within the rural economy.

Manager's Opinion:

The current Development Plan recognises the need to promote rural industries, especially those that are resource dependent. According to the Ireland Rural Development National Strategy 2007 – 2013, one of the fundamental challenges facing rural economies during the lifetime of the next plan, will be the restructuring of the agricultural sector and traditional industries and the need for diversification and for growth in the non-farm rural economy. The current review will need to identify policies that respond to changing employment patterns and facilitate sustainable economic development in rural areas, including the provision of incubator units for indigenous small to medium sized enterprises, while at the same time continue to support the traditional agricultural base of the rural economy.

(5) Brownfield Development

Submissions received relevant to this sub issue:
11/261, 11/633, 11/679, 11/852 and 11/952

Summary of Issue:

The current policy in relation to Brownfield development, including the redevelopment of derelict large-scale industrial sites and intensive agricultural sites, needs to be re-examined so that the full economic potential of these areas can be realised. The County Development Plan should encourage infill developments in Town Centre locations for employment uses.

Manager's Opinion:

The current policy in relation to Brownfield development allows for the redevelopment or conversion of disused industrial or warehouse buildings and derelict buildings to deliver new housing or other uses. Further investigation is required in identifying a policy framework that addresses the issue of the redevelopment of large-scale industrial sites as opposed individual buildings. The Council will continue to promote the redevelopment of brownfield sites in town centres to provide a range of uses. The practice of zoning larger sites in urban areas as Special Use zones and adopting a master plan approach to their redevelopment, as has been the case in the Special Local Area Plans, merits further investigation in this review process.

MAIN REPORT

(6) Quarries and the Extractive Industry

Submissions received relevant to this sub issue:
11/216 and 11/800

Summary of Issue:

The strategic importance of the extractive industry must be acknowledged in the County Development Plan. Plan policies must identify and protect future extraction areas from inappropriate development.

Manager's Opinion

According to the Department of the Environment, aggregates are an essential input to the construction industry, with over 100 million tonnes used annually in the manufacture of concrete products, road materials and other ancillary products. Given the level of development anticipated in the Cork Region over the lifetime of the next County Development Plan, greater emphasis will need to be placed on controlling, identifying and protecting strategic extractive areas. National guidelines issued by the Department of the Environment, Heritage And Local Government will also help inform future development plan policies in relation to quarries.

(7) Cork Harbour and Port Related Activity

Submissions received relevant to this sub issue:

11/5, 11/9, 11/105, 11/115, 11/194, 11/270, 11/607, 11/627, 11/965.

Summary of Issue:

There is a need for a comprehensive development strategy for the Cork Harbour area that will set out future development within the area. There is a need for a balanced approach to development within the harbour area so as to ensure residential and tourism uses are not compromised by industrial development. There is a need for all port related activity to be relocated to Ringaskiddy (See also section on Housing And Population and the section on Transportation).

Manager's Opinion:

Cork Harbour is recognised as a key asset in County Cork. As such, the overall development of the harbour area requires special consideration. The merits of preparing an integrated development strategy for all harbours and ports in the county, which sets out a sustainable strategy for the balanced development of the harbour areas, including their port function, will be further addressed during this review process. The preparation of an overall management plan for Cork Harbour is being examined as part of the Corepoint Project (UCC and CCC) and the findings of this project will inform the policies in the plan review.

MAIN REPORT

(8) Energy Crops, Alternative Energy and the Economy

Submissions received relevant to this sub issue:
11/115, 11/644, 11/653 and 11/800

Summary of Issue:

The potential of energy crops and the alternative energy sector to promote economic activity in rural areas needs to be recognised (See also section on Energy).

Manager's Opinion

Climate change and rising energy costs are set to become significant issues during the lifetime of the next County Development Plan. Such is the concern over these issues, the merits of identifying energy efficiency, as a main planning goal in the next plan will need to be examined. In light of this and its ability to stimulate economic activity, the potential of the producing energy crops in rural areas merits further investigation during the Development Plan Review process.

(9) Zoning of land For Business Use

Submissions received relevant to this sub issue:

11/56, 11/86, 11/115, 11/116, 11/215, 11/232, 11/506, 11/511, 11/518, 11/653, 11/677, 11/743, 11/804, 11/816, 11/827, 11/848, 11/869, 11/870, 11/873, 11/906, 11/911, 11/924, 11/926, 11/931, 11/939 and 11/953

Summary of Issue:

There is a need for additional land to be zoned for business uses including business parks, incubator units, business start up units, industrial and commercial developments, warehousing and distribution centres and a science park in Cobh, Dunmanway, Youghal, Bantry, Curraheen, Crosshaven, Ringaskiddy, Carrigaline, Ballycurreen, Rathmacullig, Fermoy, Schull and Vernon Mount so as to provide more employment opportunities in these areas thus reducing the need for commuting. There is a need to rezone Industrial land for a mixed use type development, a business, science and technology park and for residential use in Cork City South Environs, Little Island and Youghal.

Manager's Opinion

A Business Land Availability Survey undertaken in 2006 examined the supply and take up of land zoned for industrial, commercial, town centre and special uses across the county. The findings of this survey will inform the process of identifying the quantity and type of land required to facilitate the continued growth of the economy of Cork. The County Development Plan review however will not look at zoning specific sites for business use, as this will form part of the review of the Local Area Plans, which is set to commence in 2009.

*MAIN REPORT***(10) The Airport and Economic Growth**

Submissions received relevant to this sub issue:
11/587, 11/848

Summary of Issue:

The County Development Plan should prioritise the development of the airport as one of the principle engines of economic growth in the region. If the airport is to fulfil this role, opportunities should be available for non-airport related development on Airport lands while expanding aviation activity beyond the current perimeter of the airfield. When considering the employment growth in the future, the county development plan should be guided by the context of CASP. In particular, the employment policies in the suburban locations and Airport Business Park should support the strategy to re-develop the City Docklands as a major node of employment in the region.

Manager's Opinion

It is recognised that Cork International Airport is one of the principle gateways into the Cork region and plays a major role in the economy of Cork County. It is considered that the council should promote the co-ordinated and well-planned development of the airport that ensures an appropriate balance between airport and non-airport related uses on airport lands. The review of the current Development Plan will need to consider the preparation of a Special Local Area Plan for the land in the vicinity of the airport.

(11) Third Level Education and Economic Growth

Submissions received relevant to this sub issue:
11/56, 11/86 and 11/911

Summary of Issue:

The role of University College Cork as a key driver of economic development in the Cork Region should not be ignored. If the university is to fulfil its role of providing an educated workforce thereby enhancing the regions attractiveness as a location for foreign direct investment, it will need to expand. There is a need for additional lands to be zoned to facilitate the expansion of the teaching and research facilities of the third level institutions.

Manager's opinion

As the Irish economy continues to move away from its traditional agricultural and manufacturing base towards a knowledge based, service orientated economy, the role of both third level institutions, University College Cork and Cork Institute of Technology, in ensuring the continued economic development of the Cork region will become more important. Identifying policies that facilitate the continued growth of both institutions merits further investigation in the current Development Plan review process.

MAIN REPORT

5. EMPLOYMENT

Sub issues raised in relation to Employment:

(1) Sustainable and Integrated Employment Strategy

Submissions received relevant to this sub issue:

11/105, 11/270, 11/587, 11/644, 11/653, 11/684, 11/800, 11/880, 11/924, 11/952

Summary of Issue:

There is a need for a balance in the provision of employment areas close to residential areas so that there is sustainable use of transport and other services nearby. The County Development Plan should attempt to create self-contained and sustainable communities with work, housing and other services in all parts of the county.

Manager's opinion

CASP identified a settlement structure for the Cork Metropolitan Area and Ring Towns that supports the concept of sustainable communities. In addition, the National Development Plan and National Spatial Strategy also subscribe to urban agglomerations that contain both employment areas, and residential areas as well as other service areas (education, recreation, retail) linked by sustainable public transport. As part of the review of the County Development Plan, there will be an examination of the availability of new lands zoned for business development. The aim of this exercise is to measure the amount and type of business development taking place since the approval of the 2003 County Development Plan. The survey will assist in the identification of new employment areas will be provided in close proximity to the new residential areas so that balanced, sustainable and self-contained communities can be created.

(2) Employment areas need to have better links to public transport systems

Submissions received relevant to this sub issue:

11/105, 11/115, 11/215, 11/270, 11/5, 11/56, 11/587, 11/643, 11/ 679, 11/924

Summary of Issue:

There is a need to develop rail and bus services (including water based transport) to access the key employment areas such as those located in the Cork Harbour (Little Island, Ringaskiddy, Whitegate) in order to reduce the need to travel long distances to work by road and contributing to congestion on the road network. Employers, when building new businesses or expanding existing businesses, should prepare employee travel plans to ensure that there is as little commuting as possible. As significant economic development growth has taken place, key infrastructure developments such as the N28 road, the tunnel (N8/N25 junction), and the deep-water port facilities at Ringaskiddy need to be improved and extended to cope with this growth. In addition to the opening of the Cork to Midleton rail corridor, the development plan should consider opening the Midleton to Youghal rail corridor as part of the Atlantic Corridor concept. (see Transportation Section)

Manager's opinion

In order to fulfil Cork's role as a competitive Gateway City within the Atlantic Gateway Concept (or as an engine of regional, national and international growth), the new County Development Plan will continue to support the creation of employment and enterprise opportunities in strategic employment locations that are served by sustainable transportation corridors. The present County Development Plan (2003) identified three strategic industrial areas (Ringaskiddy, Little Island and Whitegate), which are highly dependant on the N25, N28, and the Jack Lynch Tunnel and are all located in the harbour. In accordance with CASP and the County Development Plan, significant integrated development projects are underway in Midleton, Carrigtwohill, Blarney and Mallow involving public transportation, employment and residential areas to support the new suburban rail corridor (Midleton-Cork -Mallow). There also are opportunities for improving transportation to and within the harbour area as well as locating strategic employment areas in other parts of the metropolitan area and county, which may assist in the necessary balance.

MAIN REPORT

(3) Provision of incentives to promote rural tourism employment

Submissions received relevant to this sub issue:

11/115, 11/800, 11/643, 11/616

Summary of Issue:

The provision of tax incentives such as the reduction of general contribution charges by 70% on rural tourism and other development projects would contribute to a more sustainable employment base for the local economy. These incentives could also be applicable to islands so that there is an incentive to promote employment activities in more remote locations.

Manager's opinion

The General Development Contributions make special provision for a reduction of 70% of charges for manufacturing industry and specified enterprise developments within the North and West Cork Strategic Plan Area, Gaeltacht Areas and Islands not connected by bridge to the mainland. These Development Contributions are prepared and amended under the Planning and Development Acts and are not part of the development plan process

(4) Need for incubator units/live-work units to create innovation and entrepreneurship.

Submissions received relevant to this sub issue
11/105, 11/115, 11/215, 11/269, 11/644, 11/778, 11/800

Summary of Issue:

The County Development Plan should encourage the creation of business parks that permit the building of incubator units or starter units where small to medium enterprises (SME's) can operate, thereby promoting more employment and better innovation, creativity and entrepreneurship in both urban and rural areas.

Manager's opinion

The Economic Development Section within the County Council have developed many successful incubator schemes throughout the county and will continue to provide opportunities for small to medium sized enterprises to locate in these council business parks. The private sector has also provided these business parks in strategic locations and it has created an atmosphere of innovation and entrepreneurship. The potential to further expand provision at appropriate locations will be considered as part of the preparation of the Draft Plan.

MAIN REPORT

(5) Employment centres in dormitory towns

Submissions received relevant to this sub issue:
11/270, 11/653

Summary of Issue:

Some of the satellite and rings towns around Cork City have developed as dormitory towns whilst other areas have developed as employment areas. There is a need to encourage a more balanced development in these settlements, which will ensure self-contained development and thus reduce the need for commuting.

Manager's opinion

The Atlantic Gateway Corridor project, as part of the National Spatial Strategy will encourage more economic development in the gateway city and satellite/ring towns along the corridor between Youghal-Cork-Mallow-Charleville. In addition, the suburban rail project is focusing on the balanced development of employment areas with new residential areas close to the railway line in Midleton, Cobh, Carrigtwohill, Blarney and Mallow. Other satellite towns and ring towns will have to become focal points for new employment development so that they can become more self-contained and sustainable

6. RETAIL

1) Strategic location of retail developments

Submissions received relevant to this sub issue:

11/115, 11/232, 11/516, 11/559, 11/643, 11/72, 11/73, 11/730, 11/800, 11/952

Summary of Issue:

The dominance of large-scale suburban shopping centres has placed a strain on local retail centres in satellite towns around Cork City. There is a need for the Retail Strategy to ensure that a balance of retail development is provided between the city centre, suburban areas and satellite towns. In contrast, there is a suggestion that in-sufficient land exists within main towns for additional retail development and subsequently there is a need for a move to decentralise retailing to edge of town locations. There has been a suggestion that out of town or edge of town retailing should only be approved if there will be little impact on the high street and that there is adequate public transport in place.

Manager's opinion

The National Retail Planning Guidelines require that joint (local authorities) retail strategies need to be prepared for the major metropolitan areas of the country. The Cork Joint Retail Study was incorporated into the Cork County Development Plan in 2003 and is presently being reviewed for inclusion as a retail strategy in the new county development plan. This new study will carry out additional surveys of existing retail floors-space, market demand, retail shopping patterns and make projections of floor-space requirements (for convenience, comparison and retail warehousing) throughout the city and county, based on an indication of population and economic growth rates and within the network of settlements. The resulting recommendations will be incorporated into the policies and objectives of the relevant development plans as a new retail strategy, which will support the strategic location of retail developments in the city and county.

MAIN REPORT

2) Parking/Traffic Management

Submissions received relevant to this sub issue:

11/679, 11/72, 11/73, 11/730, 11/800, 11/952

Summary of Issue:

Inadequate parking provision is made for some retailing areas and there is a need to provide a new policy in the plan for provision of adequate car parking and traffic management policies (including public transport). (See also Transportation Section)

Manager's opinion

The review of the County Development Plan 2003 will include a review of the previous car parking standards and how they relate to the traffic management policies of the plan. In particular, car parking and public transport issues are interlinked and will benefit from further research in the plan review. Where possible and necessary, the policies and objectives of the plan will be amended to reflect the changes that have been taking place and those that are forecast in the future. New Parking Standards will also be prepared.

3) Retail warehousing

Submissions received relevant to this sub issue:

11/261, 11/549, 11/804, 11/902, 11/907

Summary of Issue:

The County Development Plan should identify appropriate locations where additional retail warehousing can take place, both in suburban areas around the city and in urban areas outside Metropolitan Cork.

Manager's opinion

Retail warehousing will be one element of the review of the Retail Strategy being undertaken as part of the review of the County Development Plan. In addition to forecasting floor space requirement for retail warehousing, the retail strategy review will identify various options for location of this land use in the county.

MAIN REPORT

4) Petrol Stations/Food courts

Submissions received relevant to this sub issue:

11/516, 11/679, 11/952

Summary of Issue:

The current policies on the provision and long-term sustainability of petrol stations and food courts need review in the new County Development Plan.

Manager's opinion

Petrol stations and food courts will be one element of the review of the Retail Strategy being undertaken as part of the review of the County Development Plan. The retail strategy review will identify various options for location of this land use in the county.

5) Convenience shopping in new residential areas

Submissions received relevant to this sub issue:
11/516

Summary of Issue:

Any new residential development should include small-scale convenience shopping areas that are accessible to residents in their development plans. (see also Housing Section)

Manager's opinion

Small-scale convenience retail centres in new residential areas will be one element of the review of the Retail Strategy being undertaken as part of the review of the County Development Plan. The retail strategy review will identify various options for location of this land use in the county.

MAIN REPORT

6) Zoning and rezoning of more retail land in town centres

Submissions received relevant to this sub issue:

11/516, 11/804, 11/918, 11/919, 11/926, 11/952, 11/679, 11/902, 11/926

Summary of Issue

Population growth projections in CASP have been exceeded in Cork due to the rapid growth in housing and the economy, in particular, Metropolitan Cork. This has given rise to the requirement for additional floor space. Therefore the County Development Plan needs to recognise the need for expansion and diversification of the retail sector in towns throughout the county, especially in more remote areas previously neglected in the plan. This should be translated to additional land to be zoned or re-zoned for retailing as either infilling or extensions to town centres and retail parks.

Manager's opinion

As part of the review of the Retail Strategy, population and economic forecasts in the county will be provided to assist projections of additional floor-space requirements in the county. The changes that have been experienced over the past 6 years will be reflected in the new recommendations of the revised Retail Strategy and in the new policies and objectives in the revised County Development Plan.

7) Database of retail permissions

Submissions received relevant to this sub issue:

11/516

Summary of Issue

The new County Development Plan needs to keep a database of retail planning permissions and monitor progress in the implementation of the construction of this development.

Manager's opinion

The Retail Strategy will investigate the format and procedure for maintaining a data-base of retail developments in the county and monitor progress of this development over the plan period.

MAIN REPORT

7. Tourism

Sub-issues raised in relation to tourism:

(1) Cork Harbour

Submissions received relevant to this sub issue :

11/5, 11/9, 11/105, 11/115, 11/119, 11/653, 11/627, 11/713, 11/730, 11/762, 11/965

Summary of Issue:

There is a need to address the tourist potential of Cork Harbour in the County Development Plan. There is a need for a balanced approach to development in the harbour so as to ensure tourism uses are not compromised by industrial developments in the harbour area (see also sections on Population and Housing, Transportation and Economy).

Manager's Opinion

Cork Harbour is recognised as a significant asset to County Cork. As such, the overall development of the harbour area requires special attention. The merits of preparing an integrated development strategy, which would set out a sustainable strategy for the balanced development of the harbour area, including its tourism function, will be further addressed during this review process. Where appropriate, the policies and objectives included in the Coastal and Marine Research Centres Harbour Development Plan would be incorporated into the Council's development strategy for the Area.

(2) Spike Island

Submissions received relevant to this sub issue:

11/9, 11/15, 11/105, 11/119, 11/138, 11/243, 11/288, 11/653, 11/679, 11/713, 11/717, 11/729, 11/729, 11/798, 11/800, 11/952, 11/965

Summary of Issue:

The County Development Plan should seek to conserve the heritage of Spike Island by designating the island a Special Area of Conservation or Natural Heritage Area. The tourism potential of Spike Island should be acknowledged in the plan as it could facilitate economic development both in Cobh and around Cork Harbour (see also section on Natural and Built Heritage).

Manager's Opinion

Special consideration must be given to future development of Spike Island. If developed appropriately, Spike Island has the potential to become a focal point of tourism (visitor attraction) not only in the Cork region both also nationally and internationally as well as becoming a key economic asset for the region. Fáilte Ireland will need to be consulted in relation to the possibility of designating the Island an international tourism centre

MAIN REPORT**(3) Holiday Homes and Tourist Accommodation**

Submissions received relevant to this sub issue

11/105, 11/238, 11/557, 11/599, 11/617, 11/800, 11/903, 11/943, 11/945, 11/953

Summary of Issues:

There is a need for more robust policy in relation to tourist accommodation and in particular holiday home developments and second homes. There is a need to restrict holiday home accommodation within areas to 20 % of the overall housing stock so as to protect the economic vitality and viability of tourist areas during the off peak season. Additional tourist accommodation in the form of hotels and campsites will need to be provided in tourist locations across the county.

Manager's Opinion

Current policy favours the provision of tourist accommodation within existing settlements as they offer the most appropriate and sustainable locations for tourist accommodation. It is an objective of the current County Development Plan to also monitor the rate and scale of holiday home developments and second homes, especially in smaller coastal locations. The merits of imposing restrictions on the number of holiday homes permitted in certain areas will need to be further investigated during the review process. Research carried out by Fáilte Ireland examining the contribution of holiday homes to sustainable tourism, to be published later this year, will help inform new planning policies in relation to holiday home developments.

(4) Tourism Infrastructure and Facilities

Submissions received relevant to this sub issue:

11/15, 11/105, 11/115, 11/215, 11/606, 11/679, 11/707, 11/713, 11/717, 11/729, 11/760, 11/764, 11/765, 11/766, 11/798, 11/827, 11/800, 11/827, 11/848, 11/898, 11/952, 11/953.

