

County Manager's Report to Members

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

Written Report on the Bandon Electoral Area Draft Local Area Plan

Part A: MAIN ISSUES
Part B: LIST AND SUMMARY OF SUBMISSIONS

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

A full list of the submissions / observations received is presented in this document. The report, which should be read in conjunction with the written statement and maps of the Draft Plan, is presented to the Members of the Council for their consideration.

Introduction

The Draft Local Area Plan for the Electoral Area of Bandon was published on 10th January 2005 and was put on public display until 21st February 2005 in Council offices throughout the county. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Act 2000.

Although not required under the Act, a series of public exhibitions / information days were held during the display period to encourage people to take part in the plan process. These were held in **Cloyne and Killeagh** on **25th January 2005** to help inform the public of the Draft plan's proposals and to encourage participation in the plan process.

In all, more than 2250 submissions and observations were received on the 13 Draft Local Area and Draft Special Local Area Plans. A total of **201** submissions and observations were received regarding this specific Local Area Plan. A further 15 submissions, which covered countywide issues of relevance to the Bandon Electoral Area were also received.

The full list of submissions is given in Part B. The list is in alphabetical order based on submitters' names and gives the name of the submitter, the reference number, the title and a brief summary of the points raised.

The submissions / observations received have raised a wide range of issues, a number of which may need to be addressed in the form of amendments to the draft plan. The responses given in this report have been presented in such a way as to assist the Members of the Council in reaching their decisions.

The remaining steps in the process

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

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

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

PART A: MAIN ISSUES**General Issues: Issues relating to all Electoral Area draft Local Area Plans**

The following issues were raised by the submissions received:

<u>General Local Area Plan Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
A	Is the draft Local Area Plan consistent with the objectives of the Cork County Development Plan 2003 (as varied)?	<p>It is a requirement of the Planning and Development Acts that local area plans "shall be consistent with the objectives of the development plan". Objective LAP 1-1 of chapter 10 in volume 1 of the County Development Plan 2003 calls for "a comprehensive set of local plans, one for each electoral area, which will be based on an understanding of the existing settlements, their character and the way they function and their needs". The draft plan is considered consistent with that objective.</p> <p>However, it may be appropriate for the Council to vary the County Development Plan 2003 prior to the adoption of this plan in order to give effect to a number of consequential changes and secure a high degree of consistency between the plans.</p>
B	Has the draft Local Area Plan provided adequate recognition of the needs of the elderly and disabled in our society?	<p>The needs of the elderly and disabled are covered generally by national legislation. The draft Local Area Plans support the objectives of national legislation and the Cork County Development Plan 2003 (as varied). However the principles of proper planning and sustainable development underpin these plans providing a clear emphasis on supporting viable villages with a range of services. The plans encourage the integration of facilities within new and existing communities and discourage proposals which could cause isolation or other access difficulties particularly for the disabled and elderly. While the building regulations deal with the detail of building design, the Residential Estates Design Guide will address the issue of access in more detail. While it is not appropriate to restrict the use of residential land to individual groups, proposals for special needs will generally be considered favourably.</p>
C	Should educational and other community facilities be shared?	<p>The location of schools should be consistent with good planning practice and Department of Education guidance which says that they should be located in or adjacent to population centres where access is optimal and other facilities are available. The optimum location of schools would therefore allow shared use of facilities.</p>
D	Have the draft Local Area Plans made adequate provision for	<p>The provision of childcare facilities is outlined in the Government Guidelines published in 2001. This is</p>

<u>General Local Area Plan Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
	childcare facilities?	also reflected in the Cork County Development Plan 2003 (as varied), specifically in objectives HOU 4-4 and HOU 4-5. These objectives frame the countywide policy for the provision of childcare facilities and are reflected in the draft Local Area Plans.
E	Is it appropriate to include a density table for the smaller settlements in the draft Local Area Plans in addition to the table already included in the Cork County Development Plan 2003 (as varied)?	The draft Local Area Plans include a table of densities proposed to be applied to the smaller settlements in order to protect the character and scale of the settlements. However, several submissions raised the issue of whether the second table of densities is necessary as it is suggested that it may be in conflict with the 1999 Residential Density Guidelines and may have negative impacts on sustainable development of the settlements. Consideration may be given to the implications of including the second table.
F	Should there be more effective policy and objectives for the provision of sanitary infrastructure particularly sewerage schemes for development in small settlements?	The lack of adequate or appropriate levels of services in particular villages is an issue raised by many submissions across the entire county. In some instances the public sewerage system will be upgraded/extended in accordance with the Council's Assessment of Water Services Needs 2004. In other cases the appropriate infrastructure may be provided as part of new developments. The draft Local Area Plans support the timely provision of new services in tandem with new development. Consideration could be given to the assessment of the appropriate scale and type of service supplied to each individual settlement depending on its role in the settlement network and its capacity to accommodate additional development.
G	Is visual intrusion a consideration in locating renewable energy projects such as wind farms?	The Council's policy on renewable energy is contained in the Cork County Development Plan 2003 (as varied) in specific objectives INF 4-4 and INF 4-5. The Cork County Development Plan 2003 (as varied) includes strategic search areas and strategically unsuitable areas for wind farm development. A large number of projects have been granted permission with a total wind installed capacity of 417 MW which just falls short of the national target for the country. In addition, the Department of Environment has published draft wind farm guidelines, which supercede the need for detailed local guidance.
H	Does the integrated approach to sustainable transportation address the issue of access to public transport and the threat posed by the depletion of oil reserves?	In order to encourage more sustainable land use patterns and transportation a key aspect of the draft Local Area Plans is the promotion of villages as attractive places to live. The issue of oil and its future is fundamental to this and to proper planning and sustainable development. In particular the publication of the three draft Special Local Area Plans with their specific emphasis upon development

