

County Manager's Report to Members

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

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

August 2005

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

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

1 Introduction

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

2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Skibbereen Electoral Area Draft Local Area Plan commenced formally on 10th January 2005 when the notice of the Town and County Council's intention to prepare the plan was advertised. A total of 374 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of both Councils resolved to publish the proposed amendment that was published on 6th June 2005.
- 2.2 A total of 64 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

3 Remaining Steps in the Process

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

authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government" (Section 20(3)(i) of the Planning and Development Act 2000 (as amended)).

4 Scope for Modifying the Proposed Amendment

- 4.1 A number of submissions received referred only to matters that do not lie within the scope of the proposed amendment. These (14) submissions, which are listed in Table 1 below, referred either to lands or topics that were not included in the amendment or to other general planning matters. As explained above, these submissions cannot now have a bearing on the final plan.

Table 1: Submissions that lie outside the scope of the Proposed Amendment (Ref Nos.)
9005, 9026, 9074, 9184, 9209, 9244, 9318, 9355, 9361, 9458, 9459, 9464, 9465, 9521,

5 Summary of Manager's Recommendations

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

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Change No.	Proposed Change	Accept/Modify/Omit	Page No
	OVERALL STRATEGY		
SKN 02.04.01	Amendment to the Skibbereen Green Belt Map.	ACCEPT	34
SKN 02.04.02	Amendment to the Skibbereen Green Belt Map.	ACCEPT	35
	LOCAL AREA STRATEGY		
SKN 03.05.01	Inclusion of Rathmore and Drombeg as village nuclei within the settlement network.	ACCEPT	40
SKN 03.05.02	Inclusion of Ballinglanna as an Other Location within the settlement network.	ACCEPT	41
	ENVIRONMENT, HERITAGE, CLAR, GAELTACHT AND THE ISLANDS		
SKN 07.09.01	Delete the paragraph 7.9.4 and insert additional text for landscape character assessment.	ACCEPT	44
	SETTLEMENTS AND OTHER LOCATIONS		
SKN 08.01	Clonakilty Environs		
SKN 08.01.01	Extend the development boundary to the southwest to include certain lands	OMIT	46
SKN 08.04	Ballineen-Enniskeane		
SKN 08.04.01	Extend the development boundary to the east of the village to incorporate lands	ACCEPT	48
SKN 08.04.02	Remove the proposed link road through the residential zonings R-01-R-03	ACCEPT	49
SKN 08.04.03	Insert additional text about the potential for tourism development along the Bandon River.	ACCEPT	50
SKN 08.05	Baltimore		
SKN 08.05.01	Amend the boundary of the open space zoning (O-03) to reflect the planning permissions on the land.	ACCEPT	52
SKN 08.05.02	Extend the development boundary to the south west to incorporate land.	ACCEPT	53
SKN 08.05.03	Remove a section of the proposed walkway (U-03) in the south west.	ACCEPT	54

SKN 08.05.04	Insert a new section of the proposed walkway (U-03) in the southwest.	ACCEPT	55
SKN 08.05.05	Remove the zoning of open space (O-04)	ACCEPT	56
SKN 08.05.06	Modify the boundary of the open space (O-02) to reflect the actual landholding of the existing boatyard.	ACCEPT	57
SKN 08.05.07	Modify the boundary of the open space (O-02) to include the proposed wastewater treatment plant (U-04).	ACCEPT	58
SKN 08.05.08	Modify the boundary of X-03 to reflect the residential proposals previously omitted and include additional text about the proposed tourism development:	MODIFY	59
SKN 08.05.09	Modify the specific objective (R-02) to include additional text regarding holiday homes	ACCEPT	60
SKN 08.05.10	Extend the boundary of X-02 to reflect the current landholding and modify the specific objective to include additional text regarding potential development	ACCEPT	61
SKN 08.05.11	Insert additional text to support the removal of car parking from X-01	ACCEPT	62
SKN 08.05.12	Extend the development boundary to the south to include a certain portion of land	MODIFY	63
SKN 08.05.13	Extend the development boundary to the southwest to include a certain portion of land	ACCEPT	64
SKN 08.06	Courtmacsherry		
SKN 08.06.01	Amend the alignment of the Seven Heads Walk (U-01)	ACCEPT	66
SKN 08.06.02	Extend the development boundary of R-03 to the south at Ramsey Hill to include certain lands for zoned residential development.	ACCEPT	67
SKN 08.06.03	Extend the boundary of the residential zone R-04 to the north at Ramsey Hill to incorporate certain lands for zoned residential development.	ACCEPT	68
SKN 08.06.04	Amend the boundary of the open space reservation (O-03) to include land for development.	OMIT	69
SKN 08.06.05	Extend the development boundary to the south at Ramsey Hill to incorporate certain lands for development.	ACCEPT	70

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SKN 08.06.06	Amend the text of 6.2.8 to correct inaccuracies and incorporate proposals for an opportunity site at Kinraigie.	ACCEPT	71
SKN 08.06.07	Amend the text of 6.5.6 to provide additional information on the sewerage system.	ACCEPT	72
SKN 08.06.08	Amend the text of 6.4.4 to provide additional information on the residential development of backland sites.	MODIFY	73
SKN 08.06.09	Insert additional information about the levels of community and recreation facilities.	ACCEPT	74
SKN 08.06.10	Extend the development boundary to the southwest to incorporate certain lands.	MODIFY	75
SKN 08.06.11	Extend the development boundary to the southwest to incorporate certain lands.	MODIFY	76
SKN 08.07	Drimoleague		
SKN 08.07.01	Extend the development boundary to the north along Quarry Road.	ACCEPT	78
SKN 08.07.02	Extend the development boundary east of the R-02.	ACCEPT	79
SKN 08.07.03	Extend the development boundary to the south to include certain lands	ACCEPT	80
SKN 08.07.04	Insert additional text about the potential for development around Fairfield Nursing Home north of the village.	ACCEPT	81
SKN 08.07.05	Insert additional text about the need for improvements to the traffic safety, footpaths and car parking in the village	ACCEPT	82
SKN 08.07.06	Extend the development boundary to the northwest to include certain lands along Quarry Road.	ACCEPT	83
SKN 08.07.07	Extend the development boundary to the southwest to include certain lands along Skibbereen Road.	ACCEPT	84
SKN 08.07.08	Extend the development boundary to the southwest to include certain lands along Skibbereen Road.	ACCEPT	85
SKN 08.08	Leap		
SKN 08.08.01	Extend the development boundary to include certain lands to the northeast of the village.	ACCEPT	88

SKN 08.08.02	Extend the development boundary to include certain lands to the east of the village.	ACCEPT	89
SKN 08.08.03	Amend the specific objective R-02 to include medium density residential development along the main road.	ACCEPT	90
SKN 08.08.04	Insert additional text about the relocation of enterprise development.	ACCEPT	91
SKN 08.08.05	Insert additional text about the existing community facilities.	ACCEPT	92
SKN 08.08.06	Extend the development boundary to include certain lands in the south of the village	ACCEPT	93
SKN 08.08.07	Extend the development boundary to include certain lands to the northwest of the village	ACCEPT	94
SKN 08.08.08	Insert additional text about the potential for very low density residential development around the GAA playing fields.	ACCEPT	95
SKN 08.09	Rosscarberry		
SKN 08.09.01	Extend the development boundary to the north to include certain lands.	ACCEPT	98
SKN 08.09.02	Extend the development boundary to the west to include certain lands.	ACCEPT	99
SKN 08.09.03	Extend the development boundary to the northwest to include certain lands.	OMIT	100
SKN 08.09.04	Amend the boundary of the R-02 to facilitate the expansion of the GAA pitch.	ACCEPT	101
SKN 08.09.05	Insert text about the potential of Cahermore Cross for further development to support the Council Housing Scheme	ACCEPT	102
SKN 08.09.06	Extend the development boundary to the west to include certain lands.	ACCEPT	103
SKN 08.10	Timoleague		
SKN 08.10.01	Extend the development boundary to the south and west of the village to include land for industrial development.	ACCEPT	106
SKN 08.10.02	Extend the boundary of residential zone (R-04) south and westwards.	ACCEPT	107
SKN 08.10.03	Insert text about the need for upgrading the R602 road to Bandon.	ACCEPT	108

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SKN 08.10.04	Insert additional text about the need for improvements to the car parking in the village	ACCEPT	109
SKN 08.10.05	Extend the development boundary to the north of the village to include certain land.	ACCEPT	110
SKN 08.11	Union Hall		
SKN 08.11.01	Extend the development boundary to the south to include land.	ACCEPT	112
SKN 08.11.02	Extend the development boundary to the southwest to include land.	ACCEPT	113
SKN 08.11.03	Remove the specific zoning for marine related industrial development (I-02).	ACCEPT	114
SKN 08.11.04	Extend the development boundary to the north to include certain lands	ACCEPT	115
SKN 08.11.05	Extend the development boundary to the southeast to include certain lands	ACCEPT	116
SKN 08.12	Ardfield		
SKN 08.12.01	Extend the boundary to the west to include certain land.	ACCEPT	118
SKN 08.12.02	Remove the proposed road and walkway (U-01) through the residential zone R-01.	ACCEPT	119
SKN 08.12.03	Insert additional land for the extension to the national school.	ACCEPT	120
SKN 08.12.04	Insert additional text about the need for improvements to approach roads, additional footpaths and traffic calming measures at the main road junctions.	ACCEPT	121
SKN 08.12.05	Insert additional text about the urgent need for sewerage system.	ACCEPT	122
SKN 08.13	Ballynacarriga		
SKN 08.13.01	Extend the development boundary to the north to incorporate land for development and the GAA pitch.	ACCEPT	124
SKN 08.14	Ballinascarthy		
SKN 08.14.01	Extend the development boundary to the south of the village to incorporate land for development.	ACCEPT	126
SKN 08.15	Ballingurteen		
SKN 08.15.01	Extend the development boundary to the north of the village to incorporate land for development.	ACCEPT	128

SKN 08.15.02	Extend the development boundary to the northwest to include lands	ACCEPT	129
SKN 08.15.03	Extend the development boundary to the northeast to include lands	ACCEPT	130
SKN 08.16	Butlerstown		
SKN 08.16.01	Extend the development boundary to the west of the village to incorporate land for development.	ACCEPT	132
SKN 08.16.02	Amend the text in GEN-01 to identify the need for the discouragement of development on vacant land immediately south of the main road.	ACCEPT	133
SKN 08.19	Castletownsend		
SKN 08.19.01	Remove the special zoning and specific objective for X-01.	ACCEPT	136
SKN 08.19.02	Insert text correcting inaccuracies regarding the post office, chemist and the inadequacy of community facilities (no banks, public transport, supermarket or shop)	ACCEPT	137
SKN 08.19.03	Extend the development boundary to the northeast of the Skibbereen Road to include certain lands	ACCEPT	138
SKN 08.19.04	Extend the development boundary to the northwest of the Skibbereen Road to include certain lands	OMIT	139
SKN 08.20	Clogagh		
SKN 08.20.01	Extend the development boundary to the west of the village to incorporate land for development.	ACCEPT	142
SKN 08.21	Drinagh		
SKN 08.21.01	Amend the text of the specific objective for residential zone (R-03) from very low density to medium density.	ACCEPT	144
SKN 08.21.02	Extend the development boundary of the residential zone (R-04)	ACCEPT	145
SKN 08.21.03	Insert additional text about the potential for development at Minanes Crossroad	ACCEPT	146
SKN 08.22	Glandore		
SKN 08.22.01	Extend the development boundary to the northwest	ACCEPT	148
SKN 08.22.02	Amend the boundary of the residential zone (R-02)	ACCEPT	149

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SKN 08.22.03	Insert residential zone (R-03) with the specific objective for medium density residential development	ACCEPT	150
SKN 08.22.04	Amend the specific objective in the residential zone (R-01) by changing the density	ACCEPT	151
SKN 08.23	Kilmichael		
SKN 08.23.01	Extend the development boundary to the east of the village to include land.	ACCEPT	154
SKN 08.24	Lissavaid		
SKN 08.24.01	Extend the development boundary to the west of the village to include land.	ACCEPT	156
SKN 08.24.02	Extend the development boundary to the east of the village to include land.	ACCEPT	157
SKN 08.24.03	Amend the text to include reference to the potential of the land surrounding the nearby Lissavaid Co-operative for further industrial units.	ACCEPT	158
SKN 08.25	Rathbarry		
SKN 08.25.01	Extend the development boundary to the north of the village to include land.	ACCEPT	160
SKN 08.25.02	Extend the development boundary to the south and east to include land for development.	ACCEPT	161
SKN 08.25.03	Amend the text to include reference to the need to protect forested areas in the village and include the Castle at Castlefreke.	ACCEPT	162
SKN 08.25.04	Extend the development boundary to the northeast of the village to include land.	OMIT	163
SKN 08.25.05	Extend the development boundary to the south of the village to include land.	ACCEPT	164
SKN 08.26	Reenascreena		
SKN 08.26.01	Extend the development boundary to the north, east and south of the village to include land.	ACCEPT	166
SKN 08.28	Rossmore		
SKN 08.28.01	Extend the development boundary to the south and east of the village to include land.	ACCEPT	168
SKN 08.29	Shannonvale		

SKN 08.29.01	Extend the development boundary to the southwest of the village to include land.	ACCEPT	170
SKN 08.29.02	Extend the development boundary to the southeast of the village to include land.	MODIFY	171
SKN 08.29.03	Amend the boundary of the open space reservation O-01 on the north-eastern corner of the Shannonvale crossroads to include land for low density residential development (R-04)	ACCEPT	172
SKN 08.29.04	Amend the boundary of the open space reservation O-01 on the north-western corner of the Shannonvale crossroads to include land for low density residential development (R-05).	MODIFY	173
SKN 08.29.05	Extend the development boundary to the northeast of the village to include land for open space and amenity uses along the northern river boundary and an option for very low density residential development in conjunction with a landscaped layout..	ACCEPT	174
SKN 08.29.06	Amend the boundary of the residential zone (R-03) to the east to enable access to the main road.	ACCEPT	175
SKN 08.29.07	Amend the land use of the Old Mill from industrial use to commercial.	ACCEPT	176
SKN 08.29.08	Insert text about the need for additional traffic calming measures, improved access roads and footpaths and an extension of the sanitation system to connect all houses in the village.	ACCEPT	177
SKN 08.29.09	Extend the development boundary to the west of the village to include land.	ACCEPT	178
SKN 08.29.10	Extend the development boundary to the east of the village to include land between the village and the Technology Park.	MODIFY	179
SKN 08.29.11	Extend the U-01 road proposal to the Technology Park at Shannonvale.	ACCEPT	180
SKN 08.30	Teerelton		
SKN 08.30.01	Extend the development boundary to the north and southeast of the village to include land.	ACCEPT	182
SKN 08.31	Caheragh		
SKN 08.31.01	Amend the text to support the need for additional traffic calming measures, footpaths and public lighting.	ACCEPT	184