Summary of Issues:

An integrated plan to develop and maintain tourism infrastructure should be identified as a priority in the County Development Plan. There is a need to provide adequate facilities adjacent to natural amenity sites to facilitate visiting tourists. Additional infrastructure such as conference facilities, a camper van park, signage and bird watching facilities needs to be provided across the county. The transport infrastructure serving tourist destinations needs to be upgraded if these areas are to fully realise their tourist potential. The County Development Plan should acknowledge the potential of Built and Natural Heritage and golf tourism to facilitate the development of the tourism sector across the county. The County Development Plan should also investigate the tourism potential of Fort Camden (see also section on Transportation).

Manager's Opinion

Tourism is highly important to the Irish economy as a source of employment and revenue. Providing appropriate infrastructure was identified in "New Horizons for Irish Tourism, An Agenda for Action (2003)" as being essential if the region is to continue to attract both domestic and international visitors. Consideration will be given in determining how best to utilise the tourism assets of County Cork, in terms of providing access to these assets and ensuring there are appropriate facilities at these locations, thus ensuring the tourism industry will continue to support Corks economic development.

MAIN REPORT

(5) Walking Trails

Submissions received relevant to this sub issue:

11/105, 11/115, 11/117, 11/160, 11/599, 11/671, 11/678, 11/798, 11/944, 11/945,

Summary of Issues:

The County Development Plan should identify and promote the development of local walking routes across the county. There is a lack of facilities for those who wish to walk. There is a need to address the issue of formal access to walkways in rural areas. The concept of Conservation Land Management initiatives should be explored as they allow for the continuation of farming activity whilst providing increased access to the countryside. The plan should examine the possibility of linking major tourist attractions by walk and cycle ways (see also section on Natural Heritage).

Manager's Opinion

Walking and hiking are recreational activities that can be facilitated with a minimum of supporting infrastructure. In consultation with the relevant societies, the possibility of identifying a network of local as well as county wide walking routes will be considered during the preparation of the Draft County Development Plan and in accordance with the provisions of the National Countryside Recreation Strategy.

(6) Rural Tourism

Submissions received relevant to this sub issue:
11/238, 11/560, 11/616, 11/945

Summary of Issues:

The County Development Plan should facilitate tourism initiatives in rural areas. General contribution charges should be reduced by 70% for all rural tourism developments. The policies outlined in the plan should encourage farmers to diversify into rural tourism.

Manager's Opinion

According to the Ireland Rural Development National Strategy 2007 – 2013, one of the fundamental challenges facing rural economies during the lifetime of the next plan will be the restructuring of the agricultural sector and traditional industries and the need for diversification and for growth in the non-farming rural economy. The issue of rural tourism merits further investigation in this review process as it has the potential to stimulate sustainable economic activity in rural areas

MAIN REPORT

(7) Marine Leisure

Submissions received relevant to this sub issue:

11/74, 11/175, 11/215, 11/302, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/643, 11/679, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/698, 11/699, 11/700, 11/715, 11/827, 11/897, 11/909, 11/952

Summary of Issues:

The County Development Plan should include a Marine Leisure Strategy that would encourage the growth of this sector in coastal locations across the county. There is a need to provide additional moorings and marinas in coastal locations such as Bantry Bay and Youghal and upgrade existing piers and slipways to facilitate the growth of the marine leisure industry.

Manager's Opinion

Marine leisure is one of the fastest growing sectors within the tourism industry and has the potential to become a significant source of revenue and employment in coastal locations. The Council is currently preparing a Marine Leisure Strategy for West Cork that will set out a coherent and sustainable development framework for the marine leisure sector. Where appropriate, these policies could inform future County Development Plan policies in relation to the development of the marine leisure sector.

(8) Zoning of Land for Tourism Initiatives

Submissions received relevant to this sub issue:

11/58, 11/579, 11/600, 11/620, 11/765, 11/897, 11/898, 11/903, 11/924.

Summary of Issues:

Lands should be zoned in Cobh, Bishops Island, Garryvoe, Schull, Oysterhaven and Kinsale for tourism related developments. There is an objection to zoning of land for a tourism related development in Crosshaven.

Manager's Opinion

A Business Land Availability Survey undertaken in 2006 examined the supply and take up of land zoned for tourism related developments across the county. The findings of this survey will inform the process of identifying the quantity and type of land required to facilitate the continued growth of the tourism sector economy of Cork. This review however will not look at zoning specific sites for tourism related commercial use, as this will form part of the review of the Local Area Plans, which is set to commence in 2009.

MAIN REPORT

(9) Cultural Tourism

Submissions received relevant to this sub issue:

11/215, 11/761, 11/762, 11/798, 11/824.

Summary of Issues:

The County Development Plan needs to identify and develop the cultural tourism product of Cork County. The tourism policies identified in the plan should seek to recognise the role art and the arts in general have to play in the development of Cultural tourism and promote Cork as a centre for heritage, arts and culture.

Manager's opinion

Under the Arts Act 2003, it is now a statutory requirement that all local authorities prepare and implement plans for arts development in their functional areas. The Cork County Council Arts Office is currently preparing an arts development plan. Where appropriate, policies identified in arts development plan, which address the issue of promoting cultural tourism, will be incorporated into the preparation of the Draft County Development Plan.

8. COMMUNITY DEVELOPMENT

Sub issues raised in relation to Community Development:

(1) Role of “community groups” and facilitating their involvement:

Submissions received relevant to this sub issue:

11/105, 11/183, 11/190, 11/289, 11/557, 11/645, 11/653, 11/664, 11/712, 11/761, 11/778, 11/800

Summary of Issue:

Role of community groups in planning for an area, ensuring that they have a meaningful input into development proposals at zoning and development stages and in the planning and provision of infrastructure in the area. Need for more structured engagement with communities by the Council and developers. Need for financial supports so communities can acquire buildings; need access to technical advice from the Council. Need to work in partnership with local development agencies in identifying needs and solutions.

Manager's opinion:

The Council recognises the right of communities to be involved in the planning of their local area and of the county as a whole. The Council further recognises the local knowledge base that community / stakeholder groups have to offer and the value of their input in ensuring the success of the planning process. The Council further acknowledges that some communities may need assistance in understanding how the process works, in order to exercise their right to participate. Every effort was and is being made to ensure that all members of the public, and other stakeholders, have an opportunity to have their say in an open and transparent process and in accordance with the provisions of the Planning and Development Act 2000.

In reviewing the County Development Plan the views expressed regarding the need for more structured engagement with communities throughout the planning process and the most effective means of achieving this will be considered.

*MAIN REPORT***(2) Retention of existing recreational uses within settlements.**

Submissions received relevant to this sub issue:

11/105, 11/129, 11/134, 11/157, 11/183, 11/199, 11/211, 11/250, 11/277, 11/283, 11/284, 11/604, 11/643, 11/679, 11/825, 11/935, 11/952

Summary of Issue:

Need to retain existing sports and recreational uses within settlements and protect these lands from redevelopment for other uses – such uses make a valuable contribution to community life. On the other hand many clubs want to realise the development value of their land and see it as an opportunity to provide additional facilities at a new location. Loss of centrally located sites is a particular issue for clubs that do not own their own lands.

Manager's opinion:

The role of active recreation and sporting activities in encouraging the development of a healthy lifestyle is widely recognised and the access to such facilities within a local community is an essential component of proper planning and sustainable development. The availability of such facilities within a community has a positive impact on quality of life and helps build cohesive and sustainable communities.

It is an objective of the current County Development Plan to prevent the loss of existing leisure facilities through redevelopment to other uses unless an alternative open space or leisure facilities can be provided to serve the same area (Objective HOU 4-1). The Councils Recreation and Amenity Policy also includes an objective to ensure that all existing recreational land and facilities are retained in their current use.

The redevelopment of existing facilities for alternative uses raises many issues including the desirability of providing more modern facilities, the potential loss of facilities to an area or the relocation of facilities to a less accessible location. The effectiveness of existing County Development Plan policies aimed at protecting existing leisure facilities needs to be re-examined in the review of the Plan.

(3) Need for a county wide Community Needs Audit / Analysis.

Submissions received relevant to this sub issue:

11/183, 11/653, 11/824, 11/800, 11/825

Summary of Issue:

A county wide needs analysis needs to be undertaken to identify the needs of each community and provide a framework for the planning for, and delivery of, community infrastructure and facilities. This would help ensure more efficient delivery of facilities, provide a focus for the use of monies collected through the Contribution Scheme and inform developers seeking to comply with the terms of the Councils Recreation and Amenity Policy and the Childcare Guidelines.

Manager's opinion:

It is acknowledged that a county wide audit of all community facilities would be a useful tool in planning for the development of settlements and the provision of facilities going forward and should be undertaken. The information could also further inform the implementation of the Councils Recreation and Amenity Policy, the allocation of monies collected through the Council's Contribution Scheme and inform the development of future Contribution Schemes. It is envisaged that the Community & Enterprise section of the Council and other agencies such as the Cork Childcare Committee and the County Cork Sports Partnership are well placed to contribute to such an audit.

The Council has recently sought tenders for a preparation of a Strategy for the provision of Community, Social and Recreational Infrastructure in the Cork City South Environs Area. The strategy will include recommendations on the appropriate level of provision of community, social and recreational infrastructure for a given population and could inform an audit.

A National Sports Facilities Strategy has been commissioned by the Department of Arts, Sport and Tourism which will provide policy direction for future investment/ grant assistance in national, regional and local sports facilities by Government. It is envisaged that the preparation of the strategy will include an audit of existing sports facilities and provide some baseline information on facilities within the County.

MAIN REPORT**(4) Pace of development and the delivery of community Infrastructure**

Submissions received relevant to this sub issue:

11/183, 11/214, 11/241, 11/250, 11/266, 11/273, 11/274, 11/560, 11/645, 11/677, 11/679, 11,701, 11/703, 11/705,11/706, 11/707, 11/712,11/775,11/800, 11/827, 11/924, 11/952.

Summary of Issue:

Scale of development in an area should be determined by the capacity of the infrastructure of the area to absorb it and development should be phased accordingly, and in line with the coming on stream of the infrastructure. Development in some areas should cease until such time as delivery of infrastructure catches up with existing development.

Manager's opinion:

The proper and timely provision of community facilities of a high standard is important for all age groups and sectors of society and is an essential component of proper planning, quality of life and the building of sustainable, cohesive and healthy communities. While it is not practical to expect all facilities to be provided in advance of housing it is acknowledged that significant improvements are required in some cases to the time scale of delivery of key facilities and this will be examined in formulating the relevant policies of the Draft Plan. The availability of an audit of community facilities for each area would also help ensure more timely delivery of community infrastructure in the future.

The Planning and Development Act 2000 provides a mechanism for Planning Authorities to securing funding from developers for a wide range of public infrastructure and community facilities, through the payment of development contributions. Cork County Council has adopted a development contributions scheme and collects contributions towards amenity provision. The scheme can be revised in the future to secure funding for a greater range of community facilities.

The Council has direct responsibility for the provision of some infrastructure, and in these cases the new Draft Plan should contain a programme for the delivery of such infrastructure, in tandem with development. There are other community facilities such as schools, health centres, Garda stations etc. the provision of which the Council has no direct role in. In these cases the Council is only in a position to the facilitate the provision, by ensuring land is reserved as appropriate and the necessary ancillary infrastructure is available.

The County Development Board also has a role in the co-ordination of the local delivery of services and regard will be had to the provisions of the Integrated Strategy for the Economic, Social and Cultural Development of Cork County 2002-2011 in developing policy and objectives on the new Draft Plan.

(5) Adequacy of provision of recreational/ sports/ amenity facilities.

Submissions received relevant to this sub issue:

11/115, 11/116, 11/129, 11/161, 11/168, 11/183, 11/277, 11/283, 11/284, 11/500, 11/604, 11/678, 11/705, 11/706, 11/707, 11/760, 11/774, 11/775, 11/833, 11/876, 11/899, 11/930, 11/952

Summary of Issue:

Current levels of provision of recreational / sports/ amenity facilities are inadequate, especially in areas which are experiencing population growth. Many schools have inadequate sports facilities. Standards contained within the Councils Recreation and Amenity policy do not provide for pitches of a size suitable for Gaelic games. Provision of facilities such as amenity walks, woodland tracks, picnic areas etc. are falling behind. Policy needs to keep up with changing needs and trends. Possibility of providing a Regional Park should be investigated.

Manager's opinion:

County Cork has a wide range of recreational, sports and amenity facilities including its coastline, beaches, rivers etc. available to the residents of the county. It is however acknowledged that additional facilities are required and some existing facilities need to be upgraded. The findings of the proposed Strategy for the provision of Community, Social and Recreational Infrastructure in the Cork City South Environs Area, referred to above, will include recommendations on the appropriate level of provision of community, social and recreational infrastructure for a given population and could inform future provision.

The Council adopted a revised Recreation and Amenity Policy in 2006 which seeks to ensure the provision of recreational and amenity facilities to serve, so far as is possible, the recreational needs of the population. This will include direct provision of facilities by the Council and the facilitation of other providers in their efforts to provide recreational and amenity projects. A central part of the policy is ensuring that new residential developments make adequate provision for the needs of the residents of the development. The Policy also commits to the development of a County Recreational Trails Policy, which could be advanced as part of the review of the Development Plan

The Council's Contributions Scheme provides a funding scheme for investment in amenity facilities throughout the county.

MAIN REPORT

(6) Childcare Provision

Submissions received relevant to this sub issue:

11/115, 11/241, 11/250, 11/289, 11/560,11/645, 11/679,11/778, 11/800, 11/952,

Summary of Issue:

Important role of childcare provision in social inclusion. Childcare facilities need to be at the heart of the settlement strategy. Provision and design of facilities needs to be properly planned and structures need to be adaptable over time. Policy of providing facilities within housing estates of 75 houses or more needs to be reviewed and financial contributions should be sought towards the provision of facilities where less than 75 houses are proposed.

Manager's opinion:

In terms of requiring developers to provide childcare facilities to serve new development the Council has to have regard to the National Guidelines which require the provision of a childcare facility where proposals involve the provision of 75 or more dwellings. It is acknowledged that problems may arise in smaller settlements where there is a need for childcare facilities but where most individual housing developments do not exceed the 75 house threshold and the possible means of addressing this will be explored in the Draft Plan. Other issues that could be looked at in the review include, the location of facilities, the opportunities for multi-functional community buildings (not just as childcare facilities), childcare in rural areas and accessibility of facilities by public transport.

The National Childcare Investment Programme (2006-2010) aims to deliver quality early childhood care and educational services centred on the needs of the child. Some of the key objectives are to target the unmet need for school age childcare services and improve the supply of services for 3 to 4 year olds. The Draft Plan will need to consider the implications of this Programme.

(7) Provision of schools in areas of expanding population

Submissions received relevant to this sub issue

11/115, 11/183, 11/214, 11/241, 11/273, 11/274, 11/560, 11/613, 11/653, 11/679, 11/712, 11/778, 11/800, 11/952

Summary of Issue:

Development of areas should be more closely linked to the capacity of existing schools and the provision of new sites and / or buildings for schools, and additional development should not be allowed where shortfalls exist. Zoning proposals should have to include the provision of such facilities as part of the development and the use of Master Plans would help achieve this.

Manager's opinion:

The Council's role in the provision of schools is limited to facilitating such development by reserving land for educational use (zoning) and by the provision of ancillary services and infrastructure. The Council's ability to plan for educational land uses could be improved by undertaking an audit of all schools and their land requirements. The use of more detailing zoning objectives within Local Area Plans to reserve lands for educational use as part of a larger development could also be explored as part of the review of the Plan and the use of Master Plans for larger area will also be considered.

MAIN REPORT

(8) Planning for the provision of cemeteries.

Submissions received relevant to this sub issue:

11/653, 11/712,11/901

Summary of Issue:

Need to assess the need for cemeteries and the appropriate size and location of such facilities – one per settlement or grouped provision. Provision of cemeteries in each area should keep pace with the growth of the area.

Manager's opinion:

The wish of many communities to have a local cemetery is recognised. Difficulties of locating suitable sites and the desirability of employing a permanent caretaker for a cemetery are issues that weigh in favour of providing a number of larger cemeteries to serve a wider catchment area. The submissions raise valid points and these will be considered as part of the review of the Development Plan in considering the appropriateness of adopting a county wide policy on this issue.

(9) Provision of cultural facilities.

Submissions received relevant to this sub issue:
11/761, 11/824

Summary of Issue:

The role played by the arts and culture sectors in supporting communities and in the provision of community activities needs to be recognised. The sector also plays a significant role in "cultural tourism", in addressing social inclusion and in the overall development of the county and this needs to be recognised. A review is needed of the range and location of existing facilities and access arrangements for cultural / arts groups to these. Inclusion of art in public spaces / areas of public open space etc. needs closer consideration.

Manager's opinion:

The necessity for providing for the cultural requirements of an area as part of the overall planning and sustainable development of the area is recognised by the Planning and Development Act 2000 as an essential component of a development plan. The cultural heritage of Gaeltacht areas and the Islands is well recognised and provided for within current Development Plan policies. The Councils Recreation and Amenity Policy includes provision for arts and cultural facilities. The completion of an overall audit of community facilities throughout the county will help clarify the level and nature of provision for arts / cultural activities and would help inform funding priorities going forward. Specific policies on promoting and facilitating arts / cultural activities as part of the overall development of sustainable cohesive communities will be considered as part of the review of the Plan.

MAIN REPORT

(10) Long term management of amenity areas and community facilities

Submissions received relevant to this sub issue:

11/241, 11/679, 11/800

Summary of Issue:

A Parks department should be established to maintain public open spaces and parks. New facilities will be coming on stream as a result of the Recreation and Amenity Policy and the administrative structures needed for the long term management of these facilities needs to be addressed and should be factored into planning permissions.

Manager's opinion:

The Council has recently sought tenders for a preparation of a Strategy for the provision of Community, Social and Recreational Infrastructure in the Cork City South Environs Area. The strategy will include a review and assessment of existing models of managing and maintaining amenity and recreational facilities and will make recommendations on the various options available in this regard and these recommendations will be carefully considered.

While it is acknowledged that issues arise around the management of community facilities, issues regarding the organisation of departments and management structures within the Council do not come within the scope of this Development Plan review.

(11) Provision of other community facilities – “social meeting places”, community buildings and facilities for the elderly, disabled etc. –

Submissions received relevant to this sub issue:
11/183, 11/190, 11/214, 11/500, 11/659, 11/760

Summary of Issue:

Measures are needed to help integrate the young and the elderly into the community. Models of “social meeting places” need to be developed e.g Youth Cafes. The traditional village square idea needs to be incorporated into new developments to provide space / opportunities for social interaction. Need for more housing for the elderly and play areas for children. Provision of community allotments should be considered.

Manager's opinion:

The proper and timely provision of community facilities of a high standard is important for all age groups and sectors of society and is an essential component of proper planning, quality of life and the building of sustainable, cohesive and healthy communities. The importance of quality urban design in providing suitable spaces for social interaction is acknowledged and the residential estate design guide currently being prepared will provide guidance in this regard. Needs regarding the provision of sheltered housing will be considered as part of the Housing Strategy which will in turn inform the Draft Plan. The new Draft Plan should contain a strong commitment to facilitating the provision of essential social infrastructure for all sectors of society.

MAIN REPORT

(12) Opportunities for recreation offered by access to the Natural Environment

Submissions received relevant to this sub issue:

11/183, 11/500, 11/760, 11/800

Summary of Issue

Plan should encourage traditional healthy pass times like walking and facilitate access to natural amenities of the countryside. Opportunities for passive recreation in the natural environment should be provided and could have positive economic benefits for rural areas.