<u>General Local Area Plan Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		along the Blarney to Midleton rail corridor is a major step towards sustainable and integrated transport in metropolitan Cork. In addition the draft Local Area Plans support the development of rural public transport initiatives, which provide a valuable service with social and economic benefits and reduce the need for private car journeys.
I	Is there a need to include a definition of sustainable development?	Although the concept of "sustainable development" is a cornerstone of the Planning Act, the term is not formally defined in the legislation. The Government's publication, "Guidelines on Sustainable Rural Housing" says "the widely acceptable definition of sustainable development is development that meets the needs of this generation without compromising the ability of future generations to meet their needs." The strategic development principles of the Cork County Development Plan 2003 (as varied) include a practical interpretation of what sustainable development means for the development of a diverse and complex county like Cork.
J	Have the issues which were raised at the initial public consultation and submissions stage and listed in the "what the public said" section in the draft Local Area Plans been taken on board or prioritised in the plan?	These issues arose from the extensive sessions the PPU had with representatives of the Community and Voluntary sectors as well as submissions received. The majority of these issues have been taken into account in drawing up the draft Local Area Plans. However, the draft Local Area Plans had to be limited to those issues relevant to land use and proper planning and sustainable development.
K	Should the plan include proposals for the promotion of walking and cycling, which should be encouraged for both public health and environmental reasons?	Many of the village plans include by way of an objective the development and maintenance of amenity walks and cycleways. Cycleways are also being provided as part of new road projects where feasible.
L	Should the plan include objectives regarding the issues of waste management?	The Council's Waste Management Plan for Cork County, May 2004, highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both National and European legislative guidelines. The draft Local Area Plans support the waste management plan.
M	Has the plan sufficiently addressed the issue of community facilities?	This is an important issue across the county and where appropriate, objectives or zonings have been included in some of the villages to ensure their provision. Many submissions have stated that community facilities are inadequate for growing populations or that new facilities are needed. The Council supports community initiatives in providing facilities and where appropriate the draft Local Area Plans zone lands for these uses.
N	How are the 31 main settlements to be dealt with in the draft Local Area Plans?	With the exception of Midleton, Carrigtwohill, and Blarney (towns the subject of Special Local Area Plans), land use zoning in the remaining main

General Local Area Plan Issues	Summary of Issue Raised	Response
		settlements, including the city environs, has been determined in the Cork County Development Plan 2003 (as varied). These areas will not be re opened in this process as the focus of the Local Area Plans remains firmly on the smaller settlements and rural areas. The January 2005, Progress Report on the County Development Plan states that because of the current large output from the building industry and the uncertainty about sustaining this rate of construction and having an adequate supply of zoned building land, it is proposed to have a further look at the issue of land supply in the main settlements before the end of 2005.
O	Should a policy on mineral reserves be included in the draft Local Area Plans?	Mineral issues have countywide implications; accordingly the policy on it is contained in the Cork County Development Plan 2003 (as varied). The draft Local Area Plans have not identified any new strategic mineral reserves. However, the draft Local Area Plans recognise the need to protect the mineral reserves of the county while also protecting the environment and residential amenities. The draft Local Area Plans will be guided on quarry development by the government guidelines of 2004, which relate to the registration of quarries and the determination of planning applications for quarrying and ancillary activities.
P	Do the draft Local Area Plans deal adequately with drainage and flooding?	Flooding and drainage matters have been contained in Section 5 of all the draft Local Area Plans. The recent Office of Public Works circular (dated May 31 st 2004) has been included as part of the council's policy on flooding in each draft Local Area Plan. The county policy is contained in the Cork County Development Plan 2003 (as varied).
Q	Are the maps in the draft Local Area Plans the most up to date available?	The maps used in the draft Local Area Plans are the most up to date available from the Ordnance Survey office and are continually updated as they become available.
R	Should the zoning maps be adjusted to reflect the development that has occurred in the settlements since the plan process commenced?	The specific zonings in the draft Local Area Plans have been determined by the development status of lands in the settlements and the housing land availability survey undertaken in 2004. Land supply and the population and housing projections are inter-linked in that the baseline data cannot be adjusted on one side of the equation without a consequent adjustment on the other. Any adjustment in mapping for built development would have to be accompanied by an adjustment to the housing unit projections. In addition, the calculations of land supply have not included a figure for the re-use of lands, for the conversion of existing buildings or other brown field development. This should be factored in to any calculation in order to conform to the requirements of sustainability.