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SKN 08.31.02	Insert additional text in the specific zoning objective about land around the church and school.	ACCEPT	185
SKN 08.34	Lislevane		
SKN 08.34.01	Amend the text to support the need for additional traffic calming measures, footpaths and public lighting.	ACCEPT	186
SKN 08.38	Cape Clear		
SKN 08.38.01	Amend the text to delete the reference to Sherkin Island	ACCEPT	187
SKN 08.38.02	Amend the text to include a reference to the need to protect the Irish Language and to identify it as a central part of the community.	ACCEPT	188
SKN 08.39	Sherkin Island		
SKN 08.39.01	Amendment to the text in GEN –01 for Sherkin Island	ACCEPT	189
SKN 08.40	Inchydoney		
SKN 08.40.01	Amend the boundary of X-02 zone	ACCEPT	190
SKN 08.40.02	Amend the boundary of the infill zone surrounding the Inchydoney Hotel to reflect the current development.	MODIFY	191
SKN 08.40.03	Extend the boundary of the residential zone (R-02) to coincide with the eastern boundary of the proposed relief road (T6), subject to due consideration of the scenic quality and elevated nature of the land.	ACCEPT	192
SKN 08.40.04	Amend the requirement for policy 40.5.5 (4) in respect of the residential zoning (R-02)	ACCEPT	193
SKN 08.40.05	Extend the boundary of the development zone (DEV-01) to the west to include certain lands.	ACCEPT	194
SKN 08.40.06	Amend the specific zoning objective in respect of residential zoning (R-01).	ACCEPT	195
SKN 08.41	Ownahinchy		
SKN 08.41.01	Amend the development boundary in the north to reflect the correct landholding.	ACCEPT	198
SKN 08.41.02	Amend the development boundary in the southwest to reflect the correct landholding.	ACCEPT	199
SKN 08.41.03	Extend the special zone (X-02) northwards.	ACCEPT	200

SKN 08.46	Ballinglanna		
SKN 08.46.01	Inclusion of the settlement as an Other Location in the settlement network.	ACCEPT	202
SKN 08.47	Rathmore		
SKN 08.47.01	Inclusion of the settlement near Baltimore as a potential village nucleus within the settlement network.	ACCEPT	203
SKN 08.48	Drombeg		
SKN 08.48.01	Inclusion of the settlement near Glandore as a potential village nucleus within the settlement network.	ACCEPT	204

Appendix A

(i): Numerical List of Submissions

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

(i) : Numerical List of Submissions

<i>Ref</i>	<i>Interested Party</i>	<i>Title</i>
9002	Taylor, Sean	Lands at Union Hall
9005	Downes, Alisanne Zoellner	Lands at Glandore
9025	Hyland, Joan and Cal	Issues relating to proposed change no SKN 08.09.03: Rosscarberry
9026	Keane, James and Eleanor	Lands at Lisbealad
9030	O'Connell, Paul and Helen	Issues relating to proposed change 08.29.10 in Shannonnale
9053	O'Mahony, Gerard	Issue relating to proposed change no SKN 08.09.03: Rosscarberry
9057	Calnan, Finbar	Issues relating to proposed change no SKN 08.09.03: Rosscarberry
9059	O'Donovan, Margaret	Issues relating to proposed change no SKN 08.09.03: Rosscarberry
9066	O'Donovan, Florence	Lands at Ballygurteen
9074	Bolton, Stephanie	Comments on Scenic Routes A83 and A81 at Farranahineeny; Kilmichael
9085	Wyles, John	Issues relating to proposed change nos SKN 08.22.01 and 08.22.04: Glandore
9092	Healy, Denis	Issues relating to proposed change no SKN 08.06.04: Courtmacsherry
9094	O'Driscoll, Gearoid	Issues relating to proposed changes SKN 08.06.04 and 08.06.01: Courtmacsherry
9103	O'Brien, Brendan	Issues relating to proposed change SKN 08.09.03
9113	Twomey, Patrick	Issues relating to proposed change SKN 08.09.03
9129	O'Driscoll, Vincent	Issues relating to proposed change no SKN 08.05.03: Baltimore
9130	Bushe, Aidan	Issues relating to Proposed Change SKN 08.05.03: Baltimore
9131	Connolly, Tony	Issues relating to proposed change SKN 08.05.09: Baltimore
9135	McAuliffe, Pat	Submission on proposed change no SKN 08.46.01: Ballinglanna
9147	McCarthy, Dermot	Lands at Rathbarry
9155	O'Dwyer, David	Issue relating to proposed change no SKN 08.05.08: Baltimore
9162	Guy, Chris	Submission about proposed change no SKN 08.06.05: Courtmacsherry
9169	Courtmacsherry Development and Festival Association	Issues relating to proposed change no SKN 08.06.04 and others in Courtmacsherry

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<i>Ref</i>	<i>Interested Party</i>	<i>Title</i>
9184	Murphy, Dan	Lands at Shannonvale
9191	Hickey, Mattias C	Issue relating to proposed change no SKN 08.06.04: Courtmacsherry
9195	O'Donovan, Frances	Issues relating to proposed change. SKN 08.04.02: Ballineen-Enniskeane
9209	Cork Environmental Forum	Issues general to LAP's
9211	Somerville, C	Issue relating to proposed change no SKN 08.19.03: Castletownsend
9221	McElwee, Fred	Issues relating to proposed change no SKN 08.05.05: Baltimore
9222	Residents of Baltimore Hill	Issue relating to proposed change no SKN 08.05.12: Baltimore
9234	John Flemming Construction Ltd	Issue relating to proposed change no SKN 08.40.02: Inchydoney
9235	John Flemming Construction Ltd	Issue relating to proposed change no SKN 08.40.06: Inchydoney
9244	Hayes, Francis and Geraldine	Lands at Ownahinchy
9254	The Old Court Integrated Tourism Development	Lands in Skibbereen Green Belt
9260	Slattery, Jim	Lands at Clonakilty Green Belt; Clonakilty
9288	Boyle, Sinead	Issues relating to proposed change SKN 08.06.04: Courtmacsherry
9317	Begley, Diarmuid and Elsie	Issues relating to proposed change SKN 08.06.04: Courtmacsherry
9318	Canty, Jim	Lands at Rosscarbery
9319	O'Donovan, Sean	Issues relating to proposed change SKN 08.09.03: Rosscarbery
9350	Collins, John	Issues relating to proposed changes SKN 08.19.03 & SKN 08.19.04: Castletownshend
9351	Gore, Michael	Issues relating to proposed change no. SKN 08.22.01: Glandore
9352	Gore, Michael	Issues relating to proposed change SKN 08.22.04: Glandore
9353	Mills, Gordon and Margaret	Issues relating to proposed change SKN 08.22.04: Glandore
9354	Mills, Gordon and Margaret	Issues relating to proposed change SKN 08.22.01: Glandore
9355	Colahan, Roger	Lands at Baltimore
9361	Coakley, Jerry	Lands at The Paddock, Drinagh
9382	Dodd, Barry A	Issues relating to proposed change no SKN 08.09.03: Rosscarberry
9388	Mac Conville, Tiernan	Issues relating to proposed change SKN 08.19.04: Castletownsend

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<i>Ref</i>	<i>Interested Party</i>	<i>Title</i>
9389	Connolly, Niall	Issues relating to proposed change SKN 08.19.04: Castletownsend
9390	Egan, Gerard	Issues relating to proposed change SKN 08.19.04: Castletownsend
9391	Didderiens, Betsy	Issues relating to proposed change SKN 08.19.04: Castletownsend
9392	Tobin, Loretta	Issues relating to proposed change SKN 08.19.04: Castletownsend
9393	Cotter, Marie	Issue relating to proposed change no SKN 08.19.04: Castletownsend
9394	O'Donovan, John	Issue relating to proposed change no SKN 08.19.04: Castletownsend
9396	O'Donovan, Denis	Issues relating to proposed change SKN 08.19.04: Castletownsend
9397	Collins, Noreen	Issues relating to proposed change SKN 08.19.04: Castletownsend
9458	O'Donovan, Finbar	Lands at Ballymacowen: Clonakilty
9459	O'Mahony, Cornelius	Lands at Rossmore
9464	Hayes, Stephen	Lands at Rosscarberry
9465	Kingston, Joseph	Lands at Templebryan South; Shannonvale
9512	O'Mahony, Ellen	Issue relating to proposed change no SKN 08.12.03: Ardfield
9520	O'Regan, M	Issues relating to proposed change no SKN 08.09.03: Rosscarberry
9521	Enright, Damien	Issue at Courtmacsherry
9530	Chapman, Nigel	Lands at Lissard: Skibbereen Environs

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

<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
Begley, Diarmuid and Elsie	9317	Issues relating to proposed change SKN 08.06.04: Courtmacsherry	This submission objects to proposed change SKN 08.06.04 citing paragraphs 6.1.5, 6.2.2, 6.2.5, 6.5.6 and 6.2.9 of the Skibbereen Electoral Area Draft Local Area Plan regarding inadequate sewerage system, scenic landscape, the Seven Heads walk and surplus of holiday accommodation in Courtmacsherry. The submission also states that erosion of the cliff directly below the foreshore is resulting in continuous slippage of the cliff face, that this erosion is exacerbated by excess moisture from a nearby site which lacks percolation and that continued erosion would affect the Seven Heads Walk.
Bolton, Stephanie	9074	Comments on Scenic Routes A83 and A81at Farranahineeny; Kilmicheal	This submission does not refer to any proposed change in the Amendment Document.
Boyle, Sinead	9288	Issues relating to proposed change SKN 08.06.04: Courtmacsherry	This submission objects to proposed change SKN 08.06.04 and would like the area retained as an amenity area. It states that the proposed change conflicts with sections 6.2.4 and 6.2.5 of the Skibbereen Electoral Area Draft Local Area Plan. The submission considers the proposed change to be inconsistent with good planning.
Bushe, Aidan	9130	Issues relating to Proposed Change SKN 08.05.03:	This submission notes the proposed removal of a section of U-03 but appears to have misinterpreted the depiction of proposed change SKN 08.05.03 on the map. The submission requests that the portion of walkway which it is proposed to omit be omitted.
Calnan, Finbar	9057	Issues relating to proposed change no SKN 08.09.03: Rosscarberry	This submission objects to the inclusion of the land in the development boundary because: 1) Development would seriously block out natural light from our house 2) It would be a total invasion of privacy as it is so close and would dominate the skyline 3) The land is steep hillside and there will be problems of water runoff into our house. 4) the site is rock and would require excavation, which might damage existing foundations of our

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
			house and lead to instability (landslides). 5) The existing roadway is already very dangerous as there are severe bends on it and there is no pedestrian path. 6) The land is currently zoned as green belt and is home to wildlife and mature trees.
Canty, Jim	9318	Lands at Rosscarbery	This submission does not relate to a proposed change in the Proposed Amendment to the Skibbereen Electoral Area Draft Local Area Plan.
Chapman, Nigel	9530	Lands at Lissard: Skibbereen Environs	This submission raises the following requests: 1) Amend para 2.2.3 (Skibbereen Green Belt) to include some reference to Lissard as a point of development potential. 2) It is not clear that the Variation to the County Development Plan will give a stronger case for integrated tourism development at Lissard. 3) A specific objective to allow integrated tourism development in the text would be preferable.
Coakley, Jerry	9361	Lands at The Paddock, Drinagh	This submission does not relate to a change in the Proposed Amendment to the Skibbereen Electoral Area Draft Local Area Plan.
Colahan, Roger	9355	Lands at Baltimore	This submission does not relate to a change in the Proposed Amendment to the Skibbereen Electoral Area Local Area Plan.
Collins, John	9350	Issues relating to proposed changes SKN 08.19.03 & SKN 08.19.04: Castletownshend	This submission is opposed to any further residential development in Castletownshend village. It states that there is no infrastructure in place, no sewerage, no parking, no space at the pier, that the harbour is overcrowded with moorings and that the street is obstructed during the summer. It states that the rectory is part of the heritage of Castletownshend. It also criticises planning for its impact on the village.
Collins, Noreen	9397	Issues relating to proposed change SKN 08.19.04: Castletownsend	This submission supports proposed change SKN 08.19.04

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
Connolly, Niall	9389	Issues relating to proposed change SKN 08.19.04: Castletownsend	This submission supports proposed change SKN 08.19.04
Connolly, Tony	9131	Issues relating to proposed change SKN 08.05.09:	This submission supports proposed change SKN 08.05.02.
Cork Environmental Forum	9209	Issues general to LAP's	This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extensions to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. The submission also states that there has been a neglect of an opportunity to provide mixed use developments rather than simply housing. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft LAPs.
Cotter, Marie	9393	Issue relating to proposed change SKN 08.19.04: Castletownshend	This submission is a letter of support for the proposed change at Castletownshend.
Courtmacsherry Development and Festival Association	9169	Issues relating to proposed change no SKN 08.06.04 and others in Courtmacsherry	This submission relates to a number of proposed changes; namely: 1) Residents are supportive of retaining the open space amenity designation on 08.06.04 2) The large scale development of the land in 08.06.10 and 11 would not be supported by the community because it is too elevated and could be visible above the wooded ridgeline. Also no development should take place until the sewerage system is in place. 3) General support for proposal 08.06.06 (hotel complex in Kilcraigie) or other sites should be investigated. 4) Additional comments about the text relating to paras 6.2.9, 6.4.3 and 6.5.3
Didderiens, Betsy	9391	Issues relating to proposed change SKN 08.19.04 Castletownsend	This submission supports proposed change SKN 08.19.04.

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
Dodd, Barry A	9382	Issues relating to proposed change no SKN 08.09.03: Rosscarberry	This submission objects to the inclusion of the land in the development boundary of Rosscarbery because: 1) any new development on the this land will overlook the apartments below it... 2) There is an increased risk of traffic accidents and danger to public safety due to limited road visibility and the absence of footpaths 3) The land is on a steep hillside outside the development limits of the village 4) It is in the green belt and located on a prominent position and scenic backdrop to the village 4) Further excavation of the hillside may undermine the stability of the hillside and upper road to Skibbereen placing danger to all who live nearby.
Downes, Alisanne Zoellner	9005	Lands at Glandore	Objection to Submissions 6280 (which was not included in the change document) and to Submission 5380, which is about the clubhouse and retail unit. It was pointed out in 5380 that the size of the land should be reduced in the change document. This is an omission and needs to be done in the final copy. There is an objection to the use of the land for a retail use.
Egan, Gerard	9390	Issues relating to proposed change SKN 08.19.04: Castletownsend	This submission supports proposed change SKN 08.19.04
Enright, Damien	9521	Issue at Courtmacsherry	This submission does not refer to any proposed change in the Amendment Document.
Gore, Michael	9351	Issues relating to proposed change no. SKN 08.22.01: Glandore	This submission objects to proposed change no. SKN 08.22.01 for the following reasons: 1) The land is unsuitable for a number of houses; 2) access roads are inadequate; 3) existing sewerage and water services are incapable of dealing with such a large increase in usage; 4) the land is boggy and already has a serious problem with water runoff; 5) the addition of so many extra houses to Glandore would destroy its existing fabric; 6) any houses built would not be affordable to local, permanent residents; 7) experience in West Cork indicates that the likelihood of a permanent resident condition being met is questionable; 8) issues regarding the ownership of land on both sides of proposed access roads.