Manager's opinion:

The issues raised in relation to rural recreation will merit further consideration in the preparation of the Draft Plan and will be expanded upon in the tourism and recreational strategies of the existing County Development Plan. The Councils Recreation and Amenity Policy also includes provision for the development of a Cork County Recreational Trails Policy, which would enhance facilities in rural areas. These issues will be further examined in the preparation of the Draft Plan, having regard to the National Countryside Recreation Strategy, which outlines objectives to protect the natural, built and cultural heritage of the countryside and the development and maintenance of infrastructure for countryside recreation

9. Social Inclusion

Sub-issues raised in relation to social inclusion:

(1) Importance of access to appropriate housing as a means of promoting social inclusion

Submissions received relevant to this sub issue:

11/105, 11/115, 11/241, 11/500, 11/557, 11/599, 11/679, 11/778, 11/800, 11/827, 11/952, 11/959,

Summary of Issue:

The implementation of the Housing Strategy and Part V of the Planning and Development Act 2000 to ensure the existing and future needs for social and affordable housing, housing for the elderly and special needs groups, including members of the travelling community are addressed. There is a need to ensure that a mix of house types and sizes are provided in all new residential developments and the form of development must promote social inclusion and reinforce existing communities. Local communities should be involved in the provision of social housing and local people should be facilitated in obtaining planning permission in rural areas to sustain population levels. There is a need for the provision of permanent accommodation for members of the travelling community on traditional travelling routes.

Manager's Opinion:

Access to suitable and affordable housing close to social networks and employment opportunities is essential for ensuring balanced and sustainable communities and for enhancing quality of life. The Councils Housing Strategy is under review and will cover the period of the new Plan. The review of the strategy will deal with issues such as social, affordable, sheltered and specialised housing needs and housing mix etc. and the Draft Plan will have reference to the recommendations of the completed strategy. The Draft Plan will also need to identify policies that respond to changing settlement patterns and recognise the special housing needs of rural communities.

MAIN REPORT**(2) Ensuring the provision and access to social and physical infrastructure as a means of promoting social inclusion**

Submissions received relevant to this sub issue:

11/105, 11/115, 11/241, 11/261, 11/289, 11/500, 11/560, 11/645, 11/653, 11/679, 11/761, 11/775, 11/778, 11/800, 11/825, 11/952, 11/959.

Summary of Issue:

Adequate childcare and youth service facilities should be provided in urban and rural areas as a means of promoting social inclusion. Childcare facilities should be central to the settlement strategy, have multi-use capability and be able to adapt over time. Local communities should have an input into the planning of childcare facilities at local level. Current childcare provision is inadequate and existing regulations requiring the provision of facilities within housing estates of 75 houses or more needs to be reviewed in the context of smaller communities where developments fall under this threshold. Applications for new development should be accompanied by a needs assessment analysis for community facilities and social infrastructure. Local community social inclusion programmes should be expanded. It is important that local communities maintain levels of service provision and access to these services. This is especially important to the viability of rural areas.

Manager's Opinion:

The council recognises the importance of the provision of adequate physical and social infrastructure, and ease of access to them, as an essential component in the creation of a fair and inclusive society. The draft plan will identify policies and objectives for the development of the physical and social infrastructure and service provision needed in towns and villages. The Planning and Development Act 2000 provides a mechanism for Planning Authorities to securing funding from developers for a wide range of physical and social infrastructure facilities, through the payment of development contributions, which will be reviewed in the future.

The National Anti-Poverty Strategy identifies childcare provision as a means of alleviating poverty and social exclusion. The Draft Plan will examine current childcare policy relating to the location of facilities, opportunities for multi-functional community buildings, public transport accessibility and rural childcare provision, having regard to National Childcare policy in seeking to promote greater social inclusion within communities. The Draft plan will reiterate the importance of access for all to all services and facilities, to foster the development of socially and economically balanced sustainable communities, promoting social inclusion and implementing the National Anti-Poverty Strategy.

(3) Facilitating the development of public transport and promoting new developments conducive to public transport provision.

Submissions received relevant to this sub issue:

11/105, 11/115, 11/261, 11/500, 11/560, 11/645, 11/800, 11/827, 11/952.

Summary of Issue:

The need for the development of public transport services in both urban and rural areas to reduce car dependency and facilitate access to services. Need for new developments to be designed and linked with public transport provision.

Manager's Opinion:

For many urban and rural communities, and for many sectors of society, difficulties around accessing transportation leaves them marginalised from opportunities – employment, education, social networks, medical services, recreational opportunities etc. This situation can be helped by ensuring new facilities are well located in terms of serving a community in the first instance and also by facilitating the development of public transport services and promoting development along public transport corridors. These issues merit further consideration in the formulation of tailored policy responses in the preparation of the draft plan.

MAIN REPORT**(4) Role of employment in combating social exclusion.**

Submissions received relevant to this sub issue:
11/557, 11/560, 11/653, 11/778, 11/799, 11/800.

Summary of Issue:

There is a need for policies to ensure that people do not become marginalised from employment opportunities. Greater emphasis needed on retaining and creating employment opportunities in rural areas and on the investment in infrastructure needed to facilitate this. Locating employment and residential uses proximate to each other would also help improve local job opportunities.

Manager's Opinion:

Access to employment opportunities is essential for ensuring balanced and sustainable communities and for enhancing quality of life. One of the key goals of CASP is to promote social inclusion, so as to improve as far as possible, access to public transport, education and jobs. The Draft Plan review will examine the availability of new lands zoned for business development and review employment and population projections. The review of the settlement and employment strategies will also examine the need and potential for more areas of mixed land uses as a means of moving towards more self-contained communities and reducing the need to travel.

The Draft Plan will support the creation of employment and enterprise opportunities in strategic employment locations that are served by sustainable transportation corridors to fulfil Cork's role as a competitive Gateway City within the Atlantic Corridor Concept. The Council also recognises the importance in certain parts of the County where underlying economic trends are much weaker, of providing for the development needs of existing economic sectors and opportunities and possible incentives for rural diversification. The Draft Plan will need to identify policies to address this issue with particular reference to the objectives of the National Spatial Strategy and the North and West Cork Strategic Plan.

(5) The role of planning and land use policies in achieving social inclusion.

Submissions received relevant to this sub issue:

11/115, 11/570, 11/599, 11/644, 11/653, 11/760, 11/778, 11/799, 11/800.

Summary of Issue:

Planning policies including those dealing with settlement issues, residential development, industrial and employment uses, retail development etc, can have major social implications for many towns and villages in the county. Some newer communities, for example, may have a disproportionate amount of social housing due to the fact that development has taken place since the introduction of the housing strategy. Other communities are affected by out of town retail developments or their proximate to large new shopping centres or by the growth of dormitory housing developments which impact on community cohesion. Need for greater consideration of social impacts of development in a growing and changing society and more focus on social inclusion measures. Cultural issues also need to be considered as society becomes more multicultural and Gaeltacht areas require special treatment to protect their linguistic and cultural heritage.

Manager's Opinion:

The council recognises the inherent social impacts of settlement, employment, retail policy and emerging commuting patterns on existing communities. Access to employment opportunities close to social and settlement networks is essential for ensuring balanced and sustainable communities and for enhancing quality of life. The Draft Plan will need to identify policies that respond to changing employment and settlement patterns and seek the promotion of the concept of social inclusion as a fundamental tenet of all relevant policies in the plan, in consultation with the Social Inclusion Measures Group.

The council acknowledges that Gaeltacht areas have a unique culture, language and environment and require special treatment so that any development enhances and supports the linguistic and cultural life of the area. There are specific detailed objectives within the 2003 County Development Plan in relation to the protection of the linguistic and cultural heritage of the Gaeltacht areas and these will be retained in the review of the County Development Plan.

MAIN REPORT**(6) Public participation in the planning process as a means of promoting social inclusion**

Submissions received relevant to this sub issue:

11/289, 11/653, 11/797, 11/960.

Summary of Issue:

Need for the public participation of all stakeholders in the planning process including development plan review process.

Manager's Opinion:

Cork County Council commenced the process of reviewing the 2003 County Development Plan on the 12th of January 2007, with the publication of an issues paper and the commencement of a period of public consultation. The council have held a series of consultation /stakeholder meetings to date, to encourage people to make submissions and observations. The Council recognises the right of communities to participate in the planning of their local area and of the county as a whole. The Council also acknowledges the importance of public participation in the Development Plan review as a means of promoting a socially inclusive process.

The Council recognises the local knowledge base that community / stakeholder groups have to offer to the process and also acknowledges, that in some cases, communities may need assistance in understanding how the process works, in order to exercise their right to participate. The Council has endeavoured, as much as possible, to ensure that all members of the public, and other stakeholders, have an opportunity to have their say in an open and transparent process, in accordance with the provisions of the Planning and Development Act 2000.

10. TRANSPORTATION

Sub issues raised in relation to Transportation:

(1) Role of Cork Harbour as a location for the Port of Cork:

Submissions received relevant to this sub issue:

11/5, 11/9, 11/105, 11/115, 11/231, 11/607, 11/749

Summary of Issue:

There are differing views on the suitability of the proposed re-location of the Port of Cork to Ringaskiddy in terms of its impact on local infrastructure. On one hand there is a call for the County Development Plan to designate Ringaskiddy as the hub of port and port related activities in Cork through a Masterplan and on the other there is a fear that this proposed location will cause noise and visual pollution through the increase in traffic and increase the risk of flooding. In the event that it is proposed in the County Development Plan, it is considered essential that the proper infrastructure is put in place – works to the N28 in advance, local road improvements and that proper phasing is required during the construction of the road.

Manager's Opinion

The existing County Development Plan acknowledges Ringaskiddy's strategic industrial and port related roles and notes the importance of the Port of Cork as a major contributor to the economic success, particularly the commercial, industrial and tourism well being of the southern half of the country. CASP also recognises the importance of the harbour as a location for housing, employment and recreation uses and identifies Ringaskiddy as the location for increased port uses in the future to enable the reduction of port activities and the redevelopment of the docklands areas close to the city centre.

Proposals for the expansion of port activities at Ringaskiddy should be developed in detail through the review/updating of the Carrigaline Electoral Area Local Area Plan that will follow the completion of the County Development Plan review. Those proposals will need to acknowledge the broad potential of the harbour as outlined in CASP.

MAIN REPORT

(2) Adequacy of Harbour/Marine Infrastructure in coastal areas:

Submissions received relevant to this sub issue:

11/105, 11/175, 11/653, 11/729, 11/827

Summary of Issue:

Need for more attention in the County Development Plan to the development of ferries, ports, piers slipways and harbour infrastructure including the provision of short term stay moorings. Need also to consider the river as a means of providing transport - for example through water buses and also through the provision of ferries (East Ferry was mentioned as an example).

There is also a suggestion for a new road to link different sides of Cork harbour.

Manager's Opinion

These issues are in partly addressed in the Rural, coastal and islands chapter (8) of the current County Development Plan, however there is a need to explore these issues in a more substantive way to include the provision of alternative modes of transport and to link these marine infrastructure issues to the relevant sections of the plan.

(3) Cork International Airport:

Submissions received relevant to this sub issue:

11/679, 11/848, 11/952

Summary of Issue:

The Airport should be promoted as one of the principle engines of economic growth in the region; the growth of the airport will also create a need to expand aviation activity beyond the current perimeter of the airfield. Some submissions also raised the issue that transatlantic flights should operate from Cork Airport.

Manager's Opinion

The role of Cork International Airport as an important engine for growth both locally and nationally is identified in the existing County Development Plan. In the past successive County Development Plans have protected land around the airport to provide for the expansion of its operational facilities and provided for improved access as traffic has grown. This strategy has secured sufficient land for the recent construction of the new terminal building and the adequacy of access routes have not been a constraint.

In recent years a business park for airport related uses has also been successfully developed and there may well be pressures to expand this development over the lifetime of the new County Development Plan. However, the rapid growth in global air travel, seen by many as a key economic driving force, suggests that the paramount consideration is the maintenance of a strategic reserve of land for aviation operational uses and the protection of capacity on access routes in the future so that the long term growth capacity of the airport is not compromised.

MAIN REPORT**(4) Issues relating to Public Transport provision:**

Submissions received relevant to this sub issue:

11/28, 11/29, 11/77, 11/273, 11/274, 11/644, 11/645, 11/669, 11/679, 11/701, 11/703, 11/705, 11/706, 11/707, 11/724, 11/730, 11/799, 11/800, 11/827, 11/952, 11/959, 11/960, 11/964

Summary of Issue:

Public transport should be extended to cater for the growth in the major settlements, and integrated into the larger developments through bus stops, walking / cycling routes etc. In areas where significant growth has occurred but has not been followed by provision of public transport, it should be put in place. A number of park and ride facilities should be provided (examples included behind the bus terminus at Scart Cross and for the North Environs of the city and Glenbrook). Need to extend public transport to rural areas through the Rural Transport Initiative. Town centres should be car free – pedestrianising main streets and provision of car parking under ground or at the periphery. Public transport should be a priority in all plans with emphasis on cross country routes and links between towns. Transport providers should merge together (CIE, private transport companies / services and Rural Transport Initiative providers) to provide one overall coordinated public transport system.

Manager's Opinion:

CASP envisaged the creation of an integrated public transport system for Cork as a fundamental element of its strategy. This is to be based on the development of the Cork Suburban Rail Network between Mallow, Blarney, Monard, Cork City, Carrigtwohill, Middleton and Cobh with an integrated, enhanced bus network serving other corridors.

Securing the development of a quality public transport system for the County as a whole is important in order to provide a genuine transport choice in all areas of the County to widen the basis of social and economic inclusion, particularly in rural areas, and so that businesses and individuals have a degree of protection against changing world energy trends and are able to make personal choices in order to contribute to the reduction of transport related emissions.

The County Development Plan, although primarily a land-use plan, can facilitate the provision of a high quality public transport by giving priority to locations that are well served by existing public transport services and through requirements to cater for future public transport provision in new developments through the careful design of new road layouts, by ensuring space is reserved for bus stops, shelters, lay-bys, bus-lanes.

(5) Current issues regarding Regional and County Roads:

Submissions received relevant to this sub issue:

11/28, 11/29, 11/67, 11/72, 11/73, 11/74, 11/98, 11/101, 11/105, 11/119, 11/127, 11/230, 11/241, 11/250, 11/273, 11/274, 11/557, 11/560, 11/598, 11/643, 11/654, 11/671, 11/677, 11/679, 11/701, 11/702, 11/703, 11/705, 11/706, 11/707, 11/711, 11/712, 11/718, 11/724, 11/730, 11/779, 11/795, 11/797, 11/798, 11/799, 11/800, 11/827, 11/924, 11/952, 11/960, 11/964

Summary of Issue:

Many submissions identified a need for greater integration of transportation and land use planning (particularly estates layout and providing employment uses near to residential areas) this will help to reduce the need to travel by private car (promote more sustainable transport choices provide for a healthy lifestyle help to reduce carbon emissions). One method of achieving this is through the preparation of a Masterplan at the outset, this also sets out a framework for the timing of roads infrastructure. No further development should be granted or zoned for development until proper traffic and roads infrastructure is in place. New developments should be designed in accordance with the level of infrastructure available (or that can be made available in tandem with the development) bus stops, footpaths etc.

There was a general request to carry out road improvement works including upgrading of local roads infrastructure, signage (including signage in Gaeltacht areas), traffic calming, pedestrian crossings, footpaths and public lighting (in a general, countywide sense and also specific reference was made to a number of locations)¹. Provide an integrated approach to signage with input from other bodies together with potential investment partners. Road improvements should be prioritised linking villages to each other and those linking the primary routes to the villages.

Comprehensive Traffic Management Plans and Integrated Transport Plans are required for towns – to include car-parking provisions, and that they should take in the possible impact on the surrounding settlement network. It was also noted that the preparation of these could be difficult where two Planning Authorities have control. There was also a request that the route proposed for the relief road in Millstreet be reassessed.

Manager's Opinion:

In recent years many parts of the County have benefited from the Government's programme of investment in the National Road network however, there is clearly considerable concern regarding congestion and road safety issues for motorists, cyclists and pedestrians on many parts of the non-national road network in the County. Many of these roads, until recently, served predominantly rural catchment areas but the pace of economic and social change throughout the County has resulted in traffic pressures of a more urban nature now being encountered in many areas.

Clearly there is a need, through the new County Development Plan to prioritise the County's investment proposals in its road network taking account of both road safety issues and the development needs of the County strategy.

¹ For example Bellevue Estate Cobh, Carrigaline, Glounthaune (Johnstown), Schull, Goleen, Youghal, Bandon, Nohoval and Oysterhaven, Ballygarvan, Passage West, Crosshaven and Myrtleville City North Environs (Clogheen), Bantry, Kinsale, East Cork.

MAIN REPORT**(6) Impact of Infrastructure on Tourism**

Submissions received relevant to this sub issue:
11/5, 11/9, 11/77, 11/559, 11/643, 11/729, 11/943

Summary of Issue:

Many of the submissions received provide a link between the need to invest in roads infrastructure connecting the different settlements in order to facilitate the provision of tourist attractions and also the need to provide greater access to certain tourist attractions by various new infrastructural projects including new road / tunnel to link the harbour (access to Spike Island).

In addition, the promotion of the walking tour business – especially safe tours along the coast line, including the provision of rest stops in certain scenic locations and increasing provision for tourists through well signed and efficient public transport, cycleways and walkways was also considered important. One particular route between Clonakilty and Inchadoney was identified as a key required infrastructural improvement.

There was also a request to market the proposed Marina in Youghal as part of an overall tourism package for the town.

Manager's Opinion:

Many of the points raised under this section refer directly to the promotion of tourist and recreation facilities and the impact that improved infrastructure has on their accessibility and consequentially their success. The County Development Plan makes provision for this in its policies dealing with Tourist Facilities and Infrastructure (Chapter 4) and it is intended to reiterate these and perhaps relate them to specific infrastructure projects and improvements to key visitor attractions in the Review of the County Development Plan, or perhaps at a more local level in the Local Area Plans when they are being reviewed at a later date. There is also a need to consider the promotion of cycling and walking routes from both tourism (promotion) and an integrated local transport perspective.

(7) Impacts of the National Route Network on Planning Policy

Submissions received relevant to this sub issue:

11/99, 11/127, 11/213, 11/261, 11/302, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/507, 11/559, 11/643, 11/654, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/698, 11/699, 11/700, 11/890, 11/960

Summary of Issue:

As with the local roads issues, the issues relating to the National Routes can be divided into strategic guidance mainly from the National Roads Authority (NRA) and also a list of requirements from individuals and community groups requesting that certain routes throughout the county be improved or upgraded, or were requesting a change in a proposed alignment.

The provisions and maintenance of high quality access routes to the regions and to designated hubs and gateways under the NSS are fundamental to the achievement of the objectives of these policies. Greater integration of transportation and land use planning is also required through the promotion of more sustainable transport choices, promoting greater accessibility for all and reducing the need for local travel, especially by private car. These principles need to be integrated to the County Development Plan, across all sectors and especially in relation to local area policies and objectives. Development Strategy: The NDP identified key development and investment opportunities for Cork associated with the national road network, priorities which provide an opportunity to continue the sustainable development of the county. These priorities need to be reflected in the draft CDP and in the policies contained in the plan to ensure the strategic role of the national road network and the investment therein is safeguarded. In order to ensure that the strategic transport function of the national roads is protected, the CDP needs to contain a framework for the provision of adequate local transport infrastructure to cater for the needs of local traffic, as advocated in the guidelines given in the Department of the Environment Heritage and Local Government/ Dept. of Transport / Dublin Transportation Office publication "Traffic Management Guidelines" and also in the NSS. Development Plan policies and objectives need to have regard to road planning and route option evaluation processes and development strategies should guard against altering the function of the national road network. Particular care is needed in considering development proposals on lands at or close to interchanges and junctions. Current plan recognises the importance of the road network to strategic industrial locations such as Little Island and Ringaskiddy. Focus on retaining capacity in these areas need to be retained in the new plan - protect these areas from unsustainable commuting patterns produced by locally generated private car journeys. Development Plan objectives should guide developers to design for sustainable transportation requirements at the earliest stage of the design process.

MAIN REPORT

Other strategic issues raised required that the County Development Plan identify strategic routes both to the port and airport from the main towns throughout the county and the need to include reservations for national and regional roads widening schemes should be included in the policy of the CDP.

Among the local issues that were raised included a request to designate a National Primary Route from Metropolitan Cork to West Cork, this was proposed in another submission as upgrading the R584 and R585 via the Ballincollig bypass, Crookstown and Kealkil as it offers the quickest and most direct link between the city – Bantry and Castletownbere and therefore should be upgraded to national road status.