<u>General Local Area Plan Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
S	Are the place names correctly spelt in the maps and text of the draft Local Area Plans and should place names be in Irish where appropriate?	The place names used in the draft Local Area Plans are spelt as they appear on the Ordnance Survey maps. However, in certain areas consideration should be given to changing the names used to those locally used in everyday speech. In Gaeltacht areas the names of settlements and place names should be written in Irish in the text and maps.
T	Will there be textual and mapping changes to the draft Local Area Plans to correct omissions or errors?	A number of submissions indicated changes that may need to be made to the draft Local Area Plans. Consideration will be given to these and changes will be made where appropriate.
U	Should existing open space and sport grounds be changed to residential use where requested?	A number of submissions were received which requested a change from open space and sport grounds to residential use. The County Development Plan 2003 (as varied) has included an objective to prevent the loss of existing facilities, including sports clubs, grounds, built leisure facilities and areas of public and private open space through redevelopment to other uses unless an alternative open space or leisure facilities can be provided to serve the same area. The Plan also includes an objective relating to the provision of new leisure facilities in order to ensure that all new leisure facilities are located where they can best meet the needs of the community that the facility is intended to serve. Consideration may need to be given in exceptional circumstances to each proposal based on its merits subject to additional land being provided in an appropriate location and subject to examining the implication of including additional residential lands in the settlement.
V	Is there sufficient information on the likely environmental effects of the plan?	<p>Although this plan is not considered to be subject to the Planning and Development (Strategic Environmental Assessment) Regulations 2004, the Planning and Development Acts impose a more general duty on planning authorities to include information on the likely significant effects on the environment of implementing the plan.</p> <p>Although the draft plan addresses these issues, there is no section or chapter specifically discharging the Council's duties in this respect and it is considered that consideration should be given to amending the plan accordingly.</p>

Electoral Area Issues: Issues relating to this Electoral Area Plan

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

Electoral Area Issues	Summary of Issue Raised	Response
A	Are settlements correctly categorised in the settlement network?	The categorisation of settlements in the draft Local Area Plan is based on the services provided and the capacity of the settlement to accommodate additional development. The network of settlements set out in the draft Local Area Plan is considered to be the most appropriate for the electoral area.
B	Should other settlements/locations be included in the settlement network?	The settlement network is based on the criteria established in the Bandon draft Local Area Plan and if there are other locations that meet the criteria then they will be considered for inclusion in the network.
C	Does the Bandon draft Local Area Plan provide adequate infrastructure for both existing and future development?	The settlement network adopted in the Bandon draft Local Area Plan provides a focus for investment in infrastructure and the draft Local Area Plan has incorporated the Council's Assessment of Water Services Needs 2004, which deals with the provision of sanitary services. The Bandon draft Local Area Plan also proposes new road layouts where they have been designed or are in the programme of works for non-national roads. Other local infrastructural needs such as car parking, public lighting and footpaths are also identified. Where deficiencies are identified consideration may be given to including additional text in the plan where appropriate.
D	Does the Bandon draft Local Area Plan make adequate provision for the protection of the natural environment and how is landscape character assessment dealt with in the draft Plans?	The Bandon draft Local Area Plan includes the policies and objectives of the Cork County Development Plan 2003 (as varied), in relation to protection of the natural environment through the designation of NHAs, SPAs, and SACs. Furthermore the Bandon draft Local Area Plan presents the values stage of the Landscape Character Assessment, which forms the basis of assessing the sensitivity of landscapes to different kinds of development having regard to the character and values associated with local areas. Comments on local values have been received through submissions on the draft plan. Further information on the process is included in Section 7 of the draft Local Area Plan.
E	Does the Bandon draft Local Area Plan provide an adequate supply of land for new housing?	A number of submissions propose that additional land should be made available for new housing in the Bandon Electoral Area, but, it is considered that, to avoid uncertainty or unnecessary duplication in the provision of services, additional land should only be identified if there are serious concerns that the land identified in the draft plan is likely to be insufficient to achieve the new housing development envisaged in the County Development Plan 2003 (as varied).