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
Gore, Michael	9352	Issues relating to proposed change SKN 08.22.04: Glandore	This submission objects to proposed change SKN 08.22.04 for the following reasons: 1) the land would not be suitable for a large number of houses; 2) the access roads are inadequate; 3) insufficient capacity of sewerage and water services to deal with large increase in usage; 4) land is subject to water runoff problem; 5) the addition of so many extra houses would destroy the fabric of the village; 6) the houses would not be affordable for local permanent residents; 7) experience in West Cork indicates that it is unlikely that a permanent resident condition would be complied with or enforced.
Guy, Chris	9162	Submission about proposed change no SKN 08.06.05: Courtmacsherry	This submission is an objection to the increase in development boundary at Ramsey Hill because: 1) There has already been extensive development in the area and most houses are not for permanent residents and there is no contribution to the local economy. 2) The local walk (Fuschia Walk) would have an interrupted view of the sea if this land is developed.
Hayes, Francis and Geraldine	9244	Lands at Ownahinchy	This submission does not refer to any proposed change in the Amendment Document.
Hayes, Stephen	9464	Lands at Rosscarberry	This submission is on land that is already zoned R-03 in the draft Local Area Plan for Skibbereen. There was no change proposed to the zoning in the Amendment Document.
Healy, Denis	9092	Issues relating to proposed change no SKN 08.06.04: Courtmacsherry	This submission objects to the removal of the open space zoning (O-03) on the land because: 1) The land is vulnerable to coastal erosion and landslides on the cliffs and there are previous refusals on this site. 2) Imposed a moratorium on the building until the sewerage system is improved.
Hickey, Mattias C	9191	Issue relating to proposed change no SKN 08.06.04: Courtmacsherry	This submission does not support the removal of the open space designation in favour of land for development in Courtmacsherry because of :- 1) The land has a fragile and exceptional geology which has resulted in coastal erosion (scenic walk and trees have fallen into the sea over the recent years). 2) The geology of the land indicates angled clay which is

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
			<p>impervious and water runoff from this site contributes to the coastal erosion. At the interface of the clay and underlying rock, there is potential cleavage, which when lubricated with water in certain other condition could result in major landslip. Any additional houses and roads exerting pressure could accelerate this condition. 3) The area is used for the scenic walk and is scenically attractive and should remain as open space.</p>
Hyland, Joan and Cal	9025	Issues relating to proposed change no SKN 08.09.03: Rosscarberry	<p>This submission is an objection to the developer being allowed to develop this site because planning conditions on an adjacent site have not been complied with and there are problems with sanitation, road access, outside lighting and landscaping. Any development on the proposed site will be visually intrusive and require considerable excavation which could seriously impinge on the stability of the ground. A geological impact study would have to be undertaken.</p>
John Flemming Construction Ltd	9235	Issue relating to proposed change no SKN 08.40.06:	<p>This submission objects to the proposed change to the zoning of R-01 because Council agreed to the removal of the reference to single storey dwellings in the objective and the insertion of a requirement that the land be the subject of a detailed site appraisal and development brief and therefore there is a subsequent request for the removal of the restriction on the ridge height (to 6.3metres only) subject to the design being in accordance with a detailed site appraisal and development brief. There is also a request for the removal of the restriction on development above the 95 metre contour because it should be subject to the site appraisal and brief.</p>
John Flemming Construction Ltd	9234	Issue relating to proposed change no SKN 08.40.02:	<p>This submission identifies a mapping error on the proposed change, where the boundary around the existing development of the hotel has shifted unintentionally to the south west. This needs to be corrected on the draft.</p>
Keane, James and Eleanor	9026	Lands at Lisbealad	<p>This submission does not refer to any proposed change in the Amendment Document.</p>
Kingston, Joseph	9465	Lands at Templebryan South; Shannonvale	<p>This submission requests the extension of the development</p>

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
			boundary to fit in with fence line and to accommodate adequate land for surface water drainage. However this submission does not refer to any proposed change in the Amendment Document.
Mac Conville, Tiernan	9388	Issues relating to proposed change SKN 08.19.04: Castletownsend	This submission supports proposed change SKN 08.19.04
McAuliffe, Pat	9135	Submission on proposed change no SKN 08.46.01:	This submission is a request to extend the development boundary at Ballinglanna to cover the area of land to the north and east of the tourist resort because: 1) It would meet the requirements of the residents 2) Any new development would be in harmony with existing development 3) It would satisfy local housing need and would counter balance the holiday/second home ratio and would contribute to local community and economy 4) There would be no need for new services to be constructed and public transport and lighting exist in the area.
McCarthy, Dermot	9147	Lands at Rathbarry	This submission requests the retention of a portion of land within the proposed change no SKN 08.25.04
McElwee, Fred	9221	Issues relating to proposed change no SKN 08.05.05: Baltimore	This submission raises a number of issues in relation to the proposal to remove the open space designation (O-04) namely; 1) The road access to this site from the north and the south is along two very narrow roads that have potential for accidents if there was increased traffic. Improvement to the road through widening would be difficult. 2) Water supplies to the area at peak periods falls to zero and it could not cope with increases in demand. 3) In view of the servicing constraints, the density of the land should be half of that generally in the vicinity.
Mills, Gordon and Margaret	9353	Issues relating to proposed change SKN 08.22.04:	This submission objects to proposed change SKN 08.22.04. It favours a reversion of the zoning in this area to that of the 1996 County Development Plan. It suggests that experience indicates that suggestions by developers to provide permanent residences for local people will not ultimately lead to provision of same. Other reasons cited for opposing the

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
			<p>proposed change are that the roads serving the lands are incapable of taking an increase in traffic volume, that the sewerage system is already pumping too much into Glandore harbour, that the existing water supply cannot cope with a small summer increase in population, that the main roads serving the village are inadequate and that the land is subject to a surface water problem during any extended wet period.</p>
Mills, Gordon and Margaret	9354	Issues relating to proposed change SKN 08.22.01:	<p>This submission objects to proposed change SKN 08.22.01. It suggests that experience indicates that suggestions by developers to provide permanent residences for local people will not ultimately lead to provision of same. Other reasons cited for opposing the proposed change are that the roads serving the lands are incapable of taking an increase in traffic volume, that the sewerage system is already pumping too much into Glandore harbour, that the existing water supply cannot cope with a small summer increase in population, that the main roads serving the village are inadequate and that drainage capacity of the land may lead to excess water runoff.</p>
Murphy, Dan	9184	Lands at Shannonvale	<p>This submission does not relate to a proposed change in the Proposed Amendment to the Skibbereen Electoral Area Draft Local Area Plan.</p>
O'Brien, Brendan	9103	Issues relating to proposed change SKN 08.09.03	<p>This submission objects to the inclusion of land within the development boundary of Rosscarberry because : 1) It is located on steep hillside and is outside the development limits of the village 2) It is greenbelt area that forms a scenic backdrop to the developed area of the village 3) There has already been damage to surrounding properties from other similar development closeby and this is a result of the hilly and rocky nature of the site. 4) The existing road access and footpaths access is difficult to expand into this area and there would be increased traffic problems. 5) There may be increased instability to the ground if excavation took place. 6) Any development would result in additional stormwater drainage, would create problems for the road.</p>

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Connell, Paul and Helen	9030	Issues relating to proposed change 08.29.10 in Shannonvale	This submission objects to the inclusion of land between the village and Technology Park for development on the following grounds:- 1) This land surrounds the only access point onto the farm, which is south of the proposed development. 2) Access to the main road is currently too narrow for normal farm traffic and any increase in traffic along the road will create a serious traffic hazard.
O'Donovan, Denis	9396	Issues relating to proposed change SKN 08.19.04 Castletownshend	This submission supports proposed change SKN 08.19.04. It states that it is needed to allow Castletownshend develop and provide for local needs.
O'Donovan, Finbar	9458	Lands at Ballymacowen: Clonakilty	This submission does not refer to any proposed change in the Amendment Document.
O'Donovan, Florence	9066	Lands at Ballygurteen	This submission is a request for the extension of the development boundary to the west of the village.
O'Donovan, Frances	9195	Issues relating to proposed change. SKN 08.04.02: Ballineen-Enniskeane	This submission objects to proposed change SKN 08.04.02. It also raises issues which do not relate to a proposed change in the proposed Amendment to the Skibbereen Electoral Area Local Area Plan.
O'Donovan, John	9394	Issue relating to proposed change no SKN 08.19.04: Castletownshend	This submission is from the owner of the property and it welcomes the proposed extension to the development boundary because it will make much needed development land available to serve the local housing need.
O'Donovan, Margaret	9059	Issues relating to proposed change no SKN 08.09.03: Rosscarberry	This submission is an objection to the amendment because: 1) It would be out of keeping with existing development and would be visually intrusive. 2) There is no room to accommodate a pedestrian path to access the proposed development. 3) Any further excavation of the site could seriously impinge on the stability of the ground - a geological impact

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
			study would have to be carried out. 4) The land is in green belt and contains some flora and fauna. 5) Existing lighting has not yet been completed.
O'Donovan, Sean	9319	Issues relating to proposed change SKN 08.09.03: Rosscarbery	This submission objects to proposed change SKN 08.09.03 and cites the following reasons: 1) the development is out of scale with existing development and would be visually intrusive; 2) the new road is not adequate to serve further development and cannot accommodate pedestrians; 3) further excavation on the site could endanger the stability of the road; 4) the area accommodates significant flora and fauna - ability to develop the site sympathetically is uncertain due to developer's past history; 5) issues regarding the developer's landscaping of a site already developed; 6) issues regarding incompleteness of connection of outside lighting at same site.
O'Driscoll, Gearoid	9094	Issues relating to proposed changes SKN 08.06.04 and 08.06.01: Courtmacsherry	This submission objects to the change to the open space reservation (O-03) on the 'The Meadows' because: 1) There are over 10,000 persons using the Seven Heads Walk annually and there is a need for the rest place, on the meadows, where there are very good views of the bay . 2) The change of this land to be used for development would cause an enormous upset to the users of the walk. 3) The mapping of the area is incorrect because the land to the north of the walk does not exist, it is perilously close to the crumbling cliff-face and should be moved southwards. 4) The land area is too small on either side of the walkway to accommodate dwellings and related services and it would be hazardous in the future to both persons and construction.
O'Driscoll, Vincent	9129	Issues relating to proposed change no SKN 08.05.03: Baltimore	This submission notes the proposed change SKN 08.05.03 to remove a section of U-03 but appears to have misinterpreted the depiction of the proposed change on the map. The submission requests that the portion of walkway which it is proposed to omit be omitted.
O'Dwyer, David	9155	Issue relating to proposed change no SKN 08.05.08: Baltimore	This submission requests a modification to the text in the proposed change to reflect the correct boundaries as follows: 1) Remove c) from X-03 and create separate residential objective . 2) Delete "and includes the land for residential development refer to above.

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Mahony, Cornelius	9459	Lands at Rossmore	This submission relates to a request for an extension to the development boundary to cover the land to the north east of the village. It makes no reference to a proposed change in the Amendment Document.
O'Mahony, Ellen	9512	Issue relating to proposed change no SKN 08.12.03: Ardfield	This submission requests a modification to the zoning of the land in proposed change to include all the land east of the school for its expansion on the understanding that the land could revert back to residential if a new school was built on a Greenfield site.
O'Mahony, Gerard	9053	Issue relating to proposed change no SKN 08.09.03: Rosscarbery	This submission is an objection to the amendment because: 1) It would be out of keeping with existing development and would be visually intrusive. 2) There are a number of planning conditions in dereliction on an existing site nearby and the remainder has been left in dangerous condition to the public. 3) There is no room to accommodate a pedestrian path to access the proposed development. 4) Any further excavation of the site could seriously impinge on the stability of the ground - a geological impact study would have to be carried out. 5) The land is in green belt.
O'Regan, M	9520	Issues relating to proposed change no SKN 08.09.03: Rosscarberry	This submission states that it objects to proposed change SKN 08.09.03 for the reasons set out in previous Planning Application ref. W/03/6232 (refused) and appeal to An Bord Pleanala ref. PL/04/206218 (refused). It also states that: 1) Davcon Developments Ltd does not own houses to the south and east of the area in question; 2) development in this location will overlook residents; 3) there is an increased risk to public safety due to inadequate sightlines and absence of footpath, and topography and road alignment would not seem to facilitate provision of footpath; 4) the lands are steep, prominent and provide a scenic backdrop to the developed area of the village and and also they are outside the "development limits" of the village and development there is inappropriate to the village setting; 5) it is important that greenbelt areas are protected; 6) it would create a precedent; 7) the landscaping undertaken to the east of this area is unsatisfactory; 8) the extent of

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
			excavation of the hillside on the eastern end raises concerns about stability of the hillside and the visual impact of any such development and 9) during construction of previous development noise levels were unbearable and dust suppression was virtually non existent.
Residents of Baltimore Hill	9222	Issue relating to proposed change no SKN 08.05.12: Baltimore	This submission is a petition from the residents of The Hill in Baltimore, who are objecting to the inclusion of land in the development boundary to the south of the village for the following reasons:- 1) the existing road is very narrow (only one car width) and incapable of carrying increase traffic loads..2) increase danger for pedestrians and likelihood of accidents on the road..3) serious damage to the amenities of the area given the elevated rural location and the scenic walk through the upper reaches of the village 4) effects on the already inadequate water supply to the area 5) drainage problems associated with any housing in this area 6) setting a precedent for further urban sprawl up the hill to more elevated location without access to adequate services.
Slattery, Jim	9260	Lands at Clonakilty Green Belt; Clonakilty	This submission makes the claim that the submission 5458 was included in the list of changes to be debated at Full Council Meeting and that it was left out of the Amendment Document by mistake.
Somerville, C	9211	Issue relating to proposed change no SKN 08.19.03: Castletownshend	This submission raises a number of issues: 1) Supports the removal of specific objective (X-01) in proposed change 08.19.01. 2) Supports the change from adequate to inadequate in proposed change no 08.19.02. 3) Does not support the inclusion of lands within the development boundary at proposed change nos 08.19.03 because the road nor the infrastructure can support this type of development.
Taylor, Sean	9002	Lands at Union Hall	This submission makes a request for an extension to the development boundary to the south of the village to include a line of existing housing (approximately 250 metres), which is within walking distance of the church and primary school.

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<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
The Old Court Integrated Tourism Development	9254	Lands in Skibbereen Green Belt	This submission claims that the submission no 5873 received a positive vote from the Council elected members at both the Electoral area and Full Council meetings in May. They request that the Changes document should acknowledge the submission and incorporate the change into the Local Area Plan.
Tobin, Loretta	9392	Issues relating to proposed change SKN 08.19.04: Castletownsend	This submission supports proposed change SKN 08.19.04.
Twomey, Patrick	9113	Issues relating to proposed change SKN 08.09.03: Rosscarabery	This submission states that it objects to proposed change SKN 08.09.03 for the reasons set out in previous Planning Application ref. W/03/6232 (refused) and appeal to An Bord Pleanala ref. PL/04/206218 (refused). It also states that: 1) Davcon Developments Ltd does not own houses to the south and east of the area in question; 2) development in this location will overlook residents; 3) there is an increased risk to public safety due to inadequate sightlines and absence of footpath, and topography and road alignment would not seem to facilitate provision of a footpath; 4) the lands are steep, prominent and provide a scenic backdrop to the developed area of the village and and also they are outside the "development limits" of the village and development there is inappropriate to the village setting; 5) it is important that greenbelt areas are protected; 6) it would create a precedent; 7) the landscaping undertaken to the east of this area is unsatisfactory; 8) during construction of previous development noise levels were unbearable and dust suppression was virtually non-existent. The submission also raises concerns regarding the impact of a vehicle crashing into the boundary wall and concerns about the stability of the hillside and upper road.
Wyles, John	9085	Issues relating to proposed change nos SKN 08.22.01 and 08.22.04: Glandore	This submission relates to a number of proposed changes as follows:- 1) It does not support the density change to R-01 from low density to low and medium density residential development on the grounds that the road access is a problem (poor condition) and that there will be too many houses (70) for the small village of Glandore. If the density is

<i>Interested Party</i>	<i>Ref.</i>	<i>Title</i>	<i>Summary of Submission</i>
			<p>increased, then the size of the residential zone should be reduced to 1996 plan (H2) 2) It does not support the proposed change 08.22.01 (R-04) because it could lead to 30 new households using an infrastructure system that is totally unsuited to such an increase. This land together with other residential zones could result in an increase of 140 housing units, which is considered to be not marginal. It requests that the draft plan reduces both R-01 and R-04 proportionally to acceptable levels as mentioned in the draft plan (para 22.3.1).</p>

Appendix B

Managers Opinion on Proposed Changes

AMENDMENTS TO SECTION 2:

OVERALL STRATEGY

PROPOSED CHANGE NO. SKN 02.04.01 AMENDMENT TO THE SKIBBEREEN GREEN BELT MAP.