An alternative route for the proposed bypass to the East of Charleville was proposed, and the revision of the location of the Northern -Ring-Route interchange was also proposed so that it could be closer to the railway station proposed at Monard, the upgrading of the R613 from Carrigaline to Ringskiddy was also proposed as it is a strategic route with constant heavy traffic. The NRA have pointed out that it is important to the future development of the County that the capacity of these roads should be reserved primarily for inter-urban and long distance traffic.

Manager's Opinion

The National Road network plays an important strategic role in catering for inter-urban and inter-regional transport that serves to underpin the national economy and its competitiveness by providing faster more efficient and safer access to and from the ports, airports, cities and large towns.

The NRA also suggest that special care needs to be taken to protect the capacity of junctions on the National Route network. From a broader planning perspective, the area around major junctions can sometimes be the optimum location for developments necessarily reliant on road transport in order to reduce the number of unnecessary trips, particularly by heavy goods vehicles, through residential or urban areas, these locations should generally be protected from other forms of development.

The new County Development Plan will seek to protect the alignment of new roads proposed as part of the NRA's programme from conflicting development.

Many of the submissions also sought a commitment to improving National Road links to West Cork. The NRA submission includes the N71 Bantry, Skibbereen and Clonakilty route in its' road improvement programme (at the planning stage).

(8) Adequacy of facilities for Pedestrians and Cyclists:

Submissions received relevant to this sub issue:

11/29, 11/99, 11/105, 11/160, 11/281, 11/652, 11/671, 11/679, 11/760, 11/944, 11/952

Summary of Issue:

Local walking and cycling routes should be identified and promoted in each settlement, with links to tourism and employment areas and in particular, schools should have good pedestrian/cycle facilities. Prioritise the central role of cycling and walking in the Strategic Principles for Sustainable Transport, and mention cycling and walking in referring to a choice of transport modes.

The disused railway line (Cork Blackrock and Passage Railway) should be identified and used as a recreation and amenity facility. The issue of providing a green route was also requested (1) from Cork City to Carrigtwohill and Midleton and (2) in connection with the Rural Recreation Strategy 2006 needs to be strengthened by providing a dedicated walk between Knocknaheeny – Curraghkippane – The Lee Road – Shanakiel.

Manager's Opinion

The promotion of walking and cycling as an essential element of any integrated transport system will continue to be an important part of the transportation objectives in the County Development Plan. The Cork Area Strategic Plan notes that cycling is cost-effective, non-polluting, reduces congestion in urban areas and fosters improved health and because cyclists are more efficient users than low-occupancy vehicles they justify the same priority. These benefits should be included in the County Development Plan and greater emphasis will be placed on identifying particular routes which should be promoted and standards which should be required in the plan (sheltered bicycle stands etc). Some of the submissions referred to green routes which were identified as part of the Cork Greenway Study conducted in 2001, these will be updated where they have commenced including the advertisement of the construction of a Green Route Network from Maryborough Hill to Douglas Village and along Scairt Hill and Donnybrook Hill (Carrigaline to City Centre Green Route Tranche 1) and other possible green routes will be identified in the plan.

MAIN REPORT**(9) Greater need for more Railway Infrastructure**

Submissions received relevant to this sub issue:

11/166, 11/223, 11/241, 11/250, 11/261, 11/508, 11/643, 11/653, 11/679, 11/826, 11/827, 11/952, 11/953, 11/964

Summary of Issue:

While the proposed opening of the railway line between Glounthaune and Midleton is welcomed in broad terms, there is a request that the CDP contain a strategic objective, which would require the reopening of the railway line to Youghal. Additional stations are proposed both on the proposed line to Midleton (at the IDA / Fota Bus Park in Carrigtwohill) and also along the Cork – Mallow line utilising smaller stations (Rathcoole). There is also a request that the remodelling of Kent Station is a priority, as an important part of the overall opening of the line to Midleton, (consider provision of a shuttle bus to the city centre from Kent.) Local improvements to roads including footpaths leading to the stations particularly at Carrigtwohill, Midleton and Glounthaune, are proposed. County wide, all of the existing derelict lines should be protected in the plan. The importance of a light rail system for the city hinterland as an alternative public transport route is noted.

Manager's Opinion

On the 5th of April 2007, the Minister for Transport made a Railway Order under Section 43 of the Transport (Railway Infrastructure) Act 2001 entitled the Glounthaune-Midleton Railway Order 2006 and it is anticipated that construction will start later this year.

The Review of the County Development Plan will provide an opportunity to consider the issues raised by the various submissions for additional stations on the route.

The extension of the route to Youghal is part of the CASP strategy and would bring significant benefits to the town and the other settlements served by the route.

(10) Issues dealing with Standards and Maps

Submissions received relevant to this sub issue:

11/261

Summary of Issue:

The County Development Plan should include standards regarding car parking spaces also bicycle and motor bike provision. Need to indicate proposed green routes on the zoning maps for all of the settlements.

Manager's Opinion:

The issues made in these submissions are noted and will be taken into account in the draft plan.

MAIN REPORT

11. WATER, WASTE, SEWERAGE AND DRAINAGE

Sub issues raised in relation to Water and Drainage

(1) Water Supply Issues:

Submissions received relevant to this sub issue:

11/33, 11/115, 11/116, 11/188, 11/557, 11/560, 11/643, 11/677, 11/701, 11/703, 11/707, 11/775, 11/800, 11/827, 11/924, 11/960, 11/964

Summary of Issue:

Many submissions requested that the water supply for their particular town or village be improved or upgraded and request that no further lands be developed or zoned for development until the proper water supply infrastructure is in place. In areas where the necessary infrastructure is not available then development should not be permitted in the first instance or should be adequately controlled / phased by condition in tandem with the delivery of upgraded infrastructure by the Council. In some suitable locations it may be appropriate for developers to provide temporary plants providing full secondary treatment pending the upgrading and expansion of the Council's sewage works. Additional Council funding should be made available in order to fund these key infrastructure projects. Call for no more fluoride in water supplies.

Manager's Opinion

There is a need for the Review of the County Development Plan to prioritise infrastructure delivery in a number of main towns and other key locations so that development can take place in an orderly fashion. In other areas, particularly more rural areas, it will be necessary to look at other practical ways of servicing development. However, this will be done in a phased and coordinated manner so that any upgrading or new facility are provided in order to meet the appropriate environmental standards. Water quality issues and in particular drinking water standards are to be fully complied with under the relevant European Union Drinking Water Directive 98/83/EC, Surface Water Directive 75/440/EC and Ground Water Directive 80/68/EEC as outlined in the current County Development Plan.

(2) Flooding Issues:

Submissions received relevant to this sub issue:

11/115, 11/643, 11/644, 11/959, 11/964

Summary of Issue:

Need to identify a programme of flood sensitive areas for the county as a whole together with the proposed remedial action measures and that these should be included in the Development Plan. As a general precaution floodplains should not be developed. In particular a flood study is requested for the Owenabue Valley. The main drainage scheme must be implemented in full.

Manager's Opinion

The policy recommendations as currently outlined in the County Development Plan aim to achieve best practice regarding areas that are sensitive to flooding. The Council works in partnership with the Office of Public Works in relation to this issue as they are the body with the primary responsibility regarding flood prevention works and funding. The review of the plan will contain the most up to date information from the OPW regarding this issue.

MAIN REPORT**(3) Water Quality Issues:**

Submissions received relevant to this sub issue:
11/188, 11/969

Summary of Issue:

Development Plan needs to acknowledge that protecting the quality of the aquatic environment is not solely dependent on water quality but also includes the protection and maintenance of the physical environment and hydrological processes/ regimes.

The Development Plan needs to include policies for the maintenance and preservation of all watercourses in urban areas and for the protection of the amenity potential of watercourses in rural areas. Within each LAP, all waterways should be assessed in relation to their existing aesthetic, amenity and recreational value, potential for improvement and protection and the works needed to achieve that potential. Role of watercourses in contributing to the visual, amenity and landscape character of the county should be recognised. County Development Plan policies should: advocate a change from an acceptance of river corridor interference to an assumption against it; promote the integration and improvement of natural watercourses in urban renewal and development proposals, and encourage local participation in urban and rural renewal. There is potential for pollution to downstream users of the river from septic tanks, industrial waste which has an environmental impact on the users of Bantry Bay (shellfish farming, possible water contamination and water borne diseases).

Manager's Opinion

The current County Development Plan will need to be updated to take account of the amount of work that has been undertaken in relation to the River Basin Management Plan for the southwest river basin district under the Water Framework Directive.

The integrated approach to water quality as requested in the submissions forms an important part of this project. As the public consultation draft of the South West River Management Plan is due to be published in 2008 if possible it is anticipated that any clear policies regarding watercourses in the county generally will be included in the development plan.

(4) Water courses as habitats:

Submissions received relevant to this sub issue:

11/188

Summary of Issue:

Policies in relation to aquatic habitat protection are required. Development such as roads, urbanisation, flood relief, a-forestation and river drainage have caused and are causing major disturbances to physical habitats. Many of the impacts only become apparent in the long term. There are aquatic habitats that are not covered by the Habitat Regulations or the Special Areas of Conservation Directive and these need to be identified and protected under the County Development Plan. River Management Policies are also required; all waterways should be considered as a natural resource requiring protection and development. The following mechanisms for protection of the aquatic environment should be considered: River Corridor Management Areas; Special Preservation Orders for specific habitats: Special Amenity Areas for their potential as linear parklands along waterways.

Manager's Opinion

As outlined in the Manager's Opinion relating to Water Quality above, the River Basin Management Plan will take account of the watercourses in a more holistic manner. The Review of the County Development Plan will take account of the findings of the South West River Basin Management Plan, when it is published in 2008.

MAIN REPORT

(5) EU Directives and National Policy:

Submissions received relevant to this sub issue:
11/188

Summary of Issue:

The EU Water Framework Directive requires the protection of the ecological status of river catchments - not just water quality. The Water Quality Standards for Phosphorus Regulations, 1998 requires that no further deterioration in the quality of rivers is allowed and sets at a minimum, a specified level of improvement to be achieved and this should be mentioned in the County Development Plan. Requirements under the Water Frameworks Directive to protect the ecological status of river catchments and channels must also be acknowledged.

Manager's Opinion

The EU Directives and Regulations and national policy guidelines noted in the submissions have all been mentioned and are implemented in the current County Development Plan. It is intended that these policies will be reviewed and where policies have been superseded that they will be replaced with the current policies.

(6) Other Water Issues:

Submissions received relevant to this sub issue:

11/35, 11/627, 11/653

Summary of Issue:

The dredging of the Inner Harbour in Bantry as a means of providing marine leisure facilities for the town and its environs. The outcomes from the Cork Harbour Development Plan will need to be acknowledged in the CDP. There should be an overall authority with responsibility for the harbour, and its tourist potential should be developed.

Manager's Opinion

The views expressed in these submissions are noted and will be taken into account in the draft plan.

MAIN REPORT*Sub issues raised in relation to Waste and Sewerage***(7) Treatment Plant Infrastructure:**

Submissions received relevant to this sub issue:

11/115, 11/188, 11/557, 11/560, 11/677, 11/701, 11/703, 11/705, 11/707, 11/800, 11/924, 11/952, 11/964, 11/969

Summary of Issue:

Many submissions highlighted that the practice of permitting development in areas or zoning of land with inadequate or already overloaded municipal sewage treatment facilities is not a sustainable practice and is contrary to public policy. Furthermore it is required that such facilities be provided and managed in tandem with or before the proposed development is constructed. Other submissions requested that the sewage collection system and pumping stations should be provided or upgraded in some cases this would have a positive effect on local marine bathing areas (Whitepoint, Cuskinny and Crosshaven and Bays mentioned). More investment is requested in this area. Need to monitor the public – private partnerships so that they do not become commercial enterprises. The Newtown Sewerage Works and pump stations are in close proximity to the Donemark area and could result in contamination of the environment (including the water falls and downstream housing), if there are system failures.

Manager's Opinion

As noted in the Issues Paper and highlighted in the submissions, there is a need for the Review of the County Development Plan to prioritise infrastructure delivery in a number of key locations so that development can take place in an orderly fashion. The current county development plan identifies key sewerage infrastructural needs in the main towns by the need for either extensions to the sewerage network, provision of major new treatment plants or major upgrades of existing treatment plants – and it is anticipated that this list will be updated and will include areas outside of the main towns.

(8) Industrial waste and Incineration:

Submissions received relevant to this sub issue:

11/105, 11/653, 11/679, 11/800, 11/951, 11/952, 11/964

Summary of Issue:

Industries should be responsible for their own waste (including toxic waste). Need to assess the impact that the proposed incinerator will have on Cork Harbour. It was also proposed that the Council impose a moratorium on incineration with a clear preference on landfill. Need also to assess the long-term implications for the image of the county as a whole – the uniqueness of Cork County should be promoted through tourism, clean environment, water and waste management by the brand 'Cork as a commercial incinerator free zone'. The health of people living in close proximity to incinerators needs to be monitored. Only large industries and those, which create noise and smell emissions, should be located in industrial areas. The County Development Plan should consider the 'Third Review of the Joint Committee on the Environment and Local Government (September, 2006) and support the shift in priority to prevention, reuse and recycling as the primary waste management tools and reassess the need for incineration.

Manager's Opinion

The existing County Development Plan sets out a land use strategy to facilitate the implementation of the Waste Management Plan for Cork County 2004-2009. That plan is likely to be reviewed during the process of the County Development Plan review and the land use implications of the new Waste Management Plan will be included in the County Development Plan before it is finalised.

MAIN REPORT**(9) Waste Management Issues - Recycling:**

Submissions received relevant to this sub issue:

11/105, 11/115, 11/241, 11/643, 11/644, 11/653, 11/679, 11/800, 11/952, 11/959, 11/964

Summary of Issue:

Communities need to be encouraged to recycle, through the provision of civic amenity sites (including re-use facilities) for waste, which should be provided in all centres of population. Such sites should provide facilities for all recycling all materials including a centralised composting facility. In addition, when large residential developments are at the planning stage, bring sites should be included in the overall layout. A waste advisory group should be funded by the council. All new developments must be at worst Carbon Neutral or even Carbon Positive. Community / Municipal composting sites need to be identified. CDP should promote initiatives to reduce volumes of residual waste and move towards a zero waste plan.

Manager's Opinion

Waste minimisation is a key element of Cork County Council's Waste Management Plan, 2004-2009. Waste minimisation can include a number of measures, including waste prevention, reduction at source, reuse, recycling and recovery. The review of the county development plan will aim to update the existing policies where relevant. In addition it should be noted that the forthcoming Residential Estates Guidelines will include guidance relating to waste management issues within residential areas. Cork County Council aims actively to encourage waste prevention and minimisation in the county by liaising with householders, business and industrial operators through the planning process and its public awareness campaigns.

(10) Waste Management Issues - Litter:

Submissions received relevant to this sub issue:
11/798

Summary of Issue:

Greater resources should be made available by the County Council to ensure that litter management and street cleaning operations are adequately supported in each town.

Manager's Opinion

As outlined in this section the waste management objectives and strategies for the county are set out in the Waste Management Plan. However, in addition, the Council run local campaigns to increase awareness in communities of litter pollution and to help to put the solutions to the problem into the hands of local communities. The most recent example of this is the Annual Anti Litter Challenge 2007, which was launched by the Mayor of County Cork on Monday 23rd April 2007 at County Hall.

MAIN REPORT

12. ENERGY

Sub issues raised in relation to Energy:

(1) The promotion and use of renewable/alternative energy sources

Submissions received relevant to this sub issue:

11/89, 11/105, 11/115, 11/136, 11/215, 11/261, 11/265, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/542, 11/547, 11/557, 11/560, 11/641, 11/644, 11/653, 11/679, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/699, 11/700, 11/709, 11/715, 11/800, 11/904, 11/905, 11/944, 11/945, 11/952, 11/960, 11/964

Summary of Issue:

Clarification should be provided in the CDP in relation to the promotion of renewable energy sources. One of the key tasks of the CDP should be to encourage people to make a contribution to the climate change challenge. In doing so there is a need to incorporate wide-ranging measures to promote renewable energy usage and reduced energy related emissions. All efforts should be devoted to promoting sustainable energy - indigenous biomass energy, growing energy crops, and ensuring land is managed in a way that protects this resource. Wind, hydro, wave and solar energy should also be pursued. The Council could also consider giving grant money for hybrid cars and garages should stock bio-fuels.

The CDP should also recognise the importance of Energy Storage Facilities and bio fuel production. Sections of the Development Plan dealing with sustainable forms of energy need to be expanded upon. In particular the detailed policy statement on wind energy, referred to in Section 5.4.5 of the 2003 CDP and the Planning Guidance for Windfarms, referred to in section 5.4.9, need to be completed. A review of all permitted, constructed and refused wind farm developments should be undertaken to clarify the geographic spread of these developments and avoid a proliferation of such developments in some areas. Formulation of policies to support and facilitate the achievement of new Government Targets in relation to wind energy.

Manager's Opinion

Cork County Council will continue to encourage the production of energy from renewable sources, including in particular that from biomass, waste material, solar, wave and wind energy. It is also an objective of the CDP to support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases (INF 4-2). Cork County Council through its Energy Agency Office promotes the use of renewable energy while also offering advice to the general public on both energy conservation and renewable energy.

In light of recent changes to government policy on energy it will be necessary to extend sections of the Development Plan which deal with sustainable forms of energy. The review of the County Development Plan will include references to recent national policy guidance on energy including the Government White Paper 'Delivering a Sustainable Energy Future for Ireland' published in March 2007. The White Paper contains ideas, including proposals for structural reform of the energy market, binding targets for renewables, interconnectors, carbon capture and storage, biomass and energy efficiency.

MAIN REPORT

(2) The Council should encourage improved energy performance in all new and existing buildings

Submissions received relevant to this sub issue:

11/77, 11/547, 11/644, 11/679, 11/944, 11/952, 11/959

Summary of Issue:

The CDP should encourage improved energy performance of all new buildings and should implement building standards for energy efficiency. Decrease Carbon Emissions by using low energy heating and lighting in all housing and public buildings. There is also a need to incorporate Passive Solar Design in the planning stages of housing construction.

Manager's Opinion:

The Council, through its Energy Agency Office in Mallow, provides advice and guidance to the public from the initial stage of house building right through to how they can improve the efficiency of their existing homes.

Cork County Council will continue to promote awareness of energy use and encourage all new developments to look at the potential for renewable energy integration in their design and layout and encourage energy efficiency through orientation, low energy heating and low energy lighting.

13. TELECOMMUNICATIONS

Sub issues raised in relation to Telecommunications:

(1) Provision of Broadband

Submissions received relevant to this sub issue

11/115, 11/215, 11/643, 11/644, 11/797, 11/799, 11/800, 11/953

Summary of Issue:

Broadband Infrastructure is essential for all areas especially for rural and peripheral areas. Broadband has the potential to encourage rural enterprise and is therefore essential to the development of rural economies.

Manager's Opinion

The current County Development Plan aims to support a programme of broadband connectivity throughout the county. The Cork County Regional Broadband Programme is currently managing the delivery of infrastructure (fibre optic) to 15 towns in County Cork. The issue of facilitating broadband connectivity in peripheral and rural areas may need to be addressed in the review of the County Development Plan.

MAIN REPORT

(2) Investment in Telecommunications

Submissions received relevant to this sub issue
11/560

Summary of Issue

Telecommunications investment is necessary for the development of the county

Manager's Opinion

The Department of Communications, Marine and Natural Resources has policy responsibility for the telecommunications sector. The current County Development Plan addresses the importance of supporting the provision of new and innovative telecommunications infrastructure throughout the county. The development of additional Information Technology and Communication infrastructure is necessary in order to allow for the economic development of the county and the review of the plan will continue to support the addition of new ITC infrastructure throughout the county.

(3) Power Lines

Submissions received relevant to this sub issue
11/712

Summary of Issue

Power Lines should be located underground

Manager's Opinion

The current County Development Plan addresses the construction of large-scale visually intrusive telecommunications infrastructure. In such circumstances it is an objective generally to protect areas of recognised landscape importance and seek alternative sites.

MAIN REPORT

14. ENVIRONMENT

Sub – issues raised in relation to environment:

(1) Built Environment

Submissions received in relation to this sub issue:

11/105, 11/261, 11/580, 11/679, 11/712, 11/77, 11/775, 11/800, 11//952

Summary of Issue

A number of specific urban design issues were raised. More environmental awareness should be sought in the design and siting of developments. High quality standards for the built environment to be developed and to include provision of street furniture, picnic areas, art features and trees/plants in town centres and shopping malls.

