

Proposed Amendment
of the
**Skibbereen Electoral Area
Local Area Plan 2011**

Chief Executive's Report

**Amendment No. 2:
Business Development in Skibbereen Town (Expansion of
the existing B-02 Business Zoning)**

13th April 2016

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1. Introduction

This proposed amendment involves the zoning of 3.1 hectares of current 'Town Greenbelt' lands for 'Business' use in order to facilitate the expansion of the existing "Business" lands to the north zoned B-02 in the Skibbereen Environs Section of the current Skibbereen Electoral Area Local Area Plan 2011.

The removal of this relatively small area of Greenbelt land will not undermine the overall character or function of the Skibbereen Town Greenbelt. The amendment will facilitate the expansion of the existing IDA Industrial Estate, Skibbereen, to the economic benefit of the town and surrounding area.

The proposed amendment has been considered in the context of the Habitats Directive, and Cork County Council is satisfied that the proposed amendment does not have the potential to give rise or contribute to negative impacts on any European Site. Accordingly, it is determined that there is no requirement for the proposed amendments to be subject to Appropriate Assessment.

Equally, the proposed amendments do not give rise to any strategic environmental concerns and having consulted with the Environmental Authorities it is determined that there is no requirement for them to be subject to Strategic Environmental Assessment. A Strategic Environmental Assessment (SEA) Screening Report including Strategic Flood Risk Assessment (SFRA) and a Habitat Directive Assessment (HDA) Screening Report has been prepared in conjunction with this proposed amendment and are available online for inspection and download from the County Council's website www.corkcoco.ie.

This report should be read in conjunction with the Skibbereen EA LAP, 2011 Amendment No.2-Business zoning in Skibbereen Town and the Skibbereen EA LAP, 2011 Proposed Amendment No.2-Environmental Screening Reports published on 10th February 2016.

This report will be circulated to all members of the Council for their consideration on Wednesday 13th April 2016.

It is the intention that the members will adopt the Proposed Amendment to the Skibbereen Electoral Area Local Area Plan 2011, at the full Council Meeting to be held on Monday 25th April 2016. The adopted amendment to the Skibbereen Electoral Area Local Area Plan will come into effect the day the Amendment is made, i.e. on **Monday 25th April 2016.**

2. Principle Issues Raised

In all, a total of Six (6) submissions including one duplicate were received on the Proposed Amendment to the Skibbereen Electoral Area Local Area Plans during the statutory public consultation period.

A summary of each submission, the Chief Executives Opinion and Recommendation is set out in Appendix B.

The principle issues raised by the submissions included;

- Ensure that full account is taken of the possible environmental impacts of carrying out the amendment.
- Ensure that adequate infrastructure is available to serve any proposed development.

3. Chief Executive's Recommendation

It is recommended that the proposed amendment in relation to 'Business Development in Skibbereen Town (Expansion of the existing B-02 Business Zoning) **is made (highlighted in bold and underlined) as set out in Appendix A overleaf.**