PROPOSED CHANGE

It is proposed to make a modification to the Green Belt zoning map for Skibbereen in Section 2 of the Draft Local Area Plan to include additional lands, which would be subject to Objective GB1-2.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This land is located very near to the southern part of the development boundary of the Skibbereen Town Council on a local farm road in very poor condition. The West Cork Engineers have suggested that the road would require substantial upgrading to enable any development on the land proposed.

Although it is considered that there is no need for additional land to be zoned for GB1-2 status in the green belt of Skibbereen, because there is more than 10ha of land zoned in the draft Local Area Plan, this land has been included as a new GB1-2 area.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 02.04.02 AMENDMENT TO THE SKIBBEREEN GREEN BELT MAP.

PROPOSED CHANGE

It is proposed to make a modification to the Green Belt zoning map for Skibbereen in Section 2 of the Draft Local Area Plan to include additional lands which would be subject to Objective GB1-2.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This land straddles the golf course road and is constrained by the existence of a small stream on the eastern boundary. Although the road access is reasonable any additional traffic generated by new development will place pressure on the existing road. Notwithstanding the above constraints, the land is suitable for development and there is an agreement in principle to allow a GB1-2 zoning on the land.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

map

AMENDMENTS TO SECTION 3:

LOCAL AREA STRATEGY

PROPOSED CHANGE NO. SKN 03.05.01 INCLUSION OF DROMBEG AND RATHMORE AS VILLAGE NUCLEI WITHIN THE SETTLEMENT

PROPOSED CHANGE

It is proposed to make a modification to the table in 3.5.4 of Section 3 of the Draft Local Area Plan, which outlines the settlement network for the Skibbereen Electoral Area, by including Drombeg and Rathmore as additional village nuclei.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 03.05.02 INCLUSION OF BALLINGLANNA AS OTHER LOCATION WITHIN THE SETTLEMENT

PROPOSED CHANGE

It is proposed to make a modification to the table in 3.5.4 of Section 3 of the Draft Local Area Plan, which outlines the settlement network for the Skibbereen Electoral Area, by including Ballinglanna as an additional other location.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

**AMENDMENTS TO SECTION 7:
ENVIRONMENT, HERITAGE, CLAR,
GAELTACHT AND THE ISLANDS**

PROPOSED CHANGE NO. SKN 07.09.01 DELETE THE PARAGRAPH 7.9.4 AND INSERT ADDITIONAL TEXT FOR LANDSCAPE CHARACTER ASSESSMENT.

PROPOSED CHANGE

It is proposed to make a modification to Section 7 of the Draft Local Area Plan by deleting the paragraph 7.9.4 and inserting additional text for Landscape Character Assessment. As follows:

"7.9.4 It is an objective in assessing proposals for development to have regard to the relevant landscape character description and values."

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

**AMENDMENTS TO SECTION 8:
SETTLEMENTS AND OTHER LOCATIONS**

PROPOSED CHANGE NO. SKN 08.01.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCLUDE LANDS: CLONAKILTY ENVIRONS

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Clonakilty Environs in the Draft Local Area Plan by the extension to the development boundary to the southwest to include certain lands.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This piece of land (approximately 11.3ha) was part of a larger portion of land that was proposed for inclusion in the development boundary for Clonakilty Environs in the County Development Plan 2003 (as amended). The Full Council (in December 2002) passed a resolution that the land should not be included in the development boundary. The following planning considerations are relevant:

- 1) *Affordable housing should be constructed close to town centre locations using the facilities of existing schools, hospitals, shops and employment zones, not in the countryside away from the necessary urban facilities.*
- 2) *The proposed sewage will have to be pumped into the Fealge River Catchment. At a meeting with West Cork engineers on 1st July 05, it was confirmed that sewage disposal is an issue because it would have to be pumped into the town system.*
- 3) *The storm water drainage will drain to the south and not into the Fealge catchment. A full Flood Study for Clonakilty has now been completed and it raises the need for additional reservoirs (storage tanks on site of most of the development to the west of the town within the catchment). These reservoirs will retain storm-water in periods of high rainfall. A similar requirement would be necessary in the case of any development on this site.*
- 4) *The existing road is narrow single road suitable for farm traffic and this would have to be upgraded if any development was permitted.*
- 5) *Access is a major problem. The intersection at Connor's Crossroads is dangerous due to extremely poor sightlines.*
- 6) *There is more than 25 ha of land zoned for residential development in the Town Council Development Plan and there is an additional 14.7ha zoned within the Clonakilty Environs area of the County Development Plan 2003 (as amended). This is considered to be sufficient for the plan period and additional land is not needed at this stage.*
- 7) *The proposed parcel of land is not contiguous with the existing development boundary of Clonakilty and as a result would create unnecessary, isolated and premature development.*
- 8) *The extension to development boundaries and changes to zoning in the main towns in the County Development Plan 2003 (as amended) is not being considered in the Local Area Plans and the inclusion of this land within the development boundary of Clonakilty at this stage is not supported.*

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.04.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST OF THE VILLAGE TO INCORPORATE LANDS: BALLINEEN-ENNISKEANE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballineen-Enniskeane in the Draft Local Area Plan by the extension to the development boundary to include certain lands.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Ballineen-Enniskeane is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension to the east of the village is part of a field that has already been included in the development boundary and is contiguous with the existing development boundary. The topography of the land renders it suitable for development.

Given Ballineen-Enniskeane's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.04.02 REMOVE THE PROPOSED LINK ROAD THROUGH THE RESIDENTIAL ZONINGS R-01-R-03: BALLINEEN-ENNISKEANE

PROPOSED CHANGE

It is proposed to make a modification to the text of Ballineen-Enniskeane in the Draft Local Area Plan by the removal of the proposed link road (U-02) through the residential zonings (R-01 to R-03). The Zoning Map will also be amended.

RELEVANT SUBMISSIONS RECEIVED

9195							

PLANNING ISSUES

The proposed link road (U-03) was included in the original draft Local Area Plan as an attempt to provide an alternative road access to the new residential development (R-01 to R-03) and to alleviate the likely congestion along the main road. A submission was originally received from the landowners requesting the removal of the road proposal because it traversed the front lawn of the period house.

The proposed change was put into effect because it is considered that any road proposals could be made as part of the planning application for the residential development and that the land zoned was not sufficiently large enough to consider a relief road of this size.

The relevant submission has been received requesting the re-instatement of the road proposal. On balance, in consideration of the proper planning and sustainable development of the area, it is considered appropriate to remove the road proposal from the draft Local Area Plan for the reasons given above.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.04.03 INSERT ADDITIONAL TEXT ABOUT POTENTIAL FOR LIMITED TOURISM DEVELOPMENT ALONG BANDON RIVER: BALLINEEN-ENNISKEANE

PROPOSED CHANGE

It is proposed to make a modification to the text of Ballineen-Enniskeane in the Draft Local Area Plan by the insertion of additional text in 4.4.2 as follows:

“Although the southern bank of the Bandon River is designated scenic landscape, there is limited potential for small scale tourism related development between the crossroad on the R588 and the bridge on the south-eastern end of the village.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The Bandon River forms the southern boundary of the village and it has been designated as a scenic landscape area in the County Development Plan and the logical boundary for the village development is therefore the river. However, the land on the southern eastern banks of the river between the cross roads on the R588 and the river bridge is considered suitable for limited small-scale tourism development. There have been no further objections to this proposal and it is considered to be acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Skibbereen Electoral Area Draft Local Area Plan

map

PROPOSED CHANGE NO. SKN 08.05.01 AMEND THE BOUNDARY OF THE OPEN SPACE ZONING (O-03) TO REFLECT PLANNING PERMISSION ON THE LAND: BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballineen-Enniskeane in Section 8, of the Draft Local Area Plan by the amendment of the boundary of the open space reservation (O-03) to exclude current planning permissions for residential development.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH WEST TO INCORPORATE LAND: BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Baltimore in Section 8, of the Draft Local Area Plan by the extension of the development boundary to the southwest to include lands at Baltimore.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.03 REMOVE A SECTION OF THE PROPOSED WALKWAY(U-03) IN THE SOUTH WEST OF BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Baltimore in Section 8, of the Draft Local Area Plan by removing a section of the proposed walkway (U-03).

RELEVANT SUBMISSIONS RECEIVED

9129	9130						

PLANNING ISSUES

There have been a number of submissions requesting that the proposed walkway does not pass through private lands. As a result, the proposed walkway has been modified in the Amendment Document to follow the existing roadways and not pass through any private land. The latest submissions are seeking clarification of this change and there is no need for any additional changes to be made.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.04 INSERT A SECTION OF THE PROPOSED WALKWAY(U-03) IN THE SOUTH WEST OF BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Baltimore in Section 8, of the Draft Local Area Plan by inserting a section of the proposed walkway (U-03).

RELEVANT SUBMISSIONS RECEIVED

9129	9130						

PLANNING ISSUES

There have been a number of submissions requesting that the proposed walkway does not pass through private lands. As a result, the proposed walkway has been modified in the Amendment Document to follow the existing roadways and not pass through any private land. The latest submissions are seeking clarification of this change and there is no need for any additional changes to be made.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.05 REMOVE THE OPEN SPACE ZONING (O-04) IN BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the text of Baltimore in the Draft Local Area Plan by the removal of the proposed open space reservation (O-04). The Zoning Map will also be amended.

RELEVANT SUBMISSIONS RECEIVED

9221							

PLANNING ISSUES

The relevant submission raises a number of issues in relation to the proposal to remove the open space designation (O-04); namely that the road access to this site from the north and the south is along two very narrow roads that have potential for accidents if there was increased traffic. Improvement to the road through widening would be difficult. In addition, water supplies to the area at peak periods fall to zero and it could not cope with increases in demand. In view of the servicing constraints, it has been recommended that the density of the land should be half of that generally in the vicinity.

Notwithstanding the submission made and the issues raised, the land is considered suitable for inclusion in the development boundary and the removal of the open space zoning will allow some level of development subject to the satisfactory provision of services, including upgrading of the water supply and road access to the site. Density and type of development would have to be dealt with on the basis of a planning application.

Therefore, it was considered appropriate to remove the open space zoning (O-04) so that the land can be made available for appropriate development in accordance with proper planning and sustainable development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.06 MODIFY THE BOUNDARY OF THE OPEN SPACE (O-02) TO REFLECT THE ACTUAL LANDHOLDING OF THE EXISTING BOATYARD IN BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Baltimore in Section 8, of the Draft Local Area Plan by amending the boundary of the open space reservation (O-02) to reflect the correct landholding of the existing boatyard.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.07 MODIFY THE BOUNDARY OF THE OPEN SPACE (O-02) TO INCLUDE THE PROPOSED WASTEWATER TREATMENT PLANT (U-04): BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the text of Baltimore in Section 8, of the Draft Local Area Plan by inserting the following new specific objective in 5.4.11:

“U-04 Proposed Wastewater Treatment Plant”

The zoning map will also be amended to show the boundary of the proposed wastewater treatment works (U-04) within the open space reservation O-02.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.08 MODIFY THE BOUNDARY OF X-03 TO REFLECT THE RESIDENTIAL PROPOSALS PREVIOUSLY OMITTED AND INCLUDE ADDITIONAL TEXT ABOUT THE PROPOSED TOURISM DEVELOPMENT: BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the text of Baltimore in Section 8, of the Draft Local Area Plan by replacing part (b) of the specific objective X-03 by the following text:

“a comprehensive high quality tourism related development which has regard to the visual sensitivities of the location”.

It is also proposed to insert (c) in the specific objective X-03 by the following text:

“c)Medium density residential development with a mixture of permanent and holiday homes in the southwestern corner of the site. i.e as contained between the road and the dune system, amounting to approximately 0.7ha.”

The zoning map will also be amended to show the modified boundary that includes the landholding along the waterfront and includes the land for residential development referred to above.

RELEVANT SUBMISSIONS RECEIVED

9155							

PLANNING ISSUES

The proposed changes to this site are considered to be unsuitable because there is need for additional land to be zoned for residential development behind the dune system and this needs to be re-instated as a residential zone with its own specific objective.

A submission to the Amendment Document has requested the deletion of the sentence... “and includes the land for residential development refer to above”. This will clarify the separation between the mixed use zone (X-03) and the residential zone to be created.

MANAGER’S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

In Proposed Change No SKN 08.05.08, delete the line “and includes the land for residential development referred to above” and...

Create a new proposed change no SKN 08.05.14, which says...

“R-03 Medium density residential development with a mixture of permanent and holiday homes.”

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

PROPOSED CHANGE NO. SKN 08.05.9 MODIFY THE SPECIFIC OBJECTIVE(R-02) TO INCLUDE ADDITIONAL TEXT REGARDING HOLIDAY HOMES: BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the text of Baltimore in Section 8, of the Draft Local Area Plan by amending the specific objective R-02 as follows:

- R-02 Low to medium density residential development with a mixture of holiday homes and permanent homes; subject to adequate surface water drainage and road access.

RELEVANT SUBMISSIONS RECEIVED

9131							

PLANNING ISSUES

The relevant submission raises no objection to the proposed change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.10 EXTEND THE BOUNDARY OF X-02 TO REFLECT THE CURRENT LANDHOLDING AND MODIFY THE SPECIFIC OBJECTIVE TO INCLUDE ADDITIONAL TEXT REGARDING POTENTIAL DEVELOPMENT: BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the text of Baltimore in Section 8, of the Draft Local Area Plan by replacing the specific objective X-02 with the following:

X-02 Action plan for mixed-use primarily tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk.

The zoning map will also be amended to show the modified boundary including current landholding.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.11 INSERT ADDITIONAL TEXT TO SUPPORT THE REMOVAL OF CAR PARKING FROM X-01: BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the text of Baltimore in Section 8, of the Draft Local Area Plan by replacing the specific objective X-01 with the following:

X-01 Baltimore Harbour Action Plan of selected new piers, mixed commercial, industrial (marine related), community, tourism, and leisure activities, excluding any new residential and car parking.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.05.12 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCORPORATE LAND: BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Baltimore in Section 8, of the Draft Local Area Plan by the extension of the development boundary to the south to include lands at Baltimore.

RELEVANT SUBMISSIONS RECEIVED

9222							

PLANNING ISSUES

Baltimore is a "key village" within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension of the development boundary to the south to incorporate this land that is next to the Rolf Cottages, is very elevated and is likely to create a visually obtrusive development. The total area of land for inclusion is 1.2ha.

There is an objection from the surrounding residents, who do not support the inclusion of the land in the development boundary to the south of the village because the existing road is very narrow (only one car width) and is incapable of carrying increased traffic loads and any will result in an increase in the danger for pedestrians and likelihood of accidents on the road. Any development on the land would create serious damage to the amenities of the area given the elevated rural location and the scenic walk through the upper reaches of the village. There is already inadequate water supply to the area and there would be drainage problems associated with any housing in this area and the inclusion of this land into the development boundary would be setting a precedent for further urban sprawl up the hill to more elevated locations without access to adequate services.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

INSERT ADDITIONAL TEXT INTO PARAGRAPH 5.3.5 AS FOLLOWS:

"5.3.5 A certain portion of land to the south of the village and west of Rolf Cottages has been included in the development boundary but it is located in a highly scenic area, with restricted road access and limitation to the full provision of adequate infrastructure services. Any future development of this area will have to ensure that these inadequacies are overcome before it takes place."