Manager's Opinion

Cork County Council are currently in the process of developing Residential Estate Guidelines, which will include recommended standards in relation to the layout, design and siting of estates. The Council have already produced a rural housing design guide. The current CDP includes objectives in relation to the design of new buildings and encourages new building projects to be energy efficient in their design and layout. It is also an objective of the current plan to produce village design statements in conjunction with the Local Area Plans. The design statements will promote village renewal and include details pertaining to provision of street furniture, art features etc., and these objectives will continue to be promoted in the Review of the CDP.

(2) Trees/Open Space/Landscaping

Submissions received in relation to this sub issue:

11/105, 11/241, 11/261

Summary of Issue

Landscaping and tree planting to be used as tools to more sensitively site development and lessen its impact. A parks department should be set up within Cork County Council to maintain open space/green areas.

Manager's Opinion

Landscaping plans are generally a requirement of planning permissions, with site specific detailed landscaping schemes required by planning condition. The provision of and layout of open space/green areas is a requirement of a planning permission.

Consideration will be given to the feasibility of setting up of a Parks Department within Cork County Council.

MAIN REPORT

(3) Potential of Marine Environment/Resources

Submissions received in relation to this sub issue:
11/105, 11/188, 11/679, 11/800, 11/952

Summary of Issue

The CDP needs to acknowledge that protecting the quality of the aquatic environment is not solely dependent on water quality but also includes the protection and maintenance of the physical environment and hydrological processes/regimes. Access to the marine environment should be improved, including the upgrading of slips, piers and visitor moorings. Maintenance issues in relation to marine infrastructure were highlighted. Coastal and sea areas form some of the most significant environmental assets of the County and thus the impacts of development on such sensitive coastal environments should be carefully considered.

Manager's Opinion

The 2003 CDP acknowledges that the EU Water Framework Directive heralds a new approach to water quality management based on River Basin Management. River Basin Management assesses water quality and associated ecological factors, including land use within the basins, and develops integrated and coherent policies based on these. ENV 1-1 states that Cork County Council in partnership with Cork City Council, Kerry, Waterford, Limerick and South Tipperary County Councils and other relevant bodies will prepare River basin Management Plans in accordance with the EU Water Framework Directive and these plans are currently being prepared. The Habitats Directive, to which the 2003 CDP and the Review of the Plan has regard to, protects corridors of connectivity associated with protected habitats and the Fisheries Directive (in relation to Freshwater Fish) provides for the maintenance of waterways for Salmon and Trout, thus maintaining the waterways themselves.

It is an objective of the current CDP to support the development of Cork's inland and coastal marine leisure facilities where this is compatible with the long-term well being of the environment and local livelihood and this objective shall be retained in the review of the CDP. More specific issues raised in relation to upgrading of marine infrastructure warrant further consideration in the review process. The current CDP recognises the limited capacity of many coastal areas for accommodating development on a large scale. It promotes the design, siting and layout of developments, which respect the character, pattern, and tradition of existing places, materials and built forms and development that fits appropriately into the landscape.

(4) Sustainability

Submissions received in relation to this sub issue:

11/500, 11/644, 11/684, 11/77, 11/800, 11/923, 11/924, 1/944, 11/945, 11/953

Summary of Issue

Sustainable development should be promoted more effectively and policies on sustainability need to be strengthened and more prominently stated in the CDP and LAP's. A type of benchmarking for measuring sustainability in clear environmental terms should be included in the CDP. The principles of sustainability should underline all policy. The design of new developments should have a stronger emphasis on eco-friendly principles. Developers should be encouraged to appraise the sustainability of their proposals prior to the submission of applications.

Manager's Opinion

The principles of sustainability underpin the core planning objectives, strategic development principles and policies of the CDP. The Planning & Development Act 2000 requires each Planning Authority to confine itself to considering the proper planning and sustainable development of the area when preparing a development plan. The idea of sustainable development underpins most national planning policy initiatives which Cork County Council has regard to, without actually defining sustainable development. Cork County Council recognises the merits in providing a type of benchmarking for measuring sustainability in clear environmental terms and will examine the feasibility of doing so in the review of the CDP. It is an objective of the current CDP to encourage new building projects to be energy efficient in their design and layout.

MAIN REPORT

(5) The Policies of the CDP should be more Environmentally Conscious

Submissions received in relation to this sub issue:

11/105, 11/500, 11/77, 11/944, 11/964

Summary of Issue

The CDP to be more environmentally conscious, focusing on the issue of global warming. CDP policies should be more eco-friendly, with a particular focus on the reduction of carbon emissions, through the provision of more energy efficient buildings and the promotion and use of sustainable energy.

Manager's Opinion

Cork County Council recognise the importance in promoting environmentally conscious policies and will examine the feasibility of doing so in the review of the CDP. It is an objective of the current CDP to support the National Climate Change Strategy and in general to facilitate measures which seek to reduce emissions of greenhouse gases. It is also an objective to encourage the production of energy from renewable sources, including in particular that from biomass, waste material, solar wave and wind energy. The CDP encourages new building projects to be energy efficient in their design and layout. The CDP will continue to support such objectives.

Planning and Development Regulations 2007- Micro-Renewables, provides for new exempted development provisions in respect of micro-renewable technologies as a means of encouraging the use of same.

(6) Policy Issues to be Addressed in the Review of the CDP

Submissions received in relation to this sub issue:
11/105, 11/923, 11/945, 11/964

Summary of Issue

The review of the CDP should take account of whether the Plan is capable of delivering sustainable development in the absence of clear national policy and precise sustainable development criteria. Consideration to be given to the impact of industrial policy on amenities of the County e.g. the Harbour, with an emphasis placed on eco-friendly policy.

Manager's Opinion

The principles of sustainability underpin the core planning objectives, strategic development principles and policies of the CDP. The Planning & Development Act 2000 requires each Planning Authority to confine itself to considering the proper planning and sustainable development of the area when preparing a development plan. The idea of sustainable development underpins most national planning policy initiatives which Cork County Council has regard to, without actually defining sustainable development.

The EU Strategic Environmental Assessment Directive requires all planning authorities preparing formal plans to undertake Strategic Environmental Assessment and to prepare an environmental report describing the potential effects on the environment. This requirement will apply to the Review of the CDP. In addition the Planning & Development Act requires an environmental impact assessment to be submitted with development applications, which are likely to have significant environmental impacts, thus safeguarding the environment or minimising the effects on the environment.

MAIN REPORT**(7) Industry/Quarrying**

Submissions received in relation to this sub issue:
11/105, 11/945

Summary of Issue

Policies on enterprise and innovation should concentrate on eco-friendly industry, particularly the development of forestry, fisheries, tourism and food production. Environment and heritage to be given more weight than economics and commercial interests when protecting the landscape. Sufficient environmental safeguards should be included in the CDP to ameliorate the worst effects of quarrying. There are environmental concerns regarding wind energy, hydro power and telecommunications and government guidelines and other possible safeguards which should be adhered to. A need for measures to mitigate the long term environmental impact of quarries including better monitoring and compliance and enforcement of planning conditions.

Manager's Opinion

The review of the CDP will continue to support and promote the development of forestry, fisheries, tourism and food production. The Planning & Development Act requires an environmental impact assessment to be submitted with development applications, which are likely to have significant environmental impacts, thus safeguarding the environment or minimising the effects on the environment.

Dept. of the Environment, Heritage & Local Government has prepared Guidelines for Quarries and Ancillary Activities which are intended to assist planning authorities in dealing with the varying environmental and land use issues associated with the operation of quarries. The Department have also prepared guidelines for Planning Authorities in relation to Telecommunications Antennae and Support Structures and Wind Energy Development Guidelines the review of the CDP will have regard to same.

(8) Protection of the Character of the Rural Environment

Submissions received in relation to this sub issue:
11/599, 11/612

Summary of Issue

The policies of the CDP should protect the natural character and identity of rural communities/areas.

Manager's Opinion

There are a number of policies included in the current CDP, which aim to protect the natural character and identity of rural communities/areas. Settlement policies recognise the need to manage development pressures in a balanced way whilst protecting rural areas/communities. Cork County Council has produced a Rural Design Guide to promote the principles of good design and site selection and to illustrate the sustainability benefits of good design, layout and site selection.

MAIN REPORT

(9) Pollution

Submissions received in relation to this sub issue:
11/612, 11/77, 11/969

Summary of Issue

A policy minimising light pollution from new developments, especially in rural locations, should be adopted. Concerns were raised regarding the pollution of the River Mealagh.

Manager's Opinion

The current CDP includes an objective seeking the minimisation of light pollution associated with activities or development, this objective will be retained in the review of the CDP. The 2003 CDP acknowledges that the EU Water Framework Directive heralds a new approach to water quality management based on River Basin Management. River Basin Management assesses water quality and associated ecological factors, including land use within the basins, and develops integrated and coherent policies based on these. ENV 1-1 states that Cork County Council in partnership with Cork City Council, Kerry, Waterford, Limerick and South Tipperary County Councils and other relevant bodies will prepare River basin Management Plans in accordance with the EU Water Framework Directive, these plans are currently being prepared.

15. BUILT HERITAGE

Sub issues raised in relation to Built Heritage:

(1) To achieve a balance between development pressures and the conservation of the County's Built Heritage

Submissions received relevant to this sub issue:

11/105, 11/167, 11/175, 11/241, 11/261, 11/599, 11/645, 11/760, 11/766, 11/800, 11/924, 11/939

Summary of Issue:

The need for balance between development pressures and the conservation of the built heritage needs to be addressed in the CDP. The preparation of Village Design Statements during the plan period would help to inform the proper planning and sustainable development of the numerous picturesque villages within the county. Housing densities should be appropriate to the existing character of an area.

It is vital that new developments do not detract from the built heritage of the county.

Stronger policies are needed for protected structures and guidelines are required for developers seeking to develop protected structures.

Manager's Opinion

The Council intend to produce village design statements during the plan period in order to encourage sympathetic design of new buildings into established villages or village nuclei. The Council also intend to produce a design guide for new housing areas, which will address the issue of appropriate densities. These guidelines will be published shortly. It should also be noted that the Local Area Plans set out appropriate densities for new residential development in the smaller settlements around the county.

It is an objective of the current County Development Plan to ensure the protection of all structures contained in the Record of Protected Structures. The Heritage Council have published guidelines on protected structures that can be downloaded from the Heritage Section of the Cork County Council website.

MAIN REPORT**(2) Continued safeguard of Protected Structures and identification of new structures and archaeological sites**

Submissions received relevant to this sub issue:

11/19, 11/31, 11/36, 11/53, 11/54, 11/96, 11/105, 11/126, 11/162, 11/167, 11/175, 11/241, 11/250, 11/261, 11/551, 11/559, 11/618, 11/671, 11/679, 11/701, 11/703, 11/707, 11/800, 11/944, 11/952

Summary of Issue

The County's Built Heritage in Towns and Villages needs protection. Immediate action should be taken to ensure the identification and protection of existing protected structures/sites, in particular old estate houses, to ensure that their unique historical significance and characteristics are retained and not lost. Stronger policies are needed for protected structures and guidelines are required for developers seeking to develop protected structures. Financial aid should also be provided for owners.

Manager's Opinion

Policies on protecting the archaeological and architectural heritage of Cork adhere to central government policy and reflect any guidelines for the protection of the built environment. The principal legislation that provides protection for our built heritage is the Planning and Development Act, 2000. This Act allows for the listing of important structures in County Development Plans in order to provide protection to these.

The current County Development Plan has a total of 1276 structures listed for protection on the Record of Protected Structures. The current listing will be reviewed as part of the review of the plan. Any recommendations on protected structures, whether an addition or deletion, received as part of the submission process will be assessed. The Heritage Council have published guidelines on protected structures that can be downloaded from the Heritage Section of the Cork County Council website.

Guidance notes for the appraisal of historic gardens, demesnes, estates and their settings have recently been produced by the Heritage Unit of Cork County Council as an action of the County Heritage Plan. The purpose of the notes is to provide guidance to both developers and planners as to how to assess the heritage value of an historic garden or designed landscapes, where development might be planned within or close to such a site. Guidance notes have also been prepared on the recording of built heritage. This guide is for groups, organisations, societies, clubs and schools who are interested in recording the built heritage in their local area.

It is also the intention of the Planning Authority to prepare guidance notes to guide development within Architectural Conservation Areas. It is an objective of the County Development Plan to continue to identify and establish additional ACA's.

The Council have a Conservation Grants Scheme available for protected structures however it is recognised that this scheme has limitations. In 2006 €576,680 was spent on the Scheme, 90 applications were received and 84 grants were awarded.

(3) Need for Spike Island to be designated as a Heritage Site

Submissions received relevant to this sub issue:

11/3, 11/15, 11/30, 11/31, 11/39, 11/40, 11/105, 11/106, 11/109, 11/110, 11/119, 11/138, 11/140, 11/146, 11/147, 11/148, 11/149, 11/150, 11/151, 11/152, 11/153, 11/154, 11/243, 11/288, 11/679, 11/713, 11/717, 11/798, 11/800, 11/952, 11/965

Summary of Issue:

Spike Island has considerable historical significance. It should be designated as a National Heritage Site before seeking designation as a World Heritage Site from UNESCO. A conservation plan should be prepared for the island as it has the potential to act as a major tourist attraction and an amenity area for the County. The island should not be used again as a prison.

Manager's Opinion

There is no such designation as a National Heritage Area. The primary legislation protecting natural heritage is the Habitats Directive, Birds Directive, the Wildlife Act 1976, and the Wildlife (Amendment) Act 2000. It would be unlikely that Spike Island would receive designation as a UNESCO World Heritage Site. Cork Harbour would be a more likely candidate given the number of designations that sections of the harbour already have. Spike Island is host to a number of protected structures, which Cork County Council have identified and these are protected in legislation by both the National Monuments Act & the Planning & Development Act.

Cork County Council recognise the potential of Spike Island as a tourist/amenity attraction and will examine the feasibility of this function when the need arises. (See Section on Natural Heritage).

MAIN REPORT**(4) Protecting and Promoting the Heritage of Cork Harbour**

Submissions received relevant to this sub issue:

11/5, 11/9, 11/115, 11/164, 11/175, 11/627, 11/679, 11/729, 11/730, 11/762, 11/798, 11/944, 11/952

Summary of Issue:

The potential of Cork Harbour and in particular its military heritage needs to be addressed in the CDP particularly in terms of its potential for the tourism sector.

There may be an opportunity to create a Maritime Museum with OPW involvement on Haulbowline, as the county is home to the highest number of maritime collections in the Country at 26.² It is hoped that the outcome of the Cork Harbour Development Plan will be acknowledged in the CDP. The design of any future buildings at Haulbowline Island should be open to international competition. It is important that Cork County Council through the CDP ensures that Contemporary Visual Arts and their ideas are given an active role in how Cork Harbour is planned and developed in the future.

Manager's Opinion

The Council will continue to work with the Department of Communications, Marine and Natural Resources, the Department of the Environment, Heritage and Local Government, the Department of Arts, Sports and the Tourism, and other relevant bodies in the promotion of Coastal Zone Management.

The Council also recognises the importance of Cork Harbour and the potential of the Harbour to support a Maritime Museum particularly in light of the fact that County Cork is home to the highest number of maritime collections in the Country.

The outcome of any Cork Harbour Plan or Strategy will be acknowledged in the CDP. (See Section on Natural Heritage)

² Tully, D. Audit of Maritime Collections – A report for the Heritage Council, 2006

(5) To educate the County's population on the value of the county's Built Heritage and the need for its preservation

Submissions received relevant to this sub issue:

11/105, 11/551, 11/557, 11/618, 11/643, 11/652, 11/761, 11/766, 11/800, 11/945

Summary of Issue:

The preservation and the identity of the County's Built Heritage should be a strategic aim of the County Development Plan. In particular there is a need for education and promotion of our heritage in schools and improved access to heritage data. The recording of local knowledge is also important.

Manager's Opinion

A County Heritage Guide will be produced as part of the proposed actions of the County Heritage Plan 2005. This will aim to raise awareness and promote appreciation of the County's Heritage. A Guide to the Recording of Built Heritage has already been published and this offers guidance for the public who are interested in recording built heritage in their area.

The County Heritage Plan in partnership with the Heritage Forum also aims to develop a county heritage awards scheme targeting schools, community groups and heritage professionals. It also aims to work with schools to identify needs and develop actions for primary and post primary students.

The Discover Cork, Schools History Project, 2007 was recently launched. This Countywide project is an initiative of the County Heritage Plan and was first run in the County in the 2005 to 2006 school year. The project is organised by Cork Co. Council with support funding from the Heritage Council.

MAIN REPORT

(6) Proposed Projects and Plans which would promote the protection of the county's Built Heritage

Submissions received relevant to this sub issue:

11/766

Summary of Issue:

The following proposed projects should also be considered by the Council; 1) Heritage appraisal of the Draft Plan with which the heritage council would be pleased to fully fund in partnership with Cork County Council through its planning department and heritage office. 2) Preparation of Village Design Statements during the plan period to inform the proper planning and sustainable development of villages. 3) Coastal Historic Landscape Characterisation Study.

Manager's Opinion

A heritage appraisal of the Cork County Development Plan will be undertaken as part of the SEA process.

The Council intend to produce village design statements during the plan period in order to encourage sympathetic design of new buildings into established villages or village nuclei.

The Council will continue to work with the Department of Communications, Marine and natural Resources in the promotion of Coastal Zone Management. Coastal Historic Landscape Characterisation will form part of the Landscape Character Assessment of the County.

(7) Railway Heritage

Submissions received relevant to this sub issue:

11/241, 11/679, 11/945, 11/952

Summary of Issue:

All disused railway lines should be cited in the County Development Plan. Any remaining infrastructure on the Cork - Blackrock and Passage Railway should be added to the record of protected structures.

Manager's Opinion

The Council recognises the importance of the County's railway heritage. It is an objective, during the lifetime of the County Development Plan, to extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the county. The identification of structures for inclusion in the Record will be based on criteria set out in the Architectural Heritage Protection Guidelines for Planning Authorities which was launched by the Minister for the Environment, Heritage and Local Government in 2005.

MAIN REPORT**(8) Promotion and Protection of Gaelic Heritage**

Submissions received in relation to this sub issue:
11/261, 11/570, 11/60, 11/695, 11/962

Summary of Issue

The use of Irish place names relevant to an area and its heritage to be promoted when naming new residential estates and streets. Protection and promotion of the Irish language and folklore traditions particularly in Gaeltacht areas. Development located in Gaeltacht areas to be of a sensitive nature, in order to sustain the heritage character of the area.

Manager's Opinion

It is an objective of the current Plan to promote local heritage by encouraging the use of local place names of geographical, historical or cultural names in the naming of new residential and other developments. It is also an objective of the County Heritage Plan to produce guidelines on the naming of new housing developments. In this regard, a Placenames Committee run by the Community and Enterprise Division and comprising representatives of a variety of sectors including the Heritage Unit of the Council, Elected Members, An Post, the Fire Service and Irish language sector has been set up. This committee in conjunction with the Planning Department is working on the formulation of guidance for developers and procedures for the naming of new housing developments. The Committee already deals with the naming of new Council housing developments and will also be looking at the issues of signage and the correct spelling of placenames in Irish. There are specific detailed objectives within the 2003 CDP in relation to the protection of the linguistic and cultural heritage of the Gaeltacht areas and these will be retained in the review of the CDP.

15. NATURAL HERITAGE

Sub – issues raised in relation to natural heritage:

(1) Protection of Key Rural/Environmental Assets

Submissions received in relation to this sub issue:

11/188, 11/261, 11/286, 11/500, 11/578, 11/583, 11/588, 11/599, 11/606, 11/612, 11/671, 11/701, 11/703, 11/707, 11/711, 11/718, 11/729, 11/760, 11/769, 11/800, 11/802, 11/931, 11/945, 11/952, 11/969

Summary of Issue

The protection of the rural landscape, wildlife and hedgerows is essential to the achievement of a sustainable environment. The CDP should recognise the role of natural heritage in contributing to the visual, amenity and landscape character of the county and should protect such from environmental degradation. A tree survey should be undertaken for the entire county, including significant groups of trees. Provisions of the 2003 CDP in relation to a) trees and tree preservation, b) coastal areas, c) heritage, d) habitat protection, e) geomorphical sites and f) schedules of areas of ecological importance should be carried forward and improved on in the review of the CDP.