Appendix A:Text of Amendment

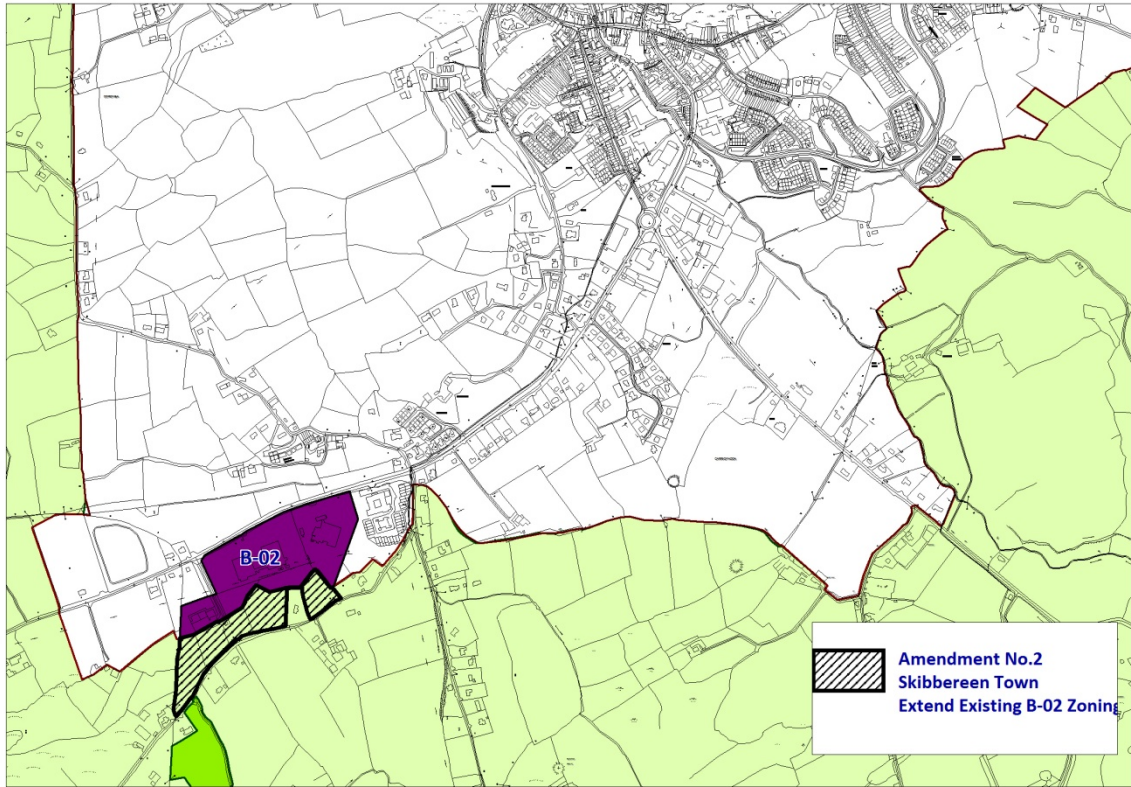
Amendment No. 2: Business Development in Skibbereen Town (Expansion of the existing B-02 Business Zoning)

It is proposed to zone 3.1 hectares of land currently designated as 'Town Greenbelt' for 'Business' use at Poundlick, Skibbereen, to the south of the existing IDA Industrial Estate, extending the existing B-02 Business Development Zoning.

The amendment relates to material changes to the:

- (a) 'Skibbereen Environs Zoning Map' and the 'Skibbereen Green Belt Map' in the Skibbereen Electoral Area Local Area Plan, 2011 and
- (b) Text changes to existing specific zoning objective B-02.

a) Amended 'Skibbereen Zoning Map' and Amended 'Skibbereen Green Belt Map' in the Skibbereen Electoral Area Local Area Plan, 2011, as follows:



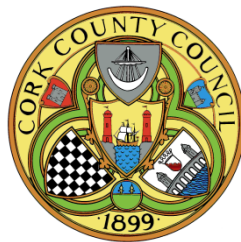
(b) Text changes to the specific zoning objective B-02 which applies to the expanded site, as follows:

<i>Objective No.</i>	<u>Business</u>	<i>Approx Area (Ha)</i>
B-02	Business development.	6.2 9.3

Appendix B: Chief Executive's Opinions and Recommendations

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion	Recommendation
Department of Education and Skills	SEALAP16/2990	No Comment.	Noted.	No Change Proposed.
Department of Environment, Community and Local Government	SEALAP16/2986 SEALAP16/2987	No Comment.	Noted.	No Change Proposed.
Environmental Protection Agency	SEALAP16/2988	<ol style="list-style-type: none"> 1) Suggest that greater detail should be included on the various criteria listed in Schedule 2A of SI No. 436 of 2004, with a view to providing the supporting information which informed Councils determination. 2) Ensure that adequate and appropriate infrastructure is in place or planned to be put in place to support any development proposed. 	<ol style="list-style-type: none"> 1) Given the limited nature of the proposed amendment it is considered having regard to the relevant criteria that the proposal will not have any adverse impact on the environment. 2) Any proposed future development on the lands must satisfy the Planning Authority that adequate infrastructure is in place to support the proposed development. 	No Change Proposed.
Gas Networks Ireland	SEALAP16/2989	No Comment	Noted	No Change Proposed.

<p>An Taisce</p>	<p>SEALAP16/2985</p>	<ol style="list-style-type: none"> 1) Support the expansion of the existing employment uses in a sustainable manner 2) Should ensure that a strategic approach is taken to land use zoning and transport. 3) Public transport, cycling and safe pedestrian access to business zoned lands should be provided having regard to various national policy documents. 4) Planning Authority should be aware of obligations under the Climate Action and Low Carbon Act 2015 to mitigate green house gas emissions. 	<p>It is considered given that the amendment involves a limited extension to the existing business zoning which is already well served by public infrastructure that this is the most sustainable way of adding to the employment land supply in Skibbereen.</p>	<p>No Change Proposed</p>



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