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

PROPOSED CHANGE NO. SKN 08.05.13 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCORPORATE LAND: BALTIMORE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Baltimore in Section 8, of the Draft Local Area Plan by the extension of the development boundary to the southwest to include lands at Baltimore.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Skibbereen Electoral Area Draft Local Area Plan

map

PROPOSED CHANGE NO. SKN 08.06.01 AMEND THE ALIGNMENT OF THE SEVEN HEADS WALK (U-01) : COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Courtmacsherry in Section 8, of the Draft Local Area Plan by amending the alignment of the Seven Heads Walk (U-01) to reflect the correct position:

RELEVANT SUBMISSIONS RECEIVED

9094							

PLANNING ISSUES

The relevant submission states that over 10 000 persons use this walk annually and there is a need to draw the alignment of the walk correctly. It is considered that the alignment of the walk is drawn correctly on the map.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.06.02 EXTEND THE ZONING BOUNDARY OF R-03 TO THE SOUTH AT RAMSEY HILL TO INCLUDE CERTAIN LANDS FOR ZONED RESIDENTIAL DEVELOPMENT: COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the text of the specific objective R-03 by the replacement of the following text:

“R-03 Low and medium density residential development for permanent occupation and the provision of a crèche. All subject to the provision of an adequate sewerage system for the village as a whole.”

The zoning map of Courtmacsherry will also be modified by extending the zoning boundary of R-03 to the south to bring the landholding into the zone adjacent to the road at Ramsey Hill.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.06.03 EXTEND THE BOUNDARY OF THE RESIDENTIAL ZONE R-04 TO THE NORTH AT RAMSEY HILL TO INCORPORATE CERTAIN LANDS FOR ZONED RESIDENTIAL DEVELOPMENT: COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Courtmacsherry in Section 8, of the Draft Local Area Plan by extending the boundary of R-04 to the north to bring the landholding into the residential zone and adjacent to the road at Ramsey Hill.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.06.04 AMEND THE BOUNDARY OF OPEN SPACE RESERVATION (O-03) TO THE EAST TO INCORPORATE CERTAIN LANDS FOR DEVELOPMENT: COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Courtmacsherry in Section 8, of the Draft Local Area Plan by reducing the boundary of open space reservation (O-03) to the east so that certain lands can be considered for development.

RELEVANT SUBMISSIONS RECEIVED

9092	9094	9169	9191	9288	9317		

PLANNING ISSUES

There have been a number of submissions received both from adjacent residents and the local community stating that the proposed removal of the open space zoning will result in development of this land in close proximity to the Seven Heads Walk and adjacent to a very dangerous cliff-face, that because of its local geology, has a potential risk of landslides and coastal erosion.

The land has a fragile and exceptional geology, which has resulted in coastal erosion (scenic walk and trees have fallen into the sea over the recent years) and the geology indicates angled clay, which is impervious and water runoff from this site contributes to the coastal erosion. At the interface of the clay and underlying rock, there is potential cleavage, which when lubricated with water in certain other condition could result in major landslide. Any additional houses and roads exerting pressure could accelerate this condition.

The cliff face at the northern boundary of these lands is quite unstable due to underlying geology coupled with a risk of coastal erosion. It is recommended that the cliff face be shored by the construction of a retaining wall or gabions to contain any further coastal erosion and that the land be zoned for open space.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.06.05 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH AT RAMSEY HILL TO INCORPORATE CERTAIN LANDS FOR DEVELOPMENT: COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Courtmacsherry in Section 8, of the Draft Local Area Plan by extending the boundary to the east of R-05 to bring the landholding adjacent to the road at Ramsey Hill.

RELEVANT SUBMISSIONS RECEIVED

9162							

PLANNING ISSUES

The development at Ramsey Hill has largely taken place over the last couple of years and the land available for development is almost depleted. However, there are a number of infill sites where development could be added on with little or no additional expenditure on infrastructure. Through the relevant submission, there has been an objection to the increase in the development boundary at Ramsey Hill because there has already been extensive development in the area and most houses are not for permanent residents and there is no contribution to the local economy. In addition, the local walk (Fuschia Walk) would have an interrupted view of the sea if this land is developed.

Notwithstanding this objection, the continued development of Ramsey Hill for residential development for local residents is fully supported.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.06.06 AMEND THE TEXT OF 6.2.8 TO CORRECT INACCURACIES AND INCORPORATE PROPOSALS FOR AN OPPORTUNITY SITE AT KINCRAIGIE: COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the text of Courtmacsherry in Section 8, of the Draft Local Area Plan by removing the text contained in 6.2.8 and replacing it with the following:

“6.2.8 The large demesne property at Kinraigie consists of a large derelict estate house and ancillary outbuildings on a very large strategically located landholding immediately south of the Esplanade Hotel (which has been renovated and converted into townhouse/apartments). Being within the development boundary and close to all amenities in the village, potential exists for the development of the old house and its ancillary building on the landholding at Kinraigie as an opportunity site, to accommodate an exclusive hotel complex including a leisure centre to serve the village and its hinterland. Any development would have to be subject to detailed landscaped based design scheme. The site is not suitable for residential or stand alone holiday home development.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The existing period house on the large property in the centre of the village commanding a scenic view of the bay is dilapidated and has been for some time. An opportunity exists for the use of the house and the surrounding land for a tourism venture involving a high standard hotel and ancillary activities.

The tourism venture will assist in developing the local economy by providing local employment opportunities and will make good use of a strategic site within the village. Naturally any development would have to be accompanied by a landscaping plan to ensure the protection of outstanding trees in the vicinity and local vegetation.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.06.07 AMEND THE TEXT OF 6.5.6 TO PROVIDE ADDITIONAL INFORMATION ON THE SEWERAGE SYSTEM : COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the text of Courtmacsherry in Section 8, of the Draft Local Area Plan by removing the text in 6.5.6 and replacing it with the following:

“6.5.6 Cork County Council has commissioned detailed designs for a combined sewerage system and waste water treatment plant for both Courtmacsherry and Timoleague. This will be implemented during the lifetime of the plan. Any new development within the development boundary must make provision for connection to the new sewerage system. The Council may restrict occupation of the permitted developments until the sewerage scheme is operational, unless approved, alternative interim treatment facilities can be provided.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.06.08 AMEND THE TEXT OF 6.5.2 TO PROVIDE ADDITIONAL INFORMATION ON THE RESIDENTIAL DEVELOPMENT OF BACKLAND SITES IN COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the text of Courtmacsherry in Section 8, of the Draft Local Area Plan by removing the text in 6.5.2 and replacing it with the following:

“6.5.2 Most of the existing development along the main road in the village has been built up in accordance with provisions of the previous development plans. Where there are proposals for the development of vacant sites, back-land or renovations/redevelopments of existing buildings they should be guided by the general planning and sustainable planning criteria as well as a general presumption in favour of medium density residential development.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change title refers to the incorrect paragraph in the Draft Local Area Plan and there s a need to specify the area of land covered by the new policy.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

AMEND THE TITLE AS FOLLOWS:

PROPOSED CHANGE NO. SKN 08.06.08 AMEND THE TEXT OF 6.5.2 TO PROVIDE ADDITIONAL INFORMATION ON THE RESIDENTIAL DEVELOPMENT OF BACKLAND SITES IN COURTMACSHERRY

PROPOSED CHANGE NO. SKN 08.06.08 INSERT ADDITIONAL TEXT IN 6.4.4 TO PROVIDE ADDITIONAL INFORMATION ON THE RESIDENTIAL DEVELOPMENT OF BACKLAND SITES IN COURTMACSHERRY

INSERT THE FOLLOWING TEXT SHOWN IN BOLD:

“6.4.4 Most of the existing development along the main road in the village has been built up in accordance with provisions of the previous development plans. Where there are proposals for the development of vacant sites, back-land or renovations/redevelopments of existing buildings **along the main road and to the east of Meadowlands Estate**, they should be guided by the general planning and sustainable planning criteria as well as a general presumption in favour of medium density residential development.”

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

PROPOSED CHANGE NO. SKN 08.06.09 INSERT ADDITIONAL INFORMATION ABOUT THE LEVELS OF COMMUNITY AND RECREATION FACILITIES IN COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the text of Courtmacsherry in Section 8, of the Draft Local Area Plan by providing additional text about levels of community and recreation facilities as follows:

"6.2.10 There are a number of recreational clubs in the village (rowing, soccer and golf) that do not have any playing facilities. There is a need for an additional sports field, which could be shared by different clubs and associations and an additional children's playground. The area is well endowed with birdlife and there is an opportunity to designate the village as an Ecological Bird Recording Centre. The area is also well known for recreational fishing and boating and more facilities need to be provided for these activities."

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.06.10 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCORPORATE CERTAIN LANDS: COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Courtmacsherry in Section 8, of the Draft Local Area Plan by extending the boundary to the southwest to include certain lands.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Courtmacsherry is a "key village" within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment. However, its prime function is as a holiday centre and to a lesser extent as a day trip holiday centre from other nearby towns.

Part of the attractiveness of the village is the scenic nature of its location at the base of a scenically attractive headland on the Courtmacsherry Bay. The scenic nature of the village is enhanced by the wooded ridgeline, which forms an attractive backdrop to the setting of the village and a natural development boundary.

The proposed extension of the development boundary to the south of this ridgeline will result in development that is visually prominent from all surrounding land in the bay area. In addition, the road access to the land is very poor and there are no services. The total area of land proposed for inclusion is 0.75ha. There are no proposals to sewer these lands although the upgrading of the sewerage system nearby would enable the land to be serviced in the future.

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

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

INSERT ADDITIONAL TEXT INTO PARAGRAPH 6.4.5 AS FOLLOWS:

"6.4.5 A certain portion of land to the north of the village and above the natural tree-line has been included in the development boundary but it is located in a highly scenic area, with restricted road access and limitation to the full provision of adequate infrastructure services. Any future development of this area will have to ensure that these inadequacies are overcome before it takes place."

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

PROPOSED CHANGE NO. SKN 08.06.11 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCORPORATE CERTAIN LANDS: COURTMACSHERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Courtmacsherry in Section 8, of the Draft Local Area Plan by extending the boundary to the southwest to include certain lands.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Courtmacsherry is a "key village" within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment. However, its prime function is as a holiday centre and to a lesser extent as a day trip holiday centre from other nearby towns.

Part of the attractiveness of the village is the scenic nature of its location at the base of a scenic ally attractive headland on the Courtmacsherry Bay. The scenic nature of the village is enhanced by the wooded ridgeline, which forms an attractive backdrop to the setting of the village and a natural development boundary.

The proposed extension of the development boundary to the south of this ridgeline will result in development that is visually prominent from all surrounding land in the bay area. In addition, the road access to the land is very poor and there are no services. The total area of land proposed for inclusion is 1.3ha. There are no proposals to sewer these lands although the upgrading of the sewerage system nearby would enable the land to be serviced in the future.

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

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

INSERT ADDITIONAL TEXT INTO PARAGRAPH 6.4.5 AS FOLLOWS:

"6.4.5 A certain portion of land to the north of the village and above the natural tree-line has been included in the development boundary but it is located in a highly scenic area, with restricted road access and limitation to the full provision of adequate infrastructure services. Any future development of this area will have to ensure that these inadequacies are overcome before it takes place."

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

MAP

PROPOSED CHANGE NO. SKN 08.07.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH ALONG QUARRY ROAD: DRIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Drimoleague in Section 8, of the Draft Local Area Plan by extending the development boundary along Quarry Road to incorporate certain lands that were originally included in the development boundary in 1996.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.07.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST OF R-02 : DRIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Drimoleague in Section 8, of the Draft Local Area Plan by extending the development boundary to the east of the residential zone R-02 up to and including the farm buildings so that the residential zone R-02 is extended as well.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Drimoleague is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the north of the village and the topography of the land renders it suitable for development. It has road frontage along its north western boundary.

Given Drimoleague's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.07.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE CERTAIN LANDS: DRIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Drimoleague in Section 8, of the Draft Local Area Plan by extending the development boundary to the south to incorporate certain lands for development.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Drimoleague is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the south of the village and a large part of the land is already developed. The topography of the land renders it suitable for development.

Given Drimoleague's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.07.04 INSERT ADDITIONAL TEXT ABOUT THE POTENTIAL FOR DEVELOPMENT AROUND FAIRFIELD NURSING HOME NORTH OF DRIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the text of Drimoleague in Section 8, of the Draft Local Area Plan by inserting additional text in 7.4.5 about the need for sheltered housing at Fairfield nursing home north of the village. The additional text is as follows:

“7.4.5 The Fairfield Nursing Homes to the north of the village has potential for additional development of sheltered homes for the elderly. Any extension to the nursing home for that purpose would be generally supported, subject to normal planning considerations.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.07.05 INSERT ADDITIONAL TEXT ABOUT THE NEED FOR IMPROVEMENTS TO TRAFFIC SAFETY, FOOTPATHS AND CAR PARKING IN DRIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the text of Drimoleague in Section 8, of the Draft Local Area Plan by removing the text in 7.5.5 and replacing it with the following:

"7.5.5 There is a need to upgrade the junction between the Bantry and Skibbereen Roads and generally improve the traffic safety in the village through the introduction of more zebra crossings, footpaths and additional car parks, especially near the national school. The River Ilfen is a scenic attraction and should be developed for scenic walks in addition to public walk through the village itself. It is also necessary to improve the water storage and distribution system in the village."

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.07.06 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHWEST TO INCLUDE CERTAIN LANDS ALONG QUARRY ROAD: DRIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Drimoleague in Section 8, of the Draft Local Area Plan by extending the development boundary to the northwest along Quarry Road to incorporate certain lands subject to the proviso that the land was elevated.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Drimoleague is a "key village" within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

Part of the attractiveness of the village is its setting at the foothills of the upland to the north of the settlement. The Amendment of the Draft Local Area Plan has included additional land to the north of the village for development but its northern boundary form a natural ridge, which is a logical northern limit to the development.

The proposed extension of the development boundary to the north of this ridgeline will result in development that is visually prominent from all surrounding land in the bay. The total area of land proposed for inclusion is 3.55ha. The location and topography of the land renders it premature for development.

The draft Skibbereen Electoral Area Local Area Plan has zoned an additional 7.9ha of land for residential development and has expanded its development boundary to include an additional 16.8ha of land, which is considered to be more than adequate for the future.

Whilst there may be concerns raised that the additional lands may impact on the scale and the setting of the village on balance the need for additional housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.07.07 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCLUDE CERTAIN LANDS ALONG SKIBBEREEN ROAD: DRIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Drimoleague in Section 8, of the Draft Local Area Plan by extending the development boundary to the southwest along Skibbereen Road to incorporate certain lands subject to the availability of adequate infrastructural services.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Drimoleague is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The topography of the land renders it suitable for development.

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

Given Drimoleague's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.07.08 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCLUDE CERTAIN LANDS ALONG SKIBBEREEN ROAD: DRIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Drimoleague in Section 8, of the Draft Local Area Plan by extending the development boundary to the southwest along Skibbereen Road to incorporate certain lands subject to the availability of adequate infrastructural services.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Drimoleague is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the south of the village and the topography of the land renders it suitable for development.

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

Given Drimoleague's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.08.01 EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE CERTAIN LANDS TO THE NORTHEAST OF LEAP

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Leap in Section 8, of the Draft Local Area Plan by extending the development boundary to include certain lands to the north east of the village.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Leap is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The south eastern and south western boundaries of the proposed extension are contiguous with the existing development boundary to the north of the village and the topography of the land renders it suitable for development.

Given Leap's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.08.02 EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE CERTAIN LANDS TO THE EAST OF LEAP

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Leap in Section 8, of the Draft Local Area Plan by extending the development boundary to include certain lands to the east of the village.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Leap is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the east of the village and the topography of the land renders it suitable for development.