Manager's Opinion

The Cork County Heritage Plan adopted in 2005 aims to ensure the protection of our heritage, both built and natural, and promote its enjoyment by all and will inform the review process. The 2003 CDP includes a number of objectives in relation to the conservation and management of areas of natural environmental value, and the conservation and protection of features of natural interest such as woodlands, hedgerows, wetlands, unspoilt uplands and known habitats, e.g. ENV 2-1, ENV 2-2, ENV 2-3, these will be retained. It is an action of the Cork County Heritage Plan to develop and pilot a methodology to identify locally important areas of biodiversity in the county, this will include the identification of important trees and groups of trees. The Heritage Unit intend to prepare a County Habitat Map, which will also include important trees and groups of trees. The CDP will continue to support existing objectives relating to the topics a – f identified above.

MAIN REPORT**(2) Designation of Spike Island**

Submissions received in relation to this sub issue:

11/138, 11/140, 11/146, 11/147, 11/148, 11/149, 11/150, 11/151, 11/152, 11/153, 11/154, 11/243, 11/288, 11/243, 11/40, 11/41, 11/47, 11/39, 11/42, 11/61, 11/713, 11/717, 11/653, 11/679, 11/729, 11/800, 11/952, 11/965

Summary of Issue

A number of submissions were received in relation to the designation of Spike Island. The predominant issues related to the designation of Spike Island as a National Heritage Area and the need for a conservation plan to be put in place. It was further suggested that once this was achieved, further designation as a UNESCO World Heritage Site should be sought.

Manager's Opinion

The responsibility for designation of Special Areas of Conservation, Special Protection Areas and proposed Natural Heritage Areas lies with the National Parks and Wildlife Service of the Department of Environment, Heritage and Local Government. There is no such designation as a National Heritage Area. The primary legislation protecting natural heritage is the Habitats Directive, Birds Directive, the Wildlife Act 1976, and the Wildlife (Amendment) Act 2000. It would be unlikely that Spike Island would receive designation as a UNESCO World Heritage Site. Cork Harbour would be a more likely candidate given the number of designations that sections of the harbour already have. Spike Island is host to a number of protected structures, which Cork County Council have identified and these are protected in legislation by both the National Monuments Act & the Planning & Development Act. Also see section on Built Heritage.

(3) Improved Access to Natural Heritage/Countryside

Submissions received in relation to this sub issue:

11/105, 11/272, 11/679, 11/71, 11/724, 11/760, 11/800, 11/945, 11/951, 11/952

Summary of Issue

Need to provide improved access to natural heritage/countryside. Clear designation and mapping of local walking routes and cycle paths should be included in the CDP, and provision should be made for the infrastructure to support same i.e. pathways, viewing points. Lack of clarity with regard to rights of way and the fencing off of previously open areas in the countryside are cited as major impediments to reasonable access to the countryside and the development of walking tourism in the County.

Manager's Opinion

The Cork County Heritage Plan adopted in 2005 aims to ensure the protection of our heritage, both built and natural, and promote its enjoyment by all and will inform the review process. The 2003 CDP acknowledges that an essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. It is an objective of the CDP to take into account the needs of pedestrians and cyclists when considering proposals for development and to develop a network of greenways along former railway routes to be used for cycleways and footpaths. The importance of cycle and pedestrian traffic and having safe and efficient access to public transport is acknowledged, as are the needs of tourists and the tourist industry in the consideration of proposals for the provision of new facilities or infrastructure, particularly public transport infrastructure. These objectives will continue to be developed and promoted in the review of the CDP. Cork County Council recognises the importance of maintaining established rights of way and supporting initiatives for establishing walking routes and general accessibility. The Council also recognises that a register or database of public rights of way would be useful in promoting awareness of these issues, however it is expected that the legal and administrative difficulties in doing this would be considerable. An initial scoping exercise to establish the feasibility of setting up such a database / register as suggested by the 2003 CDP will be considered in the review of the CDP.

MAIN REPORT**(4) Protection of the Amenities of Cork Harbour and Realisation of its Full Potential**

Submissions received in relation to this sub issue:

11/105, 11/164, 11/250, 11/5, 11/627, 11/762, 11/951, 11/952, 11/964, 11/965

Summary of Issue

The protection of the amenities of Cork Harbour through a) promoting a balance of development uses within the harbour, with an emphasis on uses which are compatible with the development of leisure facilities b) the replacement of heavier industries within the harbour area with more eco-friendly industries, c) policies and development respecting the designation of the entire Cork Harbour as a Special Area of Conservation, d) protection of the setting of Cork Harbour, especially the surrounding sloping hillsides. The realisation of Cork Harbour's full potential in relation to tourism and economy, for example the development of a Naval or Maritime Museum on Haulbowline and development of the lower bay as a source of recreation. The outcomes of the Cork Harbour Development Plan should be acknowledged in the CDP.

Manager's Opinion

The Cork County Heritage Plan adopted in 2005 aims to ensure the protection of our heritage, both built and natural, and promote its enjoyment by all and will inform the review process. Cork Harbour, contrary to submissions received, has not been designated in its entirety as a Special Area of Conservation. Specific sections within Cork Harbour have received designation as Special Protection Areas, proposed Natural Heritage Areas and as Special Areas of Conservation. The CDP will continue to promote and maintain the conservation value of these designations. The wider landscape setting of Cork Harbour is designated in the 2003 CDP as A1 Metropolitan Green Belt, which gives the highest level of protection to prominent open hilltops, valley sides and ridges and this designation will be carried forward in the review of the CDP. It is an objective of the CDP to protect and conserve those natural, built and cultural heritage features that form the resources on which the County's tourist industry is based and to take into account the needs of tourists and the tourist industry in the consideration of proposals for the provision of new facilities or infrastructure and the CDP will continue to recognise such needs. Cork County Council's Planning Policy Unit, in association with the Coastal and Marine Resource Centre (CMRC) at Haulbowline, is involved in a coastal management project, called COREPOINT, which is based in Cork Harbour and funded by the EU. The project will provide useful information and analysis on the harbour and coastal zone and will provide the basis for a coastal management policy for Cork Harbour in the future. The project has already produced a study on recreational uses in the Harbour. The Council will also continue to work with the Department of Communications, Marine and Natural Resources, the Department of the Environment, Heritage and Local Government, the Department of Arts Sport and Tourism, and other relevant bodies in the promotion of Coastal Zone Management. Consideration will be given to the outcomes of any Cork Harbour Management Plan or strategy and where deemed appropriate policies or objectives included in the CDP.

(5) Protection of Ecology/Habitats

Submissions received in relation to this sub issue:

11/105, 11/188, 11/272, 11/500, 11/652, 11/801, 11/802, 11/969

Summary of Issue

The EU Water Framework Directive requires the protection of the ecological status of river catchments not just water quality. Policies are required in relation to aquatic habitat protection, particularly those which are not covered by the Habitat Regulations or the Special Areas of Conservation Directive, such policies should also include the protection of the ecological status of river catchments and channels. The impact of major disturbances of physical habitats resulting from developments should be carefully considered. Natural habitats should be conserved and in areas where these have already been destroyed their re-establishment through the planting of native trees, shrubs etc. should be encouraged. The CDP should take account of Article 6 of the Habitats Directive in relation to the implications of plans or projects, outside the boundary of conservation sites, on the conservation site. List of habitats and species identified in Areas of Scientific Interest as previously included in the 1996 CDP should be included in the CDP, as should a list of significant SAC sites, which did not receive designation. The Biological Records Centre address should be identified in the Plan as a source of information on regional and local bio-diversity.

Manager's Opinion

The 2003 CDP acknowledges that the EU Water Framework Directive heralds a new approach to water quality management based on River Basin Management. River Basin Management assesses water quality and associated ecological factors, including land use within the basins, and develops integrated and coherent policies based on these. ENV 1-1 states that Cork County Council in partnership with Cork City Council, Kerry, Waterford, Limerick and South Tipperary County Councils and other relevant bodies will prepare River basin Management Plans in accordance with the EU Water Framework Directive. These plans are currently being prepared. The Habitats Directive to which the 2003 CDP and the Review of the Plan has regard to, protects corridors of connectivity associated with protected habitats and the Fisheries Directive (in relation to Freshwater Fish) provides for the maintenance of waterways for Salmon and Trout, thus maintaining the waterways themselves.

The Planning & Development Act 2000 requires planning authorities to include in their plans information on the likely significant effects on the environment of implementing a Development Plan. The EU Strategic Environmental Assessment Directive requires all planning authorities preparing formal plans to undertake Strategic Environmental Assessment and to prepare an environmental report describing the potential effects on the environment and this requirement will apply to the review of the CDP. In addition, the Planning & Development Act requires an environmental impact assessment to be submitted with development applications, which are likely to have significant environmental impacts thus safeguarding the environment or minimising the effects on the environment.

There are two schemes in operation promoting the development or improvement of native woodlands; these are the Neighbour Wood Scheme and the Native Woodlands Scheme and Cork County Council will continue to promote these initiatives. The Heritage Unit intend to prepare a Habitat Map for the entire County, which will identify, map and provide supplementary information relating to all habitats within the county. Consideration will be given to the inclusion of the Biological Records Centre address in the CDP as a source of information on regional and local bio-diversity.

MAIN REPORT

(6) Environmental Designations

Submissions received in relation to this sub issue:
11/551, 11/557, 11/560, 11/952

Summary of Issue

Consultation to be carried out in relation to SAC and SPA designations. More flexibility to be incorporated into environmental designations. Proposed Natural Heritage Areas to receive full designation.

Manager's Opinion

The responsibility for designation of Special Areas of Conservation, Special Protection Areas and proposed Natural Heritage Areas lies with the National Parks and Wildlife Service of the Department of Environment, Heritage and Local Government. The CDP will continue to promote and maintain the conservation value of these designations.

(7) Education and Promotion of Heritage in the CDP

Submissions received in relation to this sub issue:
11/36, 11/551, 11/762

Summary of Issue

There is a need for education and promotion of our heritage, particularly in schools, tourism, local knowledge and improved access to heritage data. The role of artistic practice and art in raising public awareness of issues particularly relating to Cork Harbour should be recognised in the CDP and the Contemporary Visual Arts should be given a direct role in the formulation of policy. A Heritage Appraisal of the Draft Plan should be carried out and the Heritage Council are willing to work in partnership with Cork County Council in relation to same. A Heritage Plan should be prepared for St. Gobnait's complex and Environs to include the woodland.

Manager's Opinion

The Cork County Heritage Plan adopted in 2005 aims to ensure the protection of our heritage, both built and natural, and promote its enjoyment by all and will inform the review process. It is an objective of the County Heritage Plan to raise awareness and to promote appreciation and enjoyment of the heritage of County Cork and a number of actions have been identified to achieve this, for example development of a county heritage awards scheme targeting schools, community groups and heritage professionals. Cork County Council recognises the potential of the role of artistic practice and art in raising public awareness of heritage issues and in the Development Plan Process and will examine the feasibility of more artistic involvement in the process. The Heritage Plan has already developed actions utilising the art community, in identifying the setting up of an annual heritage photographic exhibition to showcase themed aspects of heritage in the county as a specific action of the plan. A heritage appraisal of the plan will be carried out through the Strategic Environmental Assessment of the plan. A management plan for the SAC of St. Gobnait's woodland has already been prepared by the National Parks and Wildlife Service of the Department of Environment, Heritage and Local Government.

MAIN REPORT

(8) Management of Waterways

Submissions received in relation to this sub issue:
11/188

Summary of Issue

All waterways should be considered natural resources and policies for their maintenance, protection and development to be included in the CDP. The amenity potential of waterways should be recognised and promoted in the CDP. River Management Policies are required and measures for protecting the aquatic environment should be considered, such as River Corridor Management Areas, Special Preservation Orders, Special Amenity Areas. Assessment of all waterways within each LAP in relation to their aesthetic, amenity and recreational value and identification of the actions required in order that they meet their full potential should be carried out.

Manager's Opinion

River Basin Management assesses water quality and associated ecological factors, including land use within the basins, and develops integrated and coherent policies based on these. ENV 1-1 states that Cork County Council in partnership with Cork City Council, Kerry, Waterford, Limerick and South Tipperary County Councils and other relevant bodies will prepare River basin Management Plans in accordance with the EU Water Framework Directive. These plans are currently being prepared. The Habitats Directive to which the 2003 CDP and the Review of the Plan has regard to, protects corridors of connectivity associated with protected habitats and the Fisheries Directive (in relation to Freshwater Fish) provides for the maintenance of waterways for Salmon and Trout, thus maintaining the waterways themselves.

Cork County Council recognises the potential of all waterways and the value of assessing all waterways within the LAP areas in relation to their aesthetic, amenity and recreational value and identification of the actions required in order that they meet their full potential and will examine the feasibility of carrying out such an assessment.

17. LANDSCAPE

Sub – issues raised in relation to Landscape:

(1) Scenic Routes

Submissions received in relation to this sub issue:

11/105, 11/126, 11/302, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/698, 11/699, 11/700, 11/715

Summary of Issue

The Plan should provide clarification on policy with regard to scenic routes.

A number of specific scenic route issues were raised including the designation of new routes, the removal of existing scenic routes and the need for an overall review of all scenic routes.

Manager's Opinion

The Council is required by law to include objectives to preserve the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty, or interest in its development plan. In conjunction with the Landscape Character Assessment, the function and purpose of Scenic Routes will be examined in the context of the overall management of the County's landscape.

MAIN REPORT

(2) Scenic Areas/Landscape Designation

Submissions received in relation to this sub issue:

11/105, 11/158, 11/580, 11/582, 11/588, 11/599, 11/679, 11/684, 11/760, 11/89, 11/931, 11/701, 11/703, 11/707, 11/711, 11/718.

Summary of Issue

Scenic landscape designation should be more widely used as a mechanism, within the Development Plan, to help protect historic landscapes and views. The Plan should also include a "vision" for the protection of areas of high amenity value and should include detailed measures for the protection and management of such areas. There is also a need to identify and designate areas of scenic amenity and to protect elevated and hillside areas from insensitive and visually intrusive development. Need to address potential conflicts which can arise in seeking to develop sustainable energy projects within scenic areas. Need to review existing scenic landscape designations.

Manager's Opinion

The Council is required by law to include objectives to preserve the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest in its development plan. In conjunction with the Landscape Character Assessment, Scenic Areas and landscape designations will be examined in the context of the overall management of the County's landscape as part of the review of the Development Plan.

(3) Landscape

Submissions received in relation to this sub issue:

11/261, 11/560, 11/671, 11/680, 11/709, 11/800, 11/945, 11/796, 11/766

Summary of Issue

Landscape Assessment should be carried out at townland or village level and landscape guidelines for development in high amenity areas need to be formulated.

Developers should be requested to submit an outline strategic landscape masterplan.

Cork County Council should promote the Landscape Circle Template produced by Landscape Alliance. Landscape Character maps should relate to particular sites and the Landscape Character of an area should be considered when assessing development proposals. The role of landscape character assessment in assessing the suitability of windfarm developments needs to be considered. Landscape Character Assessment should be consultation driven. Landscape management is much more than the process of landscape character assessment. While it is a useful tool for planners and policy makers in deciding broad landscape issues in relation to major forces for change it however lacks the necessary level of sophistication to address issues such as dynamic/changing landscape, coastal areas, the scenic routes, protecting the rural environment and townscape. The comprehensive approach taken by Kildare County Council and Fermanagh –Its Special Landscapes are referred to as examples to be considered. Need to assist citizens to understand how the character and distinctiveness of landscapes are defined and to provide various guidelines and actions that can be taken to mitigate negative impacts of ongoing interventions. The Heritage Council refer to the review of the existing Landscape Character Assessment and make reference to the "Landscape Character Assessment in Ireland: Baseline Audit and Evaluation, 2006" undertaken by the Heritage Council incorporating the preparation of a Historic Landscape Characterisation. That the LCA should inform the formulation of any landscape strategy and hence settlement strategy. The Heritage Council included a suggested Landscape Policy and means of assessment of the landscape and made reference to the emerging Failte Ireland study into a national evaluation of scenic landscapes in Ireland. The Heritage Council have also included recommendations in relation to the value of coastal landscape or seascapes.

Manager's Opinion

The assessment of Cork's vast and varied landscape has been ongoing over the last number of years through the Landscape Character Assessment process and was firstly incorporated into the County Development Plan 2003, and subsequently in the Electoral Area Local Area Plans in 2005. It is intended to build on the outcomes of the "Landscape Character Assessment in Ireland: Baseline Audit and Evaluation, 2006" undertaken by the Heritage Council and prepare a Landscape Strategy for the County. It is envisaged that the Landscape Strategy would provide guidelines for development of all landscape areas including high amenity areas and will inform the Draft Plan. It is envisaged that the Character Types, incorporating Landscape Character Areas, would be the level of focus at this stage of the process. The Council will promote the Landscape Circle Template as a methodology for a community based landscape management framework.

Windfarm development is one of the key issues to be considered as part of the Landscape Character Assessment to be carried out as part of the Review of the Plan.

The importance of consultation is recognised as an integral part of the evaluation of the values and sensitivities of the landscape of the County. It is recognised that there is a need to assist the public to understand how the character and distinctiveness of landscapes are defined and to provide various guidelines and actions that can be taken to mitigate negative impacts of ongoing interventions. The importance of Historic Landscape Characterisation is also recognised as part of the management of the entire landscape of the County.

MAIN REPORT

(4) Windfarms

Submissions received in relation to this sub issue:
11/680, 11/542, 11/679, 11/709

Summary of Issue

The policy with regard to wind energy needs to be strengthened and more prescriptive. Windfarms should be located on mountains and Coillte sites and not on agricultural land. Issue raised in relation to the colour of turbines and the possibility of ranging the colours from the base to the top. A review of all permitted, constructed and refused windfarm developments should be undertaken to clarify the geographical spread and avoid proliferation of such developments in some areas. Some scenic routes need to be abandoned in order to facilitate the expansion of windfarms.

Manager's Opinion

In conjunction with the Landscape Character Assessment, the development of windfarms will be examined in the context of the overall management of the County's landscape as part of the review of the Plan. This will include acknowledging the potential impacts of such developments with regard to visual amenity, wildlife and habitats etc. and also the importance of such developments in providing alternative sources of energy.

(5) Forestry/Trees

Submissions received in relation to this sub issues:
11/105, 11/261, 11/679, 11/680, 11/716, 11/945.

Summary of Issue

A tree survey should be undertaken for the county including significant groups of trees. Provisions of the 2003 County Development Plan in relation to trees and tree preservation should be retained and improved on. A section should be provided in the County Development Plan in relation to controls for forestry. The Plan needs to include a design/management strategy for the felling aspect of forestry. The Plan should promote the development of the traditional Irish forest landscape.

Manager's Opinion

The current provisions of the County Development Plan in relation to trees will be retained in the review of the Plan. The need to identify important trees and groups of trees in the county is recognised in the Cork County Heritage Plan which includes an action to develop and pilot a methodology to identify locally important areas of biodiversity in the county, including important trees and groups of trees. The Heritage Unit also intend to prepare a County Habitat Map, which will also include trees.

Forestry developments are regulated by the Forest Service of the Dept. of Communications, Marine and Natural Resources. The Plan has included an objective to prepare an Indicative Forest Strategy for Cork (IFS) with the Forest Service, which is yet to be completed. It is also an objective to implement the policies and objectives outlined in the IFS and to monitor the implementation and effectiveness of the policies and objectives of the IFS for County Cork. These objectives will be retained in the review of the CDP.

Forestry is one of the key issues to be considered as part of the Landscape Character Assessment to be carried out as part of the Review of the Plan.

