

Report to Members

Skibbereen Electoral Area Local Area Plan
Public Consultation Draft

Interim report on Proposed Amendments
following the Skibbereen Area Committee
Meeting of the 7th March 2011

18th March 2011

Introduction

This Interim Report has been prepared in order to set out the Managers position on items raised at the Skibbereen Electoral Area Committee Meeting on 7nd March 2011.

Part 1 of this report details issues raised by Members where no additional change to the Plan is recommended.

Part 2 of the report details issues raised by Members where an additional change to the Plan is now to be recommended by the Manager. A brief indication of the additional change proposed is given in this interim report. Detailed text/maps in relation to additional changes will be circulated prior to the Special Council meeting to be held on 30th march 2011

In each case a brief justification for the position is outlined.

Members wishing to further pursue any matters raised, especially those detailed in Part 1, or any other matters, are reminded that they must give formal Notice of Motion for the Council Meeting on 30th March, to Maurice Manning by 22 March 2011.

Part 1

Issues raised by Members at Skibbereen EA Meeting where no additional changes recommended.

Issue	Response	Action
Concerns about the inclusion of text identifying a risk of flooding on the B-01 site in Skibbereen were raised.	A Hydrological report prepared in 2004 was received from Members. This report was prepared prior to the publication of the Ministerial Guidelines on Flood Risk Management and does not match the approach taken in these guidelines. The report prepared also includes some evidence that there are some flooding risks on some parts of the site. Therefore, the inclusion of precautionary text in relation to flood risk on this site is the correct approach.	No Action recommended.

Designation of lands at Tawnies Lower, Clonakilty Environs as GB 1-2 (submission no. 11/988)	The ACM indicated that this is an issue for Development Management	No Action required.
Designation of lands at Carhoo, Clonakilty Environs as GB 1-2 for low density housing (submission no. 11/999)	The ACM has indicated that the subject lands are not suitable for the proposed development. This is a sloping, elevated, visually prominent site.	No Action required.
The extension of the boundary of Tragumna village to accommodate an extension to the Caravan Park was raised as an issue by members.	A substantially similar area of land was subject to a planning application for an extension to the Caravan Park, which was refused permission for a number of reasons including, visual amenity, located outside the denoted X-01 site, non-compliance of previous planning permissions and inadequate wastewater treatment and risk to public health. In addition, the outfall from the wastewater treatment system would discharge to Tragumna Bay which is a Natura 2000 site (SAC and SPA) and designated bathing waters and a protected area. Therefore, it is not appropriate to extend the development boundary in this case.	No Action recommended.
Submission no. 11/1012 requested the re-instatement of a previously zoned residential site in Glandore.	The new approach to the appropriate size and scale of development in smaller settlements based on DoE Guidelines means that sites for residential development are no longer zoned specifically. The scale of development proposed for the village is sufficient to accommodate the phased development of this site.	No Action recommended.

The members raised the issue of the important tourism role of Liss Ard Estate and welcomed the revised wording in the Managers Report (Submission no. 11/658)	The Managers Report includes revised wording (proposed amendment SN 03.03.03) which acknowledges the important tourism function of Liss Ard Estate.	No action required.
Extend development boundary in Rathmore (Submission no. 11/793)	The ACM indicated that extending the boundary to accommodate a single house is essentially a Development Management issue.	No action required.
Submission no. 11/577 raised the issue of the overall size and scale of development in Drinagh	The new approach to the appropriate size and scale of development in smaller settlements based on DoE Guidelines. The scale of development in the village is sufficient to accommodate the phased development of this site.	No action required.
Submission no 11/623 requested that part of the route of U-03 zoning objective in Dunmanway be modified.	This issue has been addressed in the Managers report (proposed amendment SN 03.02.04)	No action required.

Part 2.

Issues raised by Members at Skibbereen EA Meeting where additional changes Recommended

Issue	Response	Action.
The removal of part of the O-01 zoning in Roscarberrry (submission no. 11/792) was raised as member's felt these lands could	This request has been considered and it is recommended that this portion of land be excluded from the O-01.	Change to boundary of O-01 proposed. A revised map will be provided to members prior to the Special Council Meeting on the 30 th March 2011.

Issue	Response	Action.
accommodate development satisfactorily		
Proposed Eco- Park (Submission no. 11/1019) at Island Strand Intake, Inchydoney.	There are site specific issues with the proposal which were outlined at the Electoral Area Committee meeting. It was agreed that general supportive text, not site specific, be included.	General supportive text to be included in Skibbereen Local Area Plan. Details of the text will be provided to members prior to the Special Council Meeting on the 30 th March 2011.
Revert to previous industrial zoning on former (I-01) industrial site in Skibbereen which was previously removed on foot of flood risk maps.	Agreed to re-instate Industrial zoning on the lands	Include I-02 Industrial zoning on the site. Text of zoning objective and a revised map will be provided to members prior to the Special Council Meeting on the 30 th March 2011.
Various issues including employment, parking, holiday home accommodation and the proposal for a marina development in Courtmacsherry	There is text in the draft LAP in relation to employment and managed holiday home accommodation. Non-material changes to the text of the Draft LAP will be prepared for Courtmacsherry.	Non-material changes to the text of the Draft Plan will be prepared in due course