Given Leap's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.08.03 AMEND THE SPECIFIC OBJECTIVE OF R-02 TO INCLUDE MEDIUM DENSITY RESIDENTIAL DEVELOPMENT ALONG THE MAIN ROAD: LEAP

PROPOSED CHANGE

It is proposed to make a modification to the text of Leap in Section 8, of the Draft Local Area Plan by amending the specific objective R-02 to include medium density residential development along the main road as follows:

“R-02 Low and medium density residential development for permanent residents subject to the provision of a single access off the main road and the medium density residential will be located along the main road. Future development to the east along the road is possible and the land should be reserved for future residential development.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.08.04 INSERT ADDITIONAL TEXT ABOUT RELOCATION OF ENTERPRISE DEVELOPMENT IN LEAP

PROPOSED CHANGE

It is proposed to make a modification to the text of Leap in Section 8, of the Draft Local Area Plan by inserting additional text in 8.4.2 for the relocation of existing enterprise development in the village as follows:

“8.4.2 ...The existing furniture enterprise in the centre of the village is causing serious traffic congestion and needs to be relocated into an established industrial/enterprise area in the village or out of the village on the east side near existing similar development, subject to normal planning criteria in compliance with the provisions of the County Development Plan.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.08.05 INSERT ADDITIONAL TEXT ABOUT EXISTING COMMUNITY FACILITIES IN LEAP

PROPOSED CHANGE

It is proposed to make a modification to the text of Leap in Section 8, of the Draft Local Area Plan by inserting additional text as follows:

“In 8.1.3 replace Dunmanway with Drinagh and insert Cork Road after playground.

In 8.2.2 replace Dunmanway with Drinagh.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.08.06 EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE CERTAIN LANDS TO THE SOUTH OF LEAP

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Leap in Section 8, of the Draft Local Area Plan by extending the development boundary to include certain lands to the south of the village.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Leap is a Key Village in the Skibbereen Electoral Area and is part of three settlements around the Glandore Bay; the other being Glandore and Union Hall. Although there are water supply limitations to the village at present, there are plans to take Union Hall off the Leap water supply within the next year and over a four-year period there are further plans to improve the water supply to Leap.

The site is very elevated on the south side of a very linear settlement. Although there is potential for road access off the Glandore back road in the east of the site, any comprehensive development on the site would be visually prominent and it would detract from the setting of the village.

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.08.07 EXTEND THE DEVELOPMENT BOUNDARY TO INCLUDE CERTAIN LANDS TO THE NORTHWEST OF LEAP

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Leap in Section 8, of the Draft Local Area Plan by extending the development boundary to include certain lands to the northwest of the village.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Leap is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary to the north west of the village and although the topography of the land is difficult, it renders it suitable for development.

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

Given Leap's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.08.08 INSERT ADDITIONAL TEXT ABOUT POTENTIAL FOR VERY LOW DENSITY RESIDENTIAL DEVELOPMENT AROUND THE GAA PLAYING FIELDS IN LEAP

PROPOSED CHANGE

It is proposed to make a modification to the text of Leap in Section 8, of the Draft Local Area Plan by deleting the following text:

“There is interest in developing the land on either side of the road for similar housing sites. The area would not be sewered and therefore very low density”

and inserting additional text as follows:

“There is potential for additional very low density residential development around the GAA playing pitch.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.09.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS: ROSSCARBERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rosscarberry in Section 8, of the Draft Local Area Plan by extending the development boundary to include land for development to the north of the village.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.09.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS: ROSSCARBERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rosscarberry in Section 8, of the Draft Local Area Plan by extending the development boundary to include land for development to the west of the village.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.09.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHWEST TO INCLUDE LANDS: ROSSCARBERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rosscarberry in Section 8, of the Draft Local Area Plan by extending the development boundary to include land for development to the northwest of the village.

RELEVANT SUBMISSIONS RECEIVED

9025	9053	9057	9059	9103	9113	9319	9382
9520							

PLANNING ISSUES

There have been a large number of submissions from neighbouring properties, saying that there should be no development on the site because it is dangerous to develop due to its elevation, rock face, prominence, potential vehicle and pedestrian access and drainage problems.

The West Cork Engineers have said that the land in this area is extremely elevated, rugged and rocky and any requirement to dig under the road immediately north of the site, to develop the site, is likely to cause the road to collapse and would therefore pose a significant danger to surrounding properties and the general public.

Therefore, in the interests of the strategic public health of the area and surrounding properties, it is considered unsuitable for the extension of the development boundary to include this land.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.09.04 AMEND THE BOUNDARY OF R-02 TO FACILITATE EXPANSION OF THE GAA PITCH: ROSSCARBERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rosscarberry in Section 8, of the Draft Local Area Plan by amending the boundary of the residential zone (R-02) to facilitate the extension of the GAA playing pitch to the west.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.09.05 INSERT TEXT ABOUT THE POTENTIAL OF CAHERMORE CROSS FOR FURTHER DEVELOPMENT TO SUPPORT THE COUNCIL HOUSING SCHEME: ROSSCARBERRY

PROPOSED CHANGE

It is proposed to make a modification to the text of Rosscarberry in Section 8, of the Draft Local Area Plan by inserting additional text in 9.1.9 as follows:

“9.1.9.....Development will be encouraged at Cahermore Cross where there is a Council housing scheme.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.09.06 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS: ROSSCARBERRY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rosscarberry in Section 8, of the Draft Local Area Plan by extending the development boundary to include land for development to the west of the village.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Rosscarberry is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The topography of the land is undulating and there is road frontage on both the northern and southern sides of the land.

Given Rosscarberry's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.10.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH AND WEST OF THE VILLAGE TO INCLUDE LAND FOR INDUSTRIAL DEVELOPMENT: TIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Timoleague in Section 8, of the Draft Local Area Plan by extending the development boundary to the south and west to include land for industrial development. The proposed industrial zone (I-01) shall be moved into this area.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.10.02 EXTEND THE BOUNDARY OF RESIDENTIAL ZONE (R-04) SOUTH AND WESTWARDS: TIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Timoleague in Section 8, of the Draft Local Area Plan by extending the development boundary of the residential zone (R-04) to the south and west.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.10.03 INSERT ADDITIONAL TEXT ABOUT THE NEED FOR UPGRADING THE R602 ROAD TO BANDON: TIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the text of Timoleague in Section 8, of the Draft Local Area Plan by inserting additional text in 10.4.3 about the need for upgrading of the regional road between Timoleague and Bandon (R602) as follows:

“10.4.3The regional road between Timoleague and Bandon (R602) needs to be upgraded.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.10.04 INSERT ADDITIONAL TEXT ABOUT THE NEED FOR IMPROVEMENTS TO THE CAR PARKING IN THE VILLAGE: TIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the text of Timoleague in Section 8, of the Draft Local Area Plan by inserting additional text in 10.4.3 about the need for improvements to car parking in the village as follows:

“10.4.3There is a need for the improvements to the car parking in the village.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.10.05 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH OF THE VILLAGE TO INCLUDE CERTAIN : TIMOLEAGUE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Timoleague in Section 8, of the Draft Local Area Plan by extending the development boundary to the north to include certain land.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.11.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LAND AT UNION HALL.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Union Hall in Section 8, of the Draft Local Area Plan by extending the development boundary to the south to incorporate land.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Union Hall is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The land is part of the area suitable for further development in the village and the land is contiguous to the development boundary.

Given Union Hall's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.11.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCLUDE LAND AT UNION HALL.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Union Hall in Section 8, of the Draft Local Area Plan by extending the development boundary to the southwest to incorporate land.

RELEVANT SUBMISSIONS RECEIVED

9002							

PLANNING ISSUES

Union Hall is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary of the village and would include a part of the established area of the village (including the church, national school and housing estate) and the topography of the land renders it suitable for development.

The relevant submission requests the extension of the development boundary to the south of the village to include a line of existing houses within walking distance of the church and primary school. An extension of this nature would result in a material change that cannot be dealt with at this stage under the provisions of the Planning and Development Act 2000.

Given Union Hall's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.11.03 REMOVE THE SPECIFIC ZONING FOR MARINE RELATED INDUSTRIAL DEVELOPMENT(I-02) AT UNION HALL.

PROPOSED CHANGE

It is proposed to make a modification to the text of Union Hall in Section 8, of the Draft Local Area Plan by removing the specific objective I-02 from the table 11.4.2.

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The zoning for marine related industry has been on the land since the 1996 County Development Plan and has never been developed. The land is surrounded by residential properties and is not suitable any more for marine related uses. It would be better suited to other types of similar uses and it is intended to remove the current zoning.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.11.04 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LAND AT UNION HALL.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Union Hall in Section 8, of the Draft Local Area Plan by extending the development boundary to the north to incorporate land.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Union Hall is a "key village" within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment. The prime function of the village is as a fishing port and a tourism destination.

Part of the attractiveness of the village is its setting within the valley on the western corner of the Glandore Bay and it is surrounded by scenically attractive hills (designated Scenic Landscape in the County Development Plan 2003 (as varied). The site can be seen from both Scenic Routes A96 and A 101.

The proposed extension of the development boundary to the north of the existing development will result in development that is visually prominent from all surrounding land in the bay. The total area of land proposed for inclusion is 1.82ha. The location and topography of the land renders it totally unsuitable for development.

The water supply in the area is generally poor although it may be improved in the next few years. The sewer capacity is limited.

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.11.05 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHEAST TO INCLUDE LAND AT UNION HALL.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Union Hall in Section 8, of the Draft Local Area Plan by extending the development boundary to the southeast to incorporate land.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Union Hall is a "key village" within the settlement network as defined in the Draft Local Area Plan. This role entails serving a significant hinterland and acting as the primary location for investment.

The proposed extension is contiguous with the existing development boundary of the village and the topography of the land renders it suitable for development.

Given Union Hall's role as a key village within the settlement network, the proposed extension is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.12.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE CERTAIN LAND AT ARDFIELD

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ardfield in Section 8, of the Draft Local Area Plan by extending the development boundary to the west to include land and farm buildings.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.12.02 REMOVE THE PROPOSED ROAD AND WALKWAY (U-01) THROUGH THE RESIDENTIAL ZONE (R-01) AT ARDFIELD

PROPOSED CHANGE

It is proposed to make a modification to the text of Ardfield in Section 8, of the Draft Local Area Plan by removing the proposed road and walkway (U-01) through the residential zone (R-01).

The zoning map will also be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.12.03 INSERT ADDITIONAL LAND FOR THE EXPANSION OF THE NATIONAL SCHOOL AT ARDFIELD

PROPOSED CHANGE

It is proposed to make a modification to the text of Ardfield in Section 8, of the Draft Local Area Plan by inserting an additional institutional zone for an extension to the national school.

"E-01 Proposed expansion to national school. The land will be used for both additional school buildings and car parking."

The zoning map will also be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

9512							

PLANNING ISSUES

The national school at Ardfield requires additional land to expand. The proposed change identified a piece of land to the east of the existing school for expansion of the school. The relevant submission requests that all the land to the east of the national school be zoned for expansion of the school on condition that it could be changed to residential if the school was relocated to a Greenfield site.

Although the land is within the development boundary of the village and the topography is suitable for development, it is considered inappropriate to impose conditions on the zoning of land and therefore is not included in the proposed change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.12.04 INSERT ADDITIONAL TEXT ABOUT THE NEED FOR IMPROVEMENTS TO APPROACH ROADS, ADDITIONAL FOOTPATHS, TRAFFIC CALMING MEASURES AT THE MAIN ROAD JUNCTIONS AT ARDFIELD

PROPOSED CHANGE

It is proposed to make a modification to the text of Ardfield in Section 8, of the Draft Local Area Plan by inserting additional text about the need for footpaths, traffic calming measures at the main road junctions in 12.4.3 as follows:

“12.4.3There is a need for improvement to the approach roads; additional footpaths, particularly to and from the national school; improved traffic calming measures at the main road junctions, including zebras crossings.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.12.05 INSERT ADDITIONAL TEXT ABOUT THE URGENT NEED FOR SEWERAGE SYSTEM AT ARDFIELD

PROPOSED CHANGE

It is proposed to make a modification to the text of Ardfield in Section 8, of the Draft Local Area Plan by the deletion of 12.4.2 and the replacement text about the urgent need for a sewerage system for the village in 12.4.2 as follows:

“12.4.2 There is an urgent need for the establishment of a new sewerage system for the village in order to service the proposed residential zones (R-01 and 2) as well as other areas in the development boundary. Without a sewerage system in place, there will be no extensions to the existing development boundary.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.13.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE ADDITIONAL LANDS AND THE GAA PITCH AT BALLYNACARRIGA.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballynacarriga in Section 8 of the Draft Local Area Plan by amending the development boundary to the to the north to include lands and the GAA pitch at Ballynacarriga.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.14.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT BALLINASCARTHY.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballinascorthy in Section 8 of the Draft Local Area Plan by amending the development boundary to the to the south to include lands at Ballinascorthy.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed extension is contiguous with the existing development boundary of the village.

The topography of the land renders it suitable for development and there is road frontage along the eastern and western boundaries of the site.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.15.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS AT BALLINGURTEEN.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballingurteen in Section 8 of the Draft Local Area Plan by amending the development boundary to the north to include lands at Ballingurteen.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed extension is contiguous with the existing development boundary of the village.

The topography of the land renders it suitable for development and there is road frontage along the western boundary of the site.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.15.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHWEST TO INCLUDE LANDS AT BALLINGURTEEN.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballingurteen in Section 8 of the Draft Local Area Plan by amending the development boundary to the north to include lands at Ballingurteen.

RELEVANT SUBMISSIONS RECEIVED

9066							

PLANNING ISSUES

The proposed extension is contiguous with the existing development boundary of the village.

The topography of the land renders it suitable for development and there is road frontage along the eastern boundary of the site.

The relevant submission requests the extension of the development boundary to include the farmhouse and associated land to the west of the village. Although the proposed extension is contiguous with the existing development boundary of the village and the topography of the land is suitable for development, the proposed change would be material and cannot be considered under the Planning and Development Act 2000.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.15.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHEAST TO INCLUDE LANDS AT BALLINGURTEEN.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ballingurteen in Section 8 of the Draft Local Area Plan by amending the development boundary to the to the northeast to include lands at Ballingurteen.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed extension is contiguous with the existing development boundary of the village.

The topography of the land renders it suitable for development and there is road frontage along the southern boundary of the site.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.16.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT BUTLERSTOWN.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Butlerstown in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include lands at Butlerstown.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed extension is contiguous with the existing development boundary of the village to the west and the topography of the land renders it suitable for development. The land has road frontage along its northern and eastern boundaries.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.16.02 AMEND THE TEXT IN GEN-01 TO IDENTIFY THE NEED FOR THE DISCOURAGEMENT OF DEVELOPMENT ON VACANT LAND IMMEDIATELY SOUTH OF THE MAIN ROAD.

PROPOSED CHANGE

It is proposed to make a modification to the text in Butlerstown in Section 8 of the Draft Local Area Plan by amending the text in GEN-01 to identify the need for the discouragement of development on vacant land immediately south of the main road.

The existing text should be amended by adding the following paragraph to GEN-01:

GEN-01 Any further development on the vacant lands immediately south of the main road will be discouraged in order to protect the views of the village.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

map

PROPOSED CHANGE NO. SKN 08.19.01 REMOVE THE SPECIAL ZONING AND SPECIFIC OBJECTIVE(X-01) AT CASTLETOWNSEND

PROPOSED CHANGE

It is proposed to make a modification to the text of Castletownsend in Section 8, of the Draft Local Area Plan by the deletion of the special zone (X-01) and the specific objective from table 19.5.1.

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

9211							

PLANNING ISSUES

The proposal to zone the land for a mixed use development under special zone (X-01) received a very negative response from local residents, whose main reasons were a lack of adequate infrastructure; traffic problems in summer, congestion in the harbour, scenic landscape area and overdevelopment of the coastal village.