MAIN REPORT

(6) Coastal Zone Management

Submissions received in relation to this sub issue:

11/302, 11/303, 11/304, 11/305, 11/306, 11/307, 11/308, 11/309, 11/310, 11/311, 11/312, 11/313, 11/314, 11/315, 11/316, 11/317, 11/318, 11/319, 11/320, 11/321, 11/322, 11/323, 11/324, 11/325, 11/326, 11/327, 11/328, 11/329, 11/330, 11/331, 11/332, 11/333, 11/334, 11/335, 11/336, 11/337, 11/338, 11/339, 11/340, 11/341, 11/342, 11/343, 11/344, 11/345, 11/346, 11/347, 11/348, 11/349, 11/350, 11/351, 11/352, 11/353, 11/354, 11/355, 11/356, 11/357, 11/358, 11/359, 11/360, 11/361, 11/362, 11/363, 11/364, 11/365, 11/366, 11/367, 11/368, 11/369, 11/370, 11/371, 11/372, 11/373, 11/374, 11/375, 11/376, 11/377, 11/378, 11/379, 11/380, 11/381, 11/382, 11/383, 11/384, 11/385, 11/386, 11/387, 11/388, 11/389, 11/390, 11/391, 11/392, 11/393, 11/394, 11/395, 11/396, 11/397, 11/398, 11/399, 11/400, 11/401, 11/402, 11/403, 11/404, 11/405, 11/406, 11/407, 11/408, 11/409, 11/410, 11/411, 11/412, 11/413, 11/414, 11/415, 11/416, 11/417, 11/418, 11/419, 11/420, 11/421, 11/422, 11/423, 11/424, 11/425, 11/426, 11/427, 11/428, 11/429, 11/430, 11/431, 11/432, 11/433, 11/434, 11/435, 11/436, 11/437, 11/438, 11/439, 11/440, 11/441, 11/442, 11/443, 11/444, 11/445, 11/446, 11/447, 11/448, 11/449, 11/450, 11/451, 11/452, 11/453, 11/454, 11/455, 11/456, 11/457, 11/458, 11/459, 11/460, 11/461, 11/462, 11/463, 11/464, 11/465, 11/466, 11/467, 11/468, 11/469, 11/470, 11/471, 11/472, 11/473, 11/474, 11/475, 11/476, 11/477, 11/478, 11/479, 11/480, 11/481, 11/482, 11/483, 11/484, 11/485, 11/486, 11/487, 11/488, 11/489, 11/490, 11/491, 11/492, 11/493, 11/494, 11/495, 11/496, 11/687, 11/688, 11/689, 11/690, 11/691, 11/692, 11/693, 11/694, 11/695, 11/696, 11/697, 11/698, 11/699, 11/700, 11/715, 11/766, 11/945

Summary of Issue

The County Development Plan needs to place greater emphasis on coastal areas. The Plan should provide clarification on policy with regard to coastal zone management. The Heritage Council refers to a policy dealing with the preparation of an Integrated Coastal Management Strategy for the Cork Coastline, which would be very useful if integrated into the tourism chapter of the Plan. (See also Section on Tourism).

Manager's Opinion

The coastal area is a key asset of County Cork and is host to a wide range of nationally and internationally important nature conservation sites, scenic landscapes, natural amenities such as beaches and estuaries whilst also the focus for increasing social, recreational and economic activity including residential development. Cork County Council's Corporate Plan 2005-2009 supports the development of a coastal zone management framework for the County and the incorporation of a coastal zone objective in the Development Plan Review. These issues will be addressed in the preparation of a Draft Plan.

18. LOCAL AREA DEVELOPMENT

Submissions received relevant to Local Area Development issues:

11/1, 11/4, 11/7, 11/8, 11/10, 11/11, 11/12, 11/13, 11/14, 11/16, 11/17, 11/18, 11/20, 11/21, 11/22, 11/23, 11/24, 11/25, 11/26, 11/27, 11/32, 11/34, 11/37, 11/38, 11/43, 11/44, 11/45, 11/48, 11/49, 11/50, 11/51, 11/52, 11/55, 11/57, 11/58, 11/59, 11/62, 11/63, 11/64, 11/65, 11/66, 11/67, 11/68, 11/69, 11/70, 11/76, 11/78, 11/79, 11/80, 11/81, 11/82, 11/83, 11/84, 11/85, 11/86, 11/87, 11/88, 11/89, 11/90, 11/92, 11/93, 11/94, 11/97,

11/100, 11/103, 11/104, 11/108, 11/111, 11/112, 11/113, 11/114, 11/118, 11/120, 11/121, 11/122, 11/123, 11/125, 11/128, 11/129, 11/130, 11/132, 11/134, 11/135, 11/137, 11/139, 11/141, 11/142, 11/143, 11/145, 11/155, 11/156, 11/157, 11/158, 11/163, 11/165, 11/167, 11/169, 11/170, 11/171, 11/172, 11/173, 11/176, 11/177, 11/178, 11/179, 11/180, 11/182, 11/184, 11/186, 11/187, 11/189, 11/191, 11/193, 11/195, 11/196, 11/197, 11/198, 11/199,

11/200, 11/201, 11/202, 11/203, 11/204, 11/205, 11/207, 11/208, 11/209, 11/210, 11/211, 11/212, 11/217, 11/218, 11/219, 11/221, 11/224, 11/225, 11/226, 11/227, 11/228, 11/229, 11/233, 11/234, 11/235, 11/236, 11/237, 11/239, 11/240, 11/244, 11/245, 11/246, 11/247, 11/248, 11/249, 11/251, 11/252, 11/254, 11/256, 11/258, 11/259, 11/263, 11/264, 11/269, 11/271, 11/275, 11/290, 11/293, 11/294, 11/295, 11/296, 11/297, 11/298, 11/299,

11/300, 11/301, 11/497, 11/498, 11/499, 11/501, 11/502, 11/503, 11/504, 11/505, 11/506, 11/507, 11/509, 11/510, 11/511, 11/512, 11/513, 11/514, 11/515, 11/517, 11/518, 11/519, 11/521, 11/522, 11/523, 11/524, 11/525, 11/527, 11/528, 11/529, 11/531, 11/532, 11/533, 11/535, 11/536, 11/537, 11/538, 11/539, 11/540, 11/541, 11/543, 11/544, 11/545, 11/549, 11/553, 11/554, 11/555, 11/561, 11/562, 11/563, 11/564, 11/565, 11/566, 11/567, 11/568, 11/569, 11/571, 11/572, 11/573, 11/589, 11/590, 11/591, 11/593, 11/594, 11/595, 11/596, 11/597,

11/600, 11/601, 11/603, 11/604, 11/605, 11/608, 11/609, 11/610, 11/611, 11/614, 11/615, 11/619, 11/620, 11/621, 11/622, 11/623, 11/624, 11/625, 11/626, 11/628, 11/629, 11/630, 11/631, 11/632, 11/634, 11/635, 11/636, 11/637, 11/638, 11/639, 11/640, 11/642, 11/646, 11/647, 11/648, 11/649, 11/650, 11/651, 11/655, 11/657, 11/658, 11/660, 11/661, 11/662, 11/664, 11/665, 11/666, 11/667, 11/668, 11/670, 11/672, 11/673, 11/674, 11/675, 11/676, 11/683, 11/685, 11/686, 11/698,

11/714, 11/719, 11/721, 11/722, 11/725, 11/726, 11/727, 11/728, 11/731, 11/732, 11/733, 11/734, 11/735, 11/736, 11/737, 11/738, 11/739, 11/740, 11/741, 11/742, 11/743, 11/744, 11/746, 11/747, 11/748, 11/750, 11/751, 11/752, 11/753, 11/754, 11/755, 11/757, 11/763, 11/767, 11/768, 11/770, 11/771, 11/772, 11/773, 11/776, 11/780, 11/781, 11/782, 11/783, 11/784, 11/785, 11/787, 11/788, 11/789, 11/790, 11/791, 11/792, 11/793,

11/803, 11/804, 11/805, 11/806, 11/807, 11/808, 11/809, 11/810, 11/811, 11/812, 11/813, 11/814, 11/815, 11/816, 11/817, 11/818, 11/819, 11/821, 11/822, 11/823, 11/828, 11/829, 11/830, 11/832, 11/834, 11/835, 11/836, 11/837, 11/838, 11/839, 11/840, 11/841, 11/842, 11/843, 11/844, 11/845, 11/846, 11/848, 11/849, 11/850, 11/851, 11/854, 11/855, 11/856, 11/857, 11/858, 11/859, 11/860, 11/861, 11/862, 11/864, 11/865, 11/866, 11/867, 11/868, 11/869, 11/870, 11/871, 11/872, 11/873, 11/874, 11/876, 11/877, 11/878, 11/879, 11/882, 11/883, 11/884, 11/885, 11/887, 11/891, 11/892, 11/894, 11/895, 11/896, 11/897, 11/898, 11/899,

11/900, 11/901, 11/902, 11/903, 11/906, 11/907, 11/908, 11/910, 11/911, 11/912, 11/913, 11/914, 11/915, 11/916, 11/916, 11/917, 11/918, 11/919, 11/920, 11/922, 11/925, 11/927, 11/928, 11/930, 11/931, 11/932, 11/933, 11/934, 11/935, 11/936, 11/937, 11/938, 11/940, 11/941, 11/942, 11/946, 11/947, 11/948, 11/949, 11/950, 11/955, 11/956, 11/957, 11/958, 11/963, 11/968,

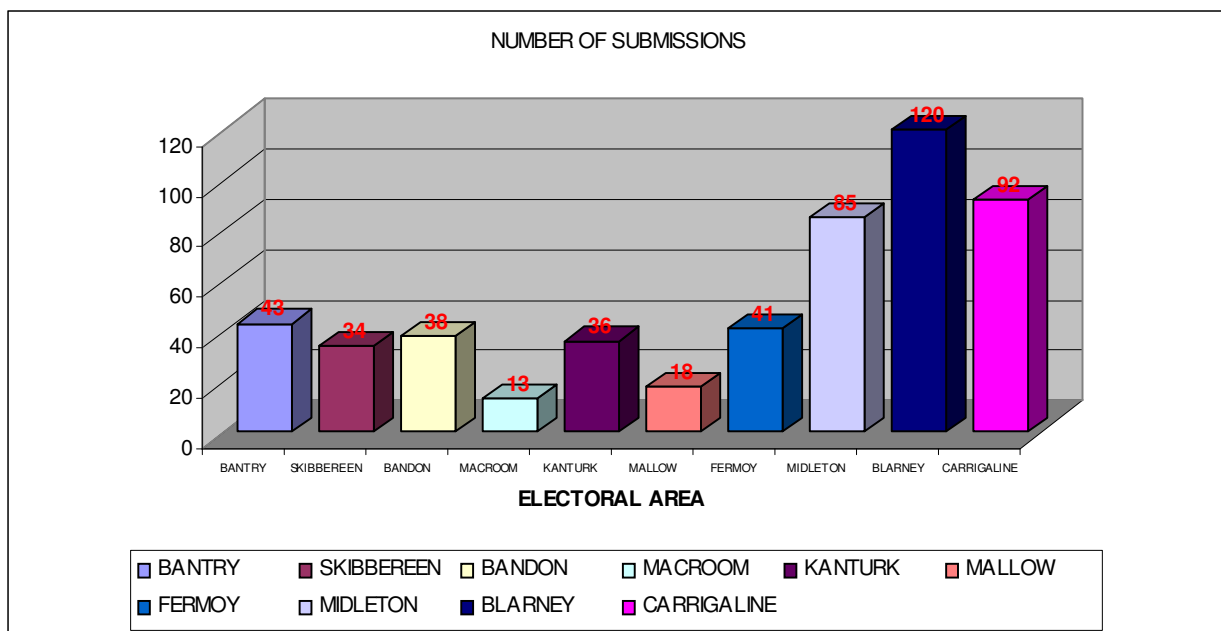
MAIN REPORT

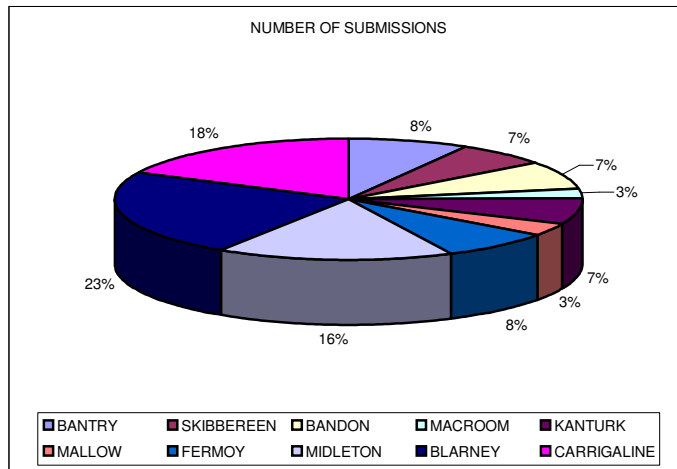
Submissions where one submission relates to more than one site:

11/144, 11/159, 11/181, 11/253, 11/255, 11/257, 11/292, 11/520, 11/526, 11/628, 11/530, 11/534, 11/548, 11/556, 11/558, 11/720, 11/745, 11/756, 11/777, 11/847, 11/863, 11/881, 11/889, 11/926

Throughout the County, a total of 520 submissions are related to local area development and zoning for future development. These submissions comprised a total of 7037 ha of land. The table below shows the number of submissions received in each of the 10 Electoral Areas in the County. The highest pressure for new development is in the Metropolitan Cork area and near the other main towns.

ELECTORAL AREA	NUMBER OF SUBMISSIONS	AREA (ha)
BANTRY	43	240.14
SKIBBEREEN	34	372.27
BANDON	38	531.93
MACROOM	13	94.36
KANTURK	36	237.57
MALLOW	18	130.36
FERMOY	41	639.31
MIDLETON	85	1015.96
BLARNEY	120	2352.45
CARRIGALINE	92	1423.06
TOTAL	520	7037.41





(1) BANDON ELECTORAL AREA

Submissions received relevant to this sub issue:
 11/23, 11/93, 11/97, 11/134, 11/155, 11/158, 11/178, 11/182, 11/202, 11/218, 11/219, 11/252, 11/275, 11/292*, 11/518, 11/519, 11/540, 11/543, 11/544, 11/562, 11/563, 11/564, 11/568, 11/590, 11/649, 11/673, 11/719, 11/836, 11/849, 11/859, 11/866, 11/898, 11/903, 11/912, 11/916, 11/950

Summary of Issue:

In the Bandon Electoral Area a total of 38 submissions sought additional zoning to facilitate development. These submissions comprised a total of 532 ha. In the area near the main town of Bandon there are 19 submissions relating to 82 ha. The following table shows the number of submissions comprised in the area of the main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Bandon	19	82.12
Kinsale	6	34.89
Rural	13	414.92
TOTAL	38	531.93

Manager's Opinion:

The submissions for new zoning in the Bandon area indicate considerable pressure for new development particularly near the main town of Bandon. Also, 34 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Bandon Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can be commenced.

* Submissions where one submission relates to more than one site

MAIN REPORT

(2) BANTRY ELECTORAL AREA

Submissions received relevant to this sub issue:

11/63, 11/64, 11/65, 11/100, 11/112, 11/144*, 11/189, 11/199, 11/201, 11/205, 11/207, 11/239, 11/263, 11/269, 11/295, 11/553, 11/573, 11/625, 11/733, 11/741, 11/767, 11/773, 11/777*, 11/784, 11/785, 11/805, 11/806, 11/807, 11/808, 11/809, 11/810, 11/811, 11/812, 11/814, 11/815, 11/817, 11/818, 11/830, 11/897, 11/902, 11/908

Summary of Issue:

In the Bantry Electoral Area a total of 43 submissions sought additional zoning to facilitate development. These submissions comprised a total of 240 ha. In the area near the main town of Bantry there are 18 submissions relating to 103 ha. The following table shows the number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Castletownbere	4	10.64
Skull	10	94.15
Bantry	18	103.41
Rural area	11	31.94
TOTAL	43	240.14

Manager's Opinion:

The submissions for the new zoning in the Bantry area indicate considerable pressure for new development particularly near the main town of Bantry. Also, only 13 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Bantry Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can commence.

* Submissions where one submission relates to more than one site

(3) BLARNEY ELECTORAL AREA

Submissions received in relation to this sub issue:

11/11, 11/16, 11/20, 11/21, 11/22, 11/26, 11/27, 11/37, 11/38, 11/51, 11/52, 11/66, 11/68, 11/69, 11/76, 11/79, 11/80, 11/81, 11/82, 11/83, 11/113, 11/122, 11/125, 11/129, 11/132, 11/141, 11/142, 11/143, 11/145, 11/167, 11/169, 11/170, 11/173, 11/179, 11/180, 11/208, 11/209, 11/245, 11/254, 11/264, 11/294, 11/296, 11/297, 11/299, 11/301, 11/499, 11/501, 11/506, 11/507, 11/509, 11/524, 11/528, 11/545, 11/567, 11/593, 11/594, 11/603, 11/605, 11/611, 11/614, 11/621, 11/628, 11/629, 11/634, 11/635, 11/636, 11/637, 11/638, 11/639, 11/657, 11/662, 11/665, 11/667, 11/668, 11/674, 11/683, 11/728, 11/742, 11/744, 11/750, 11/751, 11/752, 11/753, 11/768, 11/771, 11/783, 11/789, 11/790, 11/793, 11/803, 11/816, 11/829, 11/837, 11/842, 11/846, 11/850, 11/854, 11/861, 11/865, 11/868, 11/872, 11/885, 11/887, 11/899, 11/930, 11/933, 11/934, 11/938, 11/940, 11/956, 11/963, 11/181, 11/253, 11/756, 11/847, 11/881

Summary of Issue

In the Blarney Electoral Area a total of 120 submissions sought additional zoning to facilitate development. These submissions comprised a total of 2352 ha. In the area near the main town of Blarney there are 6 submissions relating to 70 ha. The following table shows the number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Blarney	6	70.51
Tower	6	59.24
North Environs of Cork City	42	1252.27
Glanmire	22	379.99
Little Island	5	82.41
Rural	39	508.03
TOTAL	120	2352.45

Manager's Opinion

The submissions for the new zoning in the Blarney area indicate considerable pressure for new development particularly near the North Environs of Cork City. Also, 32 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Blarney Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can be commenced.

* Submissions where one submission relates to more than one site

MAIN REPORT

(4) CARRIGALINE ELECTORAL AREA

Submissions received in relation to this sub issue:

11/24, 11/59, 11/84, 11/90, 11/92, 11/94, 11/104, 11/135, 11/139, 11/171, 11/172, 11/176, 11/177, 11/235, 11/237, 11/240, 11/497, 11/502, 11/503, 11/504, 11/510, 11/511, 11/512, 11/513, 11/531, 11/532, 11/533, 11/535, 11/536, 11/537, 11/538, 11/539, 11/549, 11/622, 11/640, 11/655, 11/658, 11/664, 11/721, 11/743, 11/745, 11/747, 11/748, 11/757, 11/788, 11/791, 11/804, 11/821, 11/823, 11/838, 11/839, 11/840, 11/841, 11/844, 11/845, 11/848, 11/851, 11/860, 11/862, 11/863, 11/864, 11/869, 11/870, 11/873, 11/876, 11/878, 11/883, 11/884, 11/891, 11/895, 11/896, 11/901, 11/910, 11/911, 11/931, 11/935, 11/941, 11/942, 11/257, 11/526, 11/530, 11/534, 11/720, 11/889

Summary of Issue

In the Carrigaline Electoral Area a total of 92 submissions sought additional zoning to facilitate development. These submissions comprised a total of 1423 ha. In the area near the main town of Carrigaline there are 18 submissions relating to 262 ha. The following table shows the number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Carrigaline	18	261.94
Ringaskiddy	1	59.92
South Environs of Cork City	33	475.18
Ballincollig	14	128.88
Passage West	7	66.6
Rural	19	430.54
TOTAL	92	1423.06

Manager's Opinion

The submissions for new zoning in the Carrigaline area indicate considerable pressure for new development particularly near the South Environs of Cork City. Also, 21 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Carrigaline Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can be commenced.