The relevant submission supports the deletion of the special zone (X-01).

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.19.02 INSERT TEXT CORRECTING INACCURACIES REGARDING THE POST OFFICE, CHEMIST AND THE INADEQUACY OF COMMUNITY FACILITIES (NO BANKS, PUBLIC TRANSPORT, SUPERMARKET OR SHOP) AT CASTLETOWNSEND

PROPOSED CHANGE

It is proposed to make a modification to the text of Castletownsend in Section 8, of the Draft Local Area Plan by the deletion of 19.1.4 and the replacement of text including the post office, chemist, community facilities, banks, public transport, supermarket/shop and the modification of 19.5.2.

19.1.4 Existing development consists of a primary school, church, playing field, Garda Station, corner shop, petrol pumps and permanent housing. There is no post office, supermarket, bank, chemist and public transport.

19.5.2 Change the wording "adequate" to "inadequate".

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.19.03 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHEAST OF THE SKIBBEREEN ROAD TO INCLUDE CERTAIN LANDS.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map in Castletownsend in Section 8 of the Draft Local Area Plan by amending the development boundary to the northeast of the Skibbereen Road to include lands.

RELEVANT SUBMISSIONS RECEIVED

9211	9350						

PLANNING ISSUES

Castletownsend is a scenically attractive coastal village within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. Part of the attractiveness of the village is its setting at the entrance to Castlehaven Estuary.

The land is along the main entrance road to the village (from Skibbereen) and the proposed extension of the development boundary to the north of the existing development will result in development that will contribute to linear roadside development along a high speed road. The total area of land proposed for inclusion is 0.77ha. The location and topography of the land renders it premature for development.

The relevant submissions state that there is no satisfactory infrastructure in the village (sewer, moorings, parking) and that the Rectory building is a period house as part of the heritage of the village and should not be developed.

Notwithstanding these issues raised, it has been suggested that the land be incorporated into the development boundary.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.19.04 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHWEST OF THE SKIBBEREEN ROAD TO INCLUDE CERTAIN LANDS.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map in Castletownsend in Section 8 of the Draft Local Area Plan by amending the development boundary to the northwest of the Skibbereen Road to include lands.

RELEVANT SUBMISSIONS RECEIVED

9350	9388	9389	9390	9391	9392	9393	9394
9396	9397						

PLANNING ISSUES

Castletownsend is a scenically attractive coastal village within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. Part of the attractiveness of the village is its setting at the entrance to Castlehaven Estuary.

The land is along the main entrance road to the village (from Skibbereen) and the proposed extension of the development boundary to the north of the existing development will result in development that will contribute to linear roadside development along a high speed road. The land is steeply sloping to the west and is considered to be un-suitable for any comprehensive development. The total area of land proposed for inclusion is 0.66ha. The location and topography of the land renders it premature for development.

Although there were many relevant submissions in support of the land because it would contribute to local housing supply, the main planning issues against the development boundary extension outweigh the letters of support.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.20.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT CLOGAGH.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map in Clogagh in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include lands at Clogagh.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the development boundary to the south west of the village and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.21.01 AMEND THE TEXT OF THE SPECIFIC OBJECTIVE FOR RESIDENTIAL ZONE (R-03) FROM VERY LOW DENSITY TO MEDIUM DENSITY: DRINAGH

PROPOSED CHANGE

It is proposed to make a modification to the text of Drinagh in Section 8, of the Draft Local Area Plan by the amendment of the text in residential zone (R-03) from very low density to medium density as follows:

“R-03 Medium density residential development for permanent occupation depending on the availability of adequate sewage treatment.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.21.02 EXTEND THE BOUNDARY OF THE RESIDENTIAL ZONE (R-04): DRINAGH

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Drinagh in Section 8, of the Draft Local Area Plan by the extension of the development boundary and the boundary of the residential zone (R-04).

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Both the north western and north eastern limits of the land are contiguous with the development boundary of the village and its topography renders it suitable for development. Its proximity to the village core renders it suitable for residential development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.21.03 INSERT ADDITIONAL TEXT ABOUT THE POTENTIAL FOR DEVELOPMENT AT MINANES CROSSROAD: DRINAGH

PROPOSED CHANGE

It is proposed to make a modification to the text of Drinagh in Section 8, of the Draft Local Area Plan by the deletion of the paragraph 21.2.4 and insertion of the following text:

“21.2.4 The development of housing around the village has been concentrated along the approach roads (R637) and at the Minanes Crossroad to the west of the village. Some potential exists for limited expansion of the crossroad area for development. The village is located on the Saivose River valley and is surrounded by a number of large hills to the north-east and south-east.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.22.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHWEST AT GLANDORE

PROPOSED CHANGE

It is proposed to make a modification to the text and the zoning map of Glandore in Section 8, of the Draft Local Area Plan by the extension of the development boundary to the northwest and the zoning of the land for low density residential development as follows:

"R-04 Low density residential development for permanent residents."

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

9085	9351	9354					

PLANNING ISSUES

The village of Glandore has a recognised shortage of affordable housing for permanent residents. An opportunity exists for the zoning of land away from the scenic landscape areas on relatively flat land. The land is contiguous with the proposed development boundary of the village.

The relevant submissions do not support the proposed change and raise concerns regarding the inadequacy of road and sanitary infrastructure and doubts as to whether the development would facilitate local need. There is a suggestion that the size of zoned land should be reduced to 1996 levels if the density is increased so that there is a small number of houses constructed in the village.

Whilst there may be concerns raised that the additional lands may impact on the scale and setting of the village, on balance, the need for additional affordable housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.22.02 AMEND THE BOUNDARY OF THE RESIDENTIAL ZONE (R-02) AT GLANDORE

PROPOSED CHANGE

It is proposed to make a modification to the text and the zoning map of Glandore in Section 8, of the Draft Local Area Plan by the division of the residential zone (R-02) into a north and south section. The north section will remain as R-02 as follows;

“R-02 Low density residential development for permanent residents.”

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This proposal is to separate the zones so that the northern zone can be low density residential development in line with surrounding land uses.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.22.03 *INSERT RESIDENTIAL ZONE (R-03) WITH SPECIFIC OBJECTIVE FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT AT GLANDORE*

PROPOSED CHANGE

It is proposed to make a modification to the text and the zoning map of Glandore in Section 8, of the Draft Local Area Plan by the division of the residential zone (R-02) into a north and south section. The south section will become R-03 as follows;

“R-03 Medium density residential development for permanent residents, subject to satisfactory sanitation arrangements.”

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This proposal is to separate the zones so that the southern zone can be medium density residential development in line with surrounding land uses.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.22.04 AMEND THE SPECIFIC OBJECTIVE IN THE RESIDENTIAL ZONE (R-01) BY CHANGING THE DENSITY: GLANDORE

PROPOSED CHANGE

It is proposed to make a modification to the text of Glandore in Section 8, of the Draft Local Area Plan by the modification of the specific objective for the residential zone (R-01) to change the density from low to low and medium density to allow for a range of densities.

“R-01 Low and medium density residential development for permanent residents subject to the satisfactory sanitation arrangements.”

RELEVANT SUBMISSIONS RECEIVED

9352	9353						

PLANNING ISSUES

The relevant submissions raises concerns about the lack of adequate infrastructure, in particular the poor road access, inadequate water supply and sewerage system, surface water runoff. There is also doubt that genuine permanent residents will be encouraged to live in the houses provided.

Whilst there may be concerns raised that the additional lands may impact on the scale and setting of the village on balance the need for additional affordable housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Skibbereen Electoral Area Draft Local Area Plan

MAP

PROPOSED CHANGE NO. SKN 08.23.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE LANDS AT KILMICHAEL.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map in Kilmichael in Section 8 of the Draft Local Area Plan by amending the development boundary to the east to include lands at Kilmichael.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.24.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LANDS AT LISSAVAIRD.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Lissavaird in Section 8 of the Draft Local Area Plan by amending the development boundary to the west to include lands at Lissavaird.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.24.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE LANDS AT LISSAVAIRD.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Lissavaire in Section 8 of the Draft Local Area Plan by amending the development boundary to the east to include lands at Lissavaire.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.24.03 AMEND THE TEXT TO INCLUDE REFERENCE TO THE POTENTIAL OF THE LAND SURROUNDING LISSAVAIRD CO-OPERATIVE FOR FURTHER INDUSTRIAL UNITS

PROPOSED CHANGE

It is proposed to make a modification to the text in Lissavaird in Section 8 of the Draft Local Area Plan to include reference to the potential of the land surrounding Lissavaird Co-Operative for further industrial units.

The existing text should be amended by adding the following paragraph to 24.1.3:

24.1.3The area north of Lissavaird village is well developed as a Cremery, Co-operative Store and other ancillary buildings. The area surrounding this complex offers further potential as a location for the development of additional small to medium sized industrial/commercial units.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.25.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH TO INCLUDE LANDS AT RATHBARRY.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rathbarry in Section 8 of the Draft Local Area Plan by amending the development boundary to the north to include lands at Rathbarry.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.25.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH AND EAST TO INCLUDE LANDS AT RATHBARRY.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rathbarr in Section 8 of the Draft Local Area Plan by amending the development boundary to the south and east to include lands at Rathbarr.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.25.03 AMEND THE TEXT TO INCLUDE REFERENCE TO THE NEED TO PROTECT FORESTED AREAS AND INCLUDE THE CASTLE AT CASTLEFREKE IN RATHBARRY VILLAGE

PROPOSED CHANGE

It is proposed to make a modification to the text in Rathbarry in Section 8 of the Draft Local Area Plan to protect the forested areas in the village and to make reference to the importance of Castlefreke.

The existing text should be amended by adding the following paragraph to 25.1.1 :

25.1.1 "..... The Castle within the demesne, which is currently being renovated, is a major tourist attraction."

The existing text should be amended by adding the following paragraph to GEN-01 :

"GEN-01The area north of the cross roads as far as the church, between the two roads and to the west of the river, is heavily wooded and should be protected."

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.25.04 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHEAST TO INCLUDE LANDS AT RATHBARRY.**PROPOSED CHANGE**

It is proposed to make a modification to the zoning map of Rathbarry in Section 8 of the Draft Local Area Plan by amending the development boundary to the northeast to include lands at Rathbarry.

RELEVANT SUBMISSIONS RECEIVED

9147							

PLANNING ISSUES

Rathbarry is a scenically attractive village within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. Part of the attractiveness of the village is it's setting within the woodlands surrounded by the Castlefreke Castle and in close proximity to Kilkeeren Lake.

The proposed extension of the development boundary to the north to incorporate lands for development is not supported for the following reasons:

- 1) *The land is too far from the existing established village centre and any existing development.*
- 2) *There are no services provided in the vicinity. There is no sewerage scheme in Rathbarry.*
- 3) *The assimilative capacity of the stream is inadequate to support large-scale development. The existing stream almost dries up in summer.*
- 4) *The total area of land proposed for inclusion is 10.72ha. This total amount of land is far in excess of the required limited expansion to support the natural growth of the village. The location and topography of the proposed extension renders it premature for development.*
- 5) *Rathbarry is a model tidy towns village, unique to West Cork for its environmental preservation and scenic qualities. Any new large scale development on the outskirts of the village would place a burden on the limited capacity of the infrastructure as well as destroy the unique character of the village for all time.*

The relevant submission requests the retention of a portion of the land immediately north of the church.

MANAGER'S RECOMMENDATION:

OMIT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.25.05 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTH TO INCLUDE LANDS AT RATHBARRY.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rathbarry in Section 8 of the Draft Local Area Plan by amending the development boundary to the south to include lands at Rathbarry.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is in relatively close proximity to existing services and its topography renders it suitable for development.

Whilst there may be concerns raised that the additional lands may impact on the scale and setting of the village on balance the need for additional housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.26.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH, EAST AND SOUTH TO INCLUDE LANDS AT REENASCREENA.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Reenascreena in Section 8 of the Draft Local Area Plan by amending the development boundary to the north, east and south to include lands at Reenascreena.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.28.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST AND SOUTH TO INCLUDE LANDS AT ROSSMORE.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Rossmore in Section 8 of the Draft Local Area Plan by amending the development boundary to the east and south to include lands at Rossmore.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.29.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHWEST TO INCLUDE LAND AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Shannonvale in Section 8, of the Draft Local Area Plan by the extension of the development boundary to the southwest to include land.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.29.02 EXTEND THE DEVELOPMENT BOUNDARY TO THE SOUTHEAST TO INCLUDE LAND AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Shannonvale in Section 8, of the Draft Local Area Plan by the extension of the development boundary to the southeast to include land.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

The zoning map needs to be amended to reflect the correct proposed change number (there is mix between 08.29.02 and 04)

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS

The zoning map shall be amended accordingly to reflect the change to the numbering.

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

PROPOSED CHANGE NO. SKN 08.29.03 AMEND THE BOUNDARY OF THE OPEN SPACE RESERVATION O-01 ON THE NORTH EASTERN CORNER OF THE SHANNONVALE CROSSROAD TO INCLUDE LAND FOR LOW DENSITY RESIDENTIAL DEVELOPMENT (R-04) AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the text of Shannonvale in Section 8, of the Draft Local Area Plan by the inserting a new zoning and special objective for low density residential development (R-04) by reducing the boundary of the open space reservation (O-01), as follows:

“R-04 Low density residential development for permanent residents.”

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.29.04 AMEND THE BOUNDARY OF THE OPEN SPACE RESERVATION O-01 ON THE NORTHWESTERN CORNER OF THE SHANNONVALE CROSSROAD TO INCLUDE LAND FOR LOW DENSITY RESIDENTIAL DEVELOPMENT (R-05) AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the text of Shannonvale in Section 8, of the Draft Local Area Plan by the inserting a new zoning and special objective for low density residential development (R-05) by reducing the boundary of the open space reservation (O-01), as follows:

“R-05 Low density residential development for permanent residents.”

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The zoning map needs to be amended to reflect the correct proposed change number (there is mix between 08.29.02 and 04)

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS

The zoning map shall be amended accordingly to reflect the change to the numbering.

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

PROPOSED CHANGE NO. SKN 08.29.05 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTHEAST OF THE VILLAGE TO INCLUDE LAND FOR OPEN SPACE AND AMENITY USES ALONG THE NORTHERN RIVER BOUNDARY AND AN OPTION FOR VERY LOW DENSITY RESIDENTIAL DEVELOPMENT IN CONJUNCTION WITH A LANDSCAPED LAYOUT AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the text of Shannonvale in Section 8, of the Draft Local Area Plan by extending the development boundary to the northeast of the village to incorporate land for open space and amenity uses along the northern river boundary and an option for very low density residential development in conjunction with a landscaped layout. This will involve reducing the boundary of the open space reservation O-01 along the northern banks of the Argideen River.

"O-02 Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining and preserving landmark trees, hedgerows and on-site features. The layout should also include a proposal for the retention of the land along the northern banks of the Argideen River and its conversion into open space, amenity and playing fields with suitable access to the public and provision of car parking facilities."

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There have been concerns raised about the need for protection of the receiving waters of the Ardigeen River against unnecessary pollution from effluent. This proposed development is immediately up-stream of the Clonakilty Regional Water Supply.

Whilst there may be concerns raised that the additional lands may impact on the scale and setting of the village on balance the need for additional housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.29.06 AMEND THE BOUNDARY OF RESIDENTIAL ZONE (R-03) TO THE EAST TO ENABLE ACCESS TO THE MAIN ROAD AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Shannonvale in Section 8, of the Draft Local Area Plan by extending the boundary of the residential zone (R-03) to the east of to enable access to the main road.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.29.07 AMEND THE LAND USE OF THE OLD MILL FROM INDUSTRIAL TO COMMERCIAL AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the text of Shannonvale in Section 8, of the Draft Local Area Plan by changing the zoning of the land from industrial (I-02) to commercial and institutional (C-01) as follows:

"C-01 Proposed commercial zone (preservation of the Old Mill and tourism, shop and community use)."