* Submissions where one submission relates to more than one site

(5) FERMOY ELECTORAL AREA

Submissions received relevant to this sub issue:

11/8, 11/12, 11/13, 11/18, 11/25, 11/87, 11/123, 11/157, 11/197, 11/203, 11/233, 11/247, 11/256, 11/515, 11/523, 11/525, 11/569, 11/571, 11/591, 11/600, 11/626, 11/632, 11/651, 11/672, 11/675, 11/725, 11/726, 11/727, 11/734, 11/746, 11/781, 11/782, 11/847, 11/877, 11/879, 11/900, 11/918, 11/919, 11/920, 11/927, 11/948

Summary of Issue:

In the Fermoy Electoral Area a total of 41 submissions sought additional zoning to facilitate development. These submissions comprised a total of 640 ha. In the area near the main town of Fermoy there are 14 submissions relating to 219 ha. The following table shows the number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Mitchelstown	13	160.08
Fermoy	14	218.83
Rural	14	260.4
TOTAL	41	639.31

Manager's Opinion

The submissions for new zoning in the Fermoy area indicate considerable pressure for new development particularly near the main town of Fermoy. Also, 34 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Fermoy Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can commence.

MAIN REPORT

(6) KANTURK ELECTORAL AREA

Submissions received relevant to this sub issue:

11/1, 11/4, 11/7, 11/17, 11/43, 11/44, 11/159*, 11/191, 11/217, 11/225, 11/226, 11/227, 11/228, 11/234, 11/565, 11/566, 11/609, 11/610, 11/615, 11/623, 11/624, 11/628, 11/631, 11/660, 11/661, 11/670, 11/732, 11/740, 11/914, 11/915, 11/955, 11/968, 11/926*

Summary of Issue:

In the Kanturk Electoral Area a total of 36 submissions sought additional zoning to facilitate development. These submissions comprised a total of 238 ha. In the area near the main town of Kanturk there are 7 submissions relating to 66 ha. The following table shows number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Newmarket	5	16.46
Kanturk	7	66.05
Millstreet	11	26.09
Charleville	7	95.45
Rural	6	33.52
TOTAL	36	237.57

Manager's Opinion

The submissions for new zoning in the Kanturk area indicate considerable pressure for new development particularly near the town of Millstreet. Also, 17 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Kanturk Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can commence.

* Submissions where one submission relates to more than one site

(7) MACROOM ELECTORAL AREA

Submissions received relevant to this sub issue:

11/165, 11/193, 11/195, 11/196, 11/229, 11/498, 11/561, 11/676, 11/738, 11/754, 11/856, 11/857, 11/957

Summary of Issue:

In the Macroom Electoral Area a total of 13 submissions sought additional zoning to facilitate development. These submissions comprised a total of 95 ha. In the area near the main town of Macroom there is one submission relating to 12 ha. The following table shows number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Macroom	1	12.4
Rural	12	81.96
TOTAL	13	94.36

Manager's Opinion

The submissions for new zoning in the Macroom area indicate considerable pressure for new development where 92 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Macroom Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can commence.

MAIN REPORT

(8) MALLOW ELECTORAL AREA

Submissions received relevant to this sub issue:

11/14, 11/45, 11/114, 11/236, 11/298, 11/300, 11/529, 11/548*, 11/596, 11/597, 11/608, 11/871, 11/882, 11/913, 11/946, 11/947, 11/958

Summary of Issue:

In the Mallow Electoral Area a total of 18 submissions sought additional zoning to facilitate development. These submissions comprised a total of 130 ha. In the area near the main town of Mallow there are 6 submissions relating to 50 ha. The following table shows the number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Mallow	6	50.23
Rural	12	80.13
TOTAL	18	130.36

Manager's Opinion

The submissions for new zoning in the Mallow area indicate considerable pressure for new development particularly near the town of Mallow. Also, 67 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Mallow Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can commence.

* Submissions where one submission relates to more than one site

(9) MIDLETON ELECTORAL AREA

Submissions received in relation to this sub issue:

11/32, 11/34, 11/50, 11/57, 11/58, 11/62, 11/67, 11/70, 11/78, 11/85, 11/88, 11/103, 11/108, 11/111, 11/118, 11/120, 11/121, 11/128, 11/184, 11/186, 11/187, 11/200, 11/204, 11/211, 11/212, 11/221, 11/244, 11/246, 11/248, 11/249, 11/251, 11/258, 11/259, 11/271, 11/293, 11/505, 11/514, 11/521, 11/554, 11/555, 11/589, 11/595, 11/601, 11/604, 11/619, 11/620, 11/642, 11/646, 11/666, 11/685, 11/686, 11/698, 11/714, 11/731, 11/735, 11/736, 11/737, 11/755, 11/763, 11/770, 11/772, 11/776, 11/792, 11/822, 11/832, 11/834, 11/843, 11/855, 11/858, 11/874, 11/894, 11/906, 11/922, 11/925, 11/928, 11/932, 11/936, 11/937, 11/949, 11/255, 11/556, 11/558*

Summary of Issue:

In the Midleton Electoral Area a total of 85 submissions sought additional zoning to facilitate development. These submissions comprised a total of 1016 ha. In the area near the main town of Midleton there are 17 submissions relating to 219 ha. The following table shows the number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Carrigtwohill	11	103.87
Midleton	17	219.16
Cobh	14	169.78
Whitegate/Aghada	7	136.65
Youghal	4	70.81
Rural	32	315.69
TOTAL	85	1015.96

Manager's Opinion

The submissions for new zoning in the Midleton area indicate considerable pressure for new development particularly near the town of Midleton. Also, 38 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Midleton Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can commence.

* Submissions where one submission relates to more than one site

MAIN REPORT

(10) SKIBBEREEN ELECTORAL AREA

Submissions received relevant to this sub issue:

11/10, 11/48, 11/49, 11/55, 11/89, 11/130, 11/137, 11/156, 11/163, 11/198, 11/210, 11/224, 11/290, 11/517, 11/520*, 11/522, 11/527, 11/541, 11/572, 11/630, 11/647, 11/648, 11/650, 11/722, 11/739, 11/780, 11/787, 11/813, 11/819, 11/828, 11/835, 11/867, 11/917

Summary of Issue

In the Skibbereen Electoral Area a total of 34 submissions sought additional zoning to facilitate development. These submissions comprised a total of 372 ha. In the area near the main town of Skibbereen there are 7 submissions relating to 58 ha. The following table shows the number of submissions comprised in the area of main towns.

MAIN TOWN	NUMBER OF SUBMISSIONS	AREA (ha)
Skibbereen	7	57.74
Dunmanway	4	33.5
Clonakilty	8	51.84
Rural area	15	229.19
TOTAL	34	372.27

Manager's Opinion

The submissions for new zoning in the Skibbereen area indicate considerable pressure for new development particularly near the town of Clonakilty. Also, 44 % of all submissions relate to the rural area.

The new County Development Plan will include guidance on the scale and extent of new development necessary in the Skibbereen Electoral Area in order to accommodate the future population. These submissions will be taken into account when the draft plan is prepared. Once the County Development Plan is completed, the review/update of the Electoral Area's Local Area Plan can commence.

* Submissions where one submission relates to more than one site

(11) PROTECTION AND FOSTERING OF GAELTACHT COMMUNITIES

Submissions received relevant to this sub issue:
11/570, 11/799, 11/800

Summary of Issue

Parts of the county lie within the Gaeltacht and require special treatment to protect their linguistic and cultural heritage without hindering the future development of these areas. Investment is required in Irish speaking communities.

Manager's Opinion

Protecting and fostering Gaeltacht Communities will be one of the priorities of the Draft Plan.

Section 3: **Manager's Recommendations**

Introduction

This part of the report sets out recommendations on the broad policies to be included in the Draft Development Plan under each topic heading.

Housing and Population

In line with an agreed settlement strategy, it is recognised that the Plan will need to facilitate the housing needs arising from forecasted population growth in the County in a sustainable way and so the Plan will include policies and objectives:

- For the purpose of ensuring that the proper planning and sustainable development of the area provides for the housing of the existing and future population of the area (including the housing needs of special groups such as the elderly, disabled or those requiring social or affordable housing) in the manner set out in the Council's Housing Strategy.
- For the purpose of ensuring a balanced spatial distribution of new housing for all sectors of the community, throughout the County reflecting the needs of the planned population of the city suburbs, main towns, villages, smaller settlements and rural areas and taking into account the requirement for improved social and economic integration.
- For the purpose of encouraging improvements in the design and layout of new housing in the urban areas, villages and rural areas that make up the County.
- For the purpose of encouraging the provision of a greater proportion of new housing as part of mixed-use developments where other environmentally acceptable uses such as education, community facilities, recreation, neighbourhood centres and office and enterprise employment uses are planned comprehensively at the outset and delivered in line with an agreed timetable.
- For the purpose of ensuring that all new developments with a housing component are provided with appropriate transportation infrastructure at the outset so that public transport services can be facilitated and pedestrians and cyclists as well as other road users can make journeys to existing towns, villages, community and recreational facilities in safety and, where possible, in attractive surroundings.
- For the purpose of ensuring the co-ordination of the provision of new housing with the provision of the appropriate social and physical infrastructure necessary to support the planned future population of the area.
- For the purpose of ensuring that, in the interests of proper planning and sustainable development, new housing is developed at appropriate densities.
- For the provision of accommodation and other facilities for the travelling community.

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Settlement Strategy

In order to ensure a sustainable settlement pattern, the settlement strategy must balance development in the towns, City hinterland, smaller settlements and rural areas of the County and so the Plan will include policies and objectives:

- For the purpose of securing the implementation of the National Spatial Strategy, the Atlantic Gateways Initiative, the South West Regional Planning Guidelines, the Cork Area Strategic Plan and the North & West Cork Strategic Plan.
- For the purpose of ensuring appropriate controls on new development, including individual housing, in the areas of greatest pressure in Metropolitan Cork, around the main towns throughout the County and in areas of recognised environmental sensitivity.
- For the purpose of ensuring sustainable patterns of population growth in the County's rural areas.
- To provide appropriate guidance on the strategic role of settlements throughout the County.
- To provide guidance for the preparation of local area plans on the scale and nature of development likely to be required to facilitate planned population growth and achieve an appropriate balance of development in each electoral area and in each of the main towns of the County.
- To provide for the balanced distribution of new development throughout the County so that a greater proportion of people may have the opportunity to live closer to where they work.
- For the purpose of ensuring appropriate control on the construction of second homes.

Rural Issues

Recognising the great amenity value of Cork's rural areas, the significance of the rural economy and the importance of sustaining rural communities, the Plan will include policies and objectives that:

- Ensure the implementation of the North and West Cork Strategic Plan.
- Address the complex issues of population decline in rural areas.
- Respond to changing employment patterns and promote the diversification of the rural economy by supporting sustainable rural based economic activities, while continuing to support the traditional agricultural base of rural areas.
- Encourage re-use and rehabilitation of existing housing stock in rural areas over new build, and actively promote the protection of Cork's traditional rural buildings.
- Protect the linguistic and cultural heritage of the Gaeltacht areas of County Cork.
- Ensure the natural and environmental assets of rural areas are protected and enhanced while allowing for appropriate access and recreational activity.

- Implement the Councils Recreation and Amenity Policy to ensure that a full range of recreation and amenity facilities are provided to serve the needs of rural communities.
- Provide guidance on the development of walking routes in rural areas to serve the needs of rural communities.

Economy

In order to promote sustainable economic development across the county in both urban and rural areas, the County Development Plan will include policies and objectives that:

- Identify a network of employment areas covering all sectors of the economy in the county for the purposes of ensuring the implementation of the National Spatial Strategy, the Atlantic Gateway Initiative, the South West Regional Planning Guidelines, the Cork Area Strategic Plan, the North and West Cork Strategic Plan.
- Promote the diversification of the rural economy by supporting sustainable rural based economic activities, while continuing to support the traditional agricultural base of the rural economy, including fishing and forestry.
- Encourage the balanced economic development of the County's harbours and ports and ensure that there is a co-ordinated and sustainable approach to port related development.
- Encourage the development and expansion of all third level training institutions in the county.
- Support the proper management and operation of the extractive industry (quarries) and identify and protect strategic extractive areas.
- Have due regard to the CLÁR programme in the county.

Employment

In recognising the recent economic growth of the county, the County Development Plan will continue to support the creation of sustainable employment areas in the county and will include policies and objectives that:

- Identify the employment requirements of the county and support the development of a network of employment areas within the framework of the National Spatial Strategy, the Atlantic Gateways Initiative, the South West Regional Planning Guidelines, the Cork Area Strategic Plan and the North and West Cork Strategic Plan.
- Ensure that all new developments with an employment component are provided with appropriate transportation infrastructure at the outset so that public transport services can be facilitated and pedestrians and cyclists as well as other road users, can make journeys between home and work in safe and attractive surroundings.

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- Provide guidance for the preparation of local area plans on the quantum, scale and location of employment areas necessary for facilitating economic growth in the main towns and in each electoral area of the county.

Retail

There has been considerable growth of the retail market in the county and the County Development Plan needs to include policies and objectives that:

- Incorporate the findings of the Joint Retail Strategy Review.
- Provide guidance for the preparation of local area plans on the quantum, type, scale and location of new retail development, broadly in line with the new Joint Retail Strategy in the main towns and electoral areas of the county.

Tourism

In order to continue the support of tourism related developments in the county and ensure the county grows as a national and international tourism centre, the County Development Plan will include policies and objectives that:

- Provide guidance for the preparation of a strategy for sustainable tourism in County Cork that identifies a hierarchy or network of tourism centres, including key visitor attractions such as physical and cultural areas (castles, lighthouses, coastal walks and cycle ways)
- Promote and co-ordinate the delivery of appropriate tourism infrastructure, such as roads, public transport links, campsites, hostels and hotels.
- Encourage the promotion of Cork Harbour and use of Spike Island as major visitor attractions.
- Clarify and enhance the policies relating to holiday homes as managed tourism enterprises.
- Support the development of the marine leisure sector in the county.

Community Development and Social Inclusion

The aim of all policies should ultimately be the achievement of more cohesive and integrated local communities with equal access to facilities for all individuals. It is important that the Cork County Development Plan include policies and objectives which:

- Provide for more structured engagement with local communities throughout the planning process.
- Provide for the integration of planning and sustainable development with the social, cultural, linguistic and community needs of the County.

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- Ensure a timely delivery of physical, social and community facilities by including, where possible, a programme for the delivery of such facilities in tandem with development.
- Facilitate a countywide audit of community facilities in conjunction with other agencies as appropriate.
- Actively promote and facilitate the provision of suitable quality childcare facilities throughout the county, having regard to current Guidelines.
- Promote and facilitate an increased role for arts and culture in the development of communities and in the provision of community infrastructure.
- Ensure the full range of recreation and amenity facilities, including arts and culture facilities and recreational trails, are provided throughout the County in accordance with the Councils Recreation and Amenity Policy.
- Have regard to the provisions of the County Development Board Strategy : An Integrated Strategy for the Economic, Social and Cultural Development of County Cork 2002-2001.
- Incorporate appropriate measures to support the development of cohesive and integrated communities.
- Facilitate the provision of appropriate lands for educational use and the provision of new schools as appropriate.
- Ensure the provision of an adequate amount of suitably located and useable public open space.

Transportation

Recognising the important role of efficient, safe, and modern transport in achieving the principles of sustainable development, which enables the County to reach its full potential, the County Development Plan will include policies and objectives:

- That support the provision of harbour and marine infrastructure.
- To safeguard and enhance the current and future operational and safety requirements of Cork International Airport and to secure safe and convenient transport to and from the airport for air travellers.
- That support the enhanced integration of private and public transport throughout the county.
- To provide a choice of transport modes for most regular journeys undertaken in the county so that more people can choose a more energy efficient alternative.
- To facilitate the implementation of a programme of improvements to the national and non-national road network (including the provision of footways and cycleways) to enhance road safety and provide or enhance key linkages in the county road network.

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- For the purpose of ensuring the protection, from development, of the alignment of proposed national and non-national roads.
- To provide standards for the provision of car parking spaces.
- To implement a land use strategy, which reduces the need to travel and supports public transport, including higher densities at public transport corridors and nodes.
- To support development of railway infrastructure including the provision of park and ride facilities and including the development of proposals to reopen the existing line from Midleton to Youghal.

Waste, Water, Sewerage and Drainage

Recognising the important role of efficient, safe, and modern infrastructure, which enables the County to reach its full potential, the County Development Plan will include policies and objectives:

- To provide for the implementation of EU, national and regional policy in relation to the protection of the environment including water quality and drinking water standards.
- That facilitate investment in water and sanitary infrastructure to achieve appropriate consumer and environment standards and planned development throughout the county.
- To protect the flood plains and river courses throughout the county.
- To provide for the implementation of the County's Waste Management Plan 2004-2009.

Energy

Recognising the vital role of energy infrastructure and in particular the use of renewable energy sources in enabling the County to reach its full potential, the plan will include policies and objectives:

- To facilitate the development of the energy sector including renewable energy sources based on renewable energy studies currently being carried out.
- To continue with developing the Councils advisory/educational role with regard to sustainable energy use.
- Which have regard to the Government's White Paper 'Delivering a Sustainable Energy Future for Ireland'.

Telecommunications

Recognising the vital role of Telecommunications in enabling the County to reach its full potential, the plan will include policies and objectives:

- To promote the development of additional Information Technology and Communications infrastructure in the most environmentally sustainable manner and also promote the optimal utilisation of present infrastructure.
- To support a programme of broadband connectivity throughout the county.
- To facilitate utility providers in meeting the requirements for utility services such as telecommunications and electricity.

Environment

In recognising the potential and amenity value of Cork County's environmental assets, the significance of the rural economy and the importance of sustainable development the Plan will include policies and objectives:

- That support the achievement of the highest possible environmental standards so that a high quality, sustainable environment can be bequeathed for the benefit of future generations.
- To provide for the implementation of EU, national and regional policy in relation to the protection of the environment and the pursuance of sustainable development.

Built Heritage

Cork County has a wealth of Built Heritage assets throughout the county and the Plan aims to continue to protect and promote this heritage by including policies and objectives:

- To protect and enhance the archaeological, architectural heritage and vernacular heritage of the county.
- To ensure the identification and establishment of Architectural Conservation Areas (ACA's) and Record of Protected Structures.
- To improve the design for new housing areas and to include the preparation and implementation of Village Design Statements for established villages or village nuclei.
- That support the protection and promotion of the built heritage of Cork Harbour including its unique military and maritime heritage.
- To support and facilitate the Councils advisory/educational role with regard to Heritage matters.
- That have regard to and seek the implementation of the County Cork Heritage Plan 2005 – 2010.
- To promote awareness of the importance of the built environment.

MAIN REPORT

Natural Heritage

Cork County has a variety of riches throughout the Built and Natural Heritage areas and the Plan aims to continue to promote these assets by including policies and objectives:

- To ensure that the natural assets of the County are protected and enhanced.
- To develop and promote policies which allow for appropriate access to our Natural Heritage and facilitate the provision of the necessary infrastructure to support same i.e. pathways, viewing points and interpretative/explanatory facilities.
- To develop and promote policies providing for and enhancing the conservation and natural heritage value of Cork Harbour.
- To assist the implementation of a River Basin Management Plan for Cork County.
- That support and facilitate the Council's advisory/educational role with regard to Heritage matters.
- Encouraging the implementation of objectives outlined in the County Cork Heritage Plan 2005 – 2010.

Landscape

In recognising the importance, and dynamic changing nature of the County's landscape, the Plan will include policies and objectives:

- In relation to the existing network of Scenic Routes within the County.
- In relation to the areas in the County designated as scenic landscape.
- To achieve greater coordination in relation to the conservation and management of the natural, built and cultural heritage.
- To examine the feasibility of carrying out a Historic Landscape Characterisation for Cork County.
- To utilise the findings of the Landscape Strategy (Landscape Character Assessment) for Cork County to inform the Review of the Plan.
- To ensure that the natural assets of the coastal area are protected and enhanced while allowing for appropriate access and recreational and economic activity.

Local Area Development

Recognising the importance of providing a clear settlement policy, achieving the principles of sustainable development and ensuring a high quality of life for the people of Cork, the County Development Plan will include policies and objectives:

- For the purpose of providing guidance on the overall quantum of new development for which provision will be made in the local area plan for each electoral area of the County.
- For the purpose of providing guidance on the overall quantum and general location of new development for each main town and strategic industrial area for which provision will be made in local area plans.
- For the purpose of providing guidance on the protection of lands for particular uses and the overall quantum and general location of new developments to be provided in a Special Local Area Plan for the vicinity for Cork International Airport.