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.29.08 INSERT TEXT ABOUT THE NEED FOR ADDITIONAL TRAFFIC CALMING MEASURES, IMPROVED ACCESS ROADS AND FOOTPATHS AND AN EXTENSION OF THE SANITATION SYSTEM TO CONNECT ALL HOUSES IN THE VILLAGE AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the text of Shannonvale in Section 8, of the Draft Local Area Plan by inserting additional text to cover the need for additional traffic calming measures, improved access roads and footpaths and an extension of the sanitation system to connect all houses in the village. In addition, there is a need for the upgrading of the back road from Shannonvale to Ballinascarthy.

"29.3.6 There is a need for additional traffic calming measures, improved access roads and footpaths and an extension of the sanitation system to connect all houses in the village. In addition, there is a need for the upgrading of the back road from Shannonvale to Ballinascarthy."

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.29.09 EXTEND THE DEVELOPMENT BOUNDARY TO THE WEST TO INCLUDE LAND AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Shannonvale in Section 8, of the Draft Local Area Plan by the extension of the development boundary to the west to include land.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and while part of its topography is steeply sloping to the river, it may be suitable for development.

Whilst there may be concerns raised that the additional lands may impact on the scale and setting of the village on balance the need for additional housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.29.10 EXTEND THE DEVELOPMENT BOUNDARY TO THE EAST TO INCLUDE LAND BETWEEN THE VILLAGE AND THE TECHNOLOGY PARK AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the text of Shannonvale in Section 8, of the Draft Local Area Plan and the Technology Park so that the road can be upgraded in its entirety (U-01) and to allow for future in-depth residential development.

“29.3.5The development boundary has been extended to the east between the village and the Technology Park so that the road can be upgraded in its entirety (U-01) and to allow for future in-depth residential development.”

The zoning map will be amended accordingly.

RELEVANT SUBMISSIONS RECEIVED

9030							

PLANNING ISSUES

Shannonvale is a village within the settlement network as defined in the Draft Skibbereen Electoral Area Local Area Plan. Part of the attractiveness of the village is its setting along the banks of the Ardigeen River and in close proximity to the Clonakilty Technology Park.

The proposal to expand the development boundary of the village up to the boundary of the technology park along the access road will result in an additional 8.33ha of land for development. The location and topography of the land renders it premature for development.

While there are plans for a sewage pumping station to serve the existing and limited expansion of the village in the short term, it is considered that the development of these lands will provide a potential risk to the Clonakilty Regional Water Supply Scheme, the largest public water supply in West Cork on the Ardigeen River immediately downstream. In view of this, it is essential that no development takes place on this land until an approved sewerage scheme is implemented in the village.

MANAGER’S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS

“29.3.5The development boundary has been extended to the east between the village and the Technology Park so that the road can be upgraded in its entirety (U-01) and to allow for future in-depth residential development. **Any future development of this land shall only be allowed when the full sewerage scheme is implemented in the village**”

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

PROPOSED CHANGE NO. SKN 08.29.11 EXTEND THE U-01 ROAD PROPOSAL TO THE TECHNOLOGY PARK AT SHANNONVALE

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Shannonvale in Section 8, of the Draft Local Area Plan by the extension of the road proposal (U-01) to the Technology Park.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.30.01 EXTEND THE DEVELOPMENT BOUNDARY TO THE NORTH AND SOUTH EAST TO INCLUDE LANDS AT TEERELTON.

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Teerelton in Section 8 of the Draft Local Area Plan by amending the development boundary to the north and southeast to include lands at Teerelton.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The land is contiguous with the proposed development boundary of the village. It is in relatively close proximity to existing services and its topography renders it suitable for development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.31.01 AMEND THE TEXT TO SUPPORT THE NEED FOR ADDITIONAL TRAFFIC CALMING MEASURES, FOOTPATHS AND PUBLIC LIGHTING AT CAHERAGH.

PROPOSED CHANGE

It is proposed to make a modification to the text in Caheragh in Section 8 of the Draft Local Area Plan by amending the text to support the need for additional traffic calming measures, footpaths and public lighting at Caheragh.

The existing text should be amended by adding the following paragraph to 31.1.1:

“31.1.1There is therefore, an urgent need to provide additional traffic calming measures, footpaths and public lighting in the area.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.31.02 INSERT ADDITIONAL TEXT IN THE SPECIFIC ZONING OBJECTIVE ABOUT LAND AROUND THE CHURCH AND SCHOOL AT CAHERAGH.

PROPOSED CHANGE

It is proposed to make a modification to the text in Caheragh in Section 8 of the Draft Local Area Plan by inserting the following text in Specific Zoning Objective (GEN –01):

GEN –01 “.....It is recommended that development takes place.....***near the church and school in the south***, on the eastern side of the road between the two pubs.....”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.34.01 AMEND THE TEXT TO SUPPORT THE NEED FOR ADDITIONAL TRAFFIC CALMING MEASURES, FOOTPATHS AND PUBLIC LIGHTING AT LISLEVANE.

PROPOSED CHANGE

It is proposed to make a modification to the text in Lislevane in Section 8 of the Draft Local Area Plan by amending the text to support the need for additional traffic calming measures, footpaths and public lighting at Lislevane.

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The existing text should be amended by adding the following paragraph to 34.1.1:

34.1.1”There is a need to provide additional traffic calming measures, footpaths and public lighting in the area.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Skibbereen Electoral Area Draft Local Area Plan

PROPOSED CHANGE NO. SKN 08.38.01 AMEND THE TEXT IN CAPE CLEAR TO DELETE THE REFERENCE TO SHERKIN ISLAND

PROPOSED CHANGE

It is proposed to make a modification to the text in Cape Clear in Section 8 of the Draft Local Area Plan, to amend the text to delete the reference to Sherkin Island

The existing text should be amended by deleting the following paragraph from 38.2.1:

“Sherkin’s beaches are an important asset which can be used to support development of the accommodation and services base. “

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.38.02 AMEND THE TEXT TO INCLUDE A REFERENCE TO THE NEED TO PROTECT THE IRISH LANGUAGE AND TO IDENTIFY IT AS A CENTRAL PART OF THE COMMUNITY IN CAPE CLEAR

PROPOSED CHANGE

It is proposed to make a modification to the text in Cape Clear in Section 8 of the Draft Local Area Plan by amending the text to include a reference to the need to protect the Irish language and to identify it as a central part of the community.

The existing text should be amended by adding the following paragraph to 38.1.2:

38.1.2”As such, Irish is identified as a protected language and as a central part of the Island community.....”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Skibbereen Electoral Area Draft Local Area Plan

PROPOSED CHANGE NO. SKN 08.39.01 AMENDMENT TO THE TEXT IN GEN-01 FOR SHERKIN ISLAND

PROPOSED CHANGE

It is proposed to make a modification to the text in Sherkin Island in Section 8 of the Draft Local Area Plan by amending the General Objective GEN-01.

The existing text should be amended by so that Specific Objective 2 of GEN-01 reads as follows:

“GEN-01 2. Development of dwellings or employment uses will be encouraged to locate in existing clusters of development.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.40.01 AMEND THE BOUNDARY OF THE X-02 ZONE AT INCHYDONEY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Inchydoney in Section 8, of the Draft Local Area Plan by modifying the boundary of the X-02 site to reflect the correct landholding.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.40.02 AMEND THE BOUNDARY OF THE INFILL ZONE SURROUNDING THE INCHYDONEY HOTEL TO REFLECT CURRENT DEVELOPMENT AT INCHYDONEY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Inchydoney in Section 8, of the Draft Local Area Plan by modifying the boundary of the infill zone surrounding Inchydoney Hotel to reflect the current development.

RELEVANT SUBMISSIONS RECEIVED

9234							

PLANNING ISSUES

The relevant submission points out that the mapping error for this proposed change and this will be modified.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS

The zoning map will be amended accordingly.

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

PROPOSED CHANGE NO. SKN 08.40.03 *EXTEND THE BOUNDARY OF THE RESIDENTIAL ZONE (R-02) TO COINCIDE WITH THE EASTERN BOUNDARY OF THE PROPOSED RELIEF ROAD (T6), SUBJECT TO DUE CONSIDERATION OF THE SCENIC QUALITY AND ELEVATED NATURE OF THE LAND AT INCHYDONEY*

PROPOSED CHANGE

It is proposed to make a modification to the text of Inchydoney in Section 8, of the Draft Local Area Plan by inserting the following additional text in specific zoning objective R-02 as follows:

"R-02 The boundary of the residential zone (R-02) should be extended to coincide with the eastern boundary of the proposed relief road (T6), subject to due consideration of the scenic quality and elevated nature of the land."

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The precise alignment of the proposed relief road (T6) is not known but it is recommended that the residential zone be extended up to the proposed road boundary on the eastern side.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.40.04 AMEND THE REQUIREMENT FOR POLICY 40.5.5 (4) IN RESPECT OF RESIDENTIAL ZONING (R-02) AT INCHYDONEY

PROPOSED CHANGE

It is proposed to make a modification to the text of Inchydoney in Section 8, of the Draft Local Area Plan by inserting the following additional text in 40.5.5 (4) as follows:

“40.5.5.....

- 4. Ensure that no building or development (including caravans and temporary dwellings) occurs below 3m O.D or within 50 metres from the HWM (High Water mark) or along 'soft shorelines'. ***This policy should be amended to 20 metres from the HWM in the case of the proposed residential development zone (R-02).***”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.40.05 EXTEND THE BOUNDARY OF THE DEVELOPMENT ZONE (DEV-01) TO THE WEST TO INCLUDE CERTAIN LANDS AT INCHYDONEY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Inchydoney in Section 8, of the Draft Local Area Plan by extending the boundary of the development zone (DEV-01) to the west to include certain lands.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.40.06 AMEND THE SPECIFIC ZONING OBJECTIVE IN RESPECT OF RESIDENTIAL ZONING (R-01) AT INCHYDONEY

PROPOSED CHANGE

It is proposed to make a modification to the text of Inchydoney in Section 8, of the Draft Local Area Plan by deleting reference to “ *of single storey dwellings* “ and inserting the following additional text as follows:

“.....95 metre contour..... The land shall be subject of a detailed site appraisal and development brief.”

RELEVANT SUBMISSIONS RECEIVED

9235							

PLANNING ISSUES

The relevant submission requests the relaxation of the restriction on the ridge height (to 6.3metres) and a removal of the restriction of development above the 95 metre contour. Notwithstanding the requirement for a comprehensive site appraisal and development brief on the land, it is considered necessary to retain the relevant restrictions on R-01 (ridge height and contour level) to protect the land from inappropriate development that might compromise the scenic qualities of the island.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Skibbereen Electoral Area Draft Local Area Plan

MAP

PROPOSED CHANGE NO. SKN 08.41.01 AMEND THE DEVELOPMENT BOUNDARY IN THE NORTH TO REFLECT THE CORRECT LANDHOLDING AT OWNAHINCHY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ownahinchy in Section 8, of the Draft Local Area Plan by extending the development boundary to the north to reflect the correct landholding.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.41.02 AMEND THE DEVELOPMENT BOUNDARY IN THE SOUTHWEST OF THE VILLAGE TO REFLECT THE CORRECT LANDHOLDING AT OWNAHINCHY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ownahinchy in Section 8, of the Draft Local Area Plan by extending the development boundary to the southwest to reflect the correct landholding.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.41.03 EXTEND THE SPECIAL ZONE (X-02) NORTHWARDS AT OWNAHINCHY

PROPOSED CHANGE

It is proposed to make a modification to the zoning map of Ownahinchy in Section 8, of the Draft Local Area Plan by extending the boundary of the special zone (X-02) northwards.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

MAP

PROPOSED CHANGE NO. SKN 08.46.01 INCLUSION OF THE SETTLEMENT AT BALLINGLANNA AS AN OTHER LOCATION WITHIN THE SETTLEMENT NETWORK

PROPOSED CHANGE

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by including Ballinglanna as an Other Location within the settlement network.

The following text should be included:

“Ballinglanna tourist resort is located approximately 5km from Clonakilty and Timoleague on the coastline in the Ballinglanna Cove. It has been developed with a number of tourism developments both organised holiday cottages and individual houses used for holiday cottages. A small number of houses are for local residents. The county roads that provide access to the resort have particularly scenic views. The West Cork Scenic Drive passes through the resort and is part of the scenic route designation (A90). Part of the settlement is also situated within a Scenic Landscape designation. Any development will therefore have to have due consideration to the sensitive nature of this coastal landscape. Opportunity exists for limited expansion of this resort.

A small beach and slipway exists off a minor road and the area is serviced by water. About 1km to the north and east of the settlement, there are two clusters of houses at Ardgehane and the crossroads. Potential exists for limited expansion of this cluster of houses within the provisions of the County Development Plan.

GEN-01 Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large-scale development would not be favoured at this location. All development will have to be low density on individual septic tanks or private treatment plants and will have to have due consideration to the sensitive nature of the coastal landscape.”

The zoning map has been amended to include a development boundary around the settlement.

RELEVANT SUBMISSIONS RECEIVED

9135							

PLANNING ISSUES

The relevant submission requests the extension of the proposed development boundary at Ballinglanna to include land at Ardgehane because it would satisfy local housing need and counterbalance the holiday home/second home ratio in the area. The area (Ardgehane) is already mentioned in the text as an existing cluster of development that could tolerate limited expansion and there is no need for the development boundary to be adjusted.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Skibbereen Electoral Area Draft Local Area Plan

map

PROPOSED CHANGE NO. SKN 08.47.01 INCLUSION OF THE SETTLEMENT AT RATHMORE NEAR BALTIMORE AS A VILLAGE NUCLEUS WITHIN THE SETTLEMENT NETWORK

PROPOSED CHANGE

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by including Rathmore as a village nucleus within the settlement network.

The following text should be included:

“Rathmore is located approximately 2-3km from Baltimore on the main regional road (R595) to Skibbereen. It has a church, GAA playing field, national school, some marine related industry and a number of houses that are local permanent residents. It also is located next to the causeway to Ringarogy Island. It is connected to the group water scheme and all houses are on individual septic tanks. The regional road (R595) is a designated scenic route (A102). Any development will therefore have to have due consideration to the sensitive nature of this coastal landscape. There is an opportunity for limited expansion of development in this location, as long as it is for permanent residents.

GEN-01 Permit small-scale growth, close to the settlement centre normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. All development will have to be low density on individual septic tanks and all houses should fit in with the local vernacular design of rural villages.”

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. SKN 08.48.01 INCLUSION OF DROMBEG AS A VILLAGE NUCLEUS WITHIN THE SETTLEMENT NETWORK.

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including Drombeg as an additional village nucleus within the settlement network.

The following text should be included:

"Drombeg is located along the regional road, R597, between Glandore and Rosscarberry, circa 1km east of Glandore village. The settlement has good road links to adjoining towns. The small settlement consists of a cluster of houses, which are centred around the new school and church. There is a Stone Circle, which is listed for protection, south of the R597. The Regional Route R597 and the two county roads south of it serving the Drombeg area are designated scenic routes (A96 & A98). Part of the settlement is also situated within a Scenic Landscape designation. Any development will therefore have to have due consideration to the sensitive nature of this coastal landscape.

GEN-01 Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large-scale development would not be favoured at this location. It is recommended that development takes place on the northern side of the R597, north of the school. However, the land rises steeply at this location and any development will have to be well designed and have due consideration to the topography of the area. All development will have to be low density on individual septic tanks or private treatment plants."

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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