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		The Cork County Development Plan 2003 (as varied) as read with the draft Local Area Plan suggests that 373 new households will be required in the Bandon Electoral Area during the plan period. It is estimated that the land zoned for residential development in the electoral area will provide an additional 1,548 new dwellings in the smaller settlements and rural areas outside of the main settlements.
F	Does the Bandon draft Local Area Plan make appropriate provision for open space, sports, recreation and amenity uses?	The draft Local Area Plan makes provision for approximately 58ha of open space in addition to that which will be provided incidentally within new development. The open space provided in the draft Local Area Plan is intended to perform a variety of functions ranging from formal sports pitches to areas for informal recreation. Whether or not the draft Local Area Plan makes adequate provision to secure the implementation of its open space proposals is an issue for consideration. Clarification of the type of open space proposed in each case could be included in the draft Local Area Plan together with proposals for its provision as part of the development of nearby or adjoining zoned land.
G	Does the Bandon draft Local Area Plan make adequate provision for the expansion of existing school sites and provision of new sites and is this provision in the correct location?	Many of the submissions identify the need for additional lands to accommodate new schools or school expansion. The Bandon draft Local Area Plan will zone land for the extension of primary school buildings and facilities and/or provision of sites for new schools where appropriate. Consideration will be given to Department of Education requirements in this regard.
H	Does the Bandon draft Local Area Plan support the viability of existing rural schools?	The draft Local Area Plan provides for development in all settlements which in turn should support the development of schools and maintain the viability of the rural areas in general.
I	Is there adequate provision for commercial development in the Bandon draft Local Area Plan?	A number of sites have been identified for commercial development throughout the Bandon draft Local Area Plan but in many locations specific zonings are not attributed to sites within the development boundaries of settlements. Consideration could be given to the identification of land for such use in appropriate locations should a need be identified.
J	Is there adequate provision for industrial/enterprise development in the Bandon draft Local Area Plan?	Some of the submissions propose that there is insufficient land zoned for local industrial uses. Consideration could be given to the identification of land for such use in appropriate locations should a need be identified.
K	Is there adequate provision for town centre/mixed use development in the Bandon draft Local Area Plan?	Town centre/mixed uses are considered to be appropriate uses in settlements that fulfill a service function to a large rural hinterland. However, consideration could be given to enlargement of

Electoral Area Issues	Summary of Issue Raised	Response
		proposed areas for this use or the identification of areas in other settlements should a need be identified.
L	Does the Bandon draft Local Area Plan address the issues relating to the character and fabric of the settlements in the electoral area?	The Bandon draft Local Area Plan outlines a settlement network which guides the scale and type of development appropriate to each type of settlement. The plans also include settlements with development boundaries within which development that is sympathetic to the rural character of the settlement in design and scale is encouraged. The Council has commissioned a Residential Estates Design Guide and a Village Design Guide which will inform future development while protecting the character and fabric of the settlements.
M	Does the Bandon draft Local Area Plan make adequate provision for the expansion of existing cemeteries and is this provision in the correct location?	The Bandon draft Local Area Plan has zoned lands for new cemeteries or the expansion of existing ones in some settlements. Where the need for expansion or a new cemetery is identified then consideration will be given to appropriate provision.
N	Should the Bandon draft Local Area Plan carry forward the mapping and zoning provisions of the 1996 County Development Plan (as varied)?	The Bandon draft Local Area Plan is intended to reflect the provisions of the 1996 County Development Plan (as varied) where appropriate, particularly in relation to zonings, development boundaries and stop lines for the smaller settlements. Some submissions have raised questions about the accuracy of the mapping and whether it properly reflects the 1996 County Development Plan, (as varied). Corrections will be made where appropriate.
O	Are health services adequately provided for in the Bandon draft Local Area Plan?	The health board has proposed locations for the intensification of existing services and proposals for new developments in some settlements. Consideration will be given to accommodating these requirements where possible.
P	Does the Bandon draft Local Area Plan adequately support tourism development?	The Bandon draft Local Area Plan recognises the employment and economic potential of the tourism industry and supports established tourist areas. Further tourism development will be supported within the network of settlements and where particular attractions exist, consideration may be given to ventures that compliment the needs of established settlements while protecting the landscape quality for the future development of the industry.
Q	Should the green belt policy in the Bandon draft Local Area Plan be revised to allow additional development?	The draft Local Area Plan establishes green belts around the main settlements which are intended to protect the setting of the towns and provide lands for agricultural, recreation and open space uses. Within the green belts provision is made for local housing need subject to proper planning and sustainable development. In some parts of the Green Belts established in the Bandon draft Local Area Plan, provision has been made to accommodate limited

<u>Electoral Area Issues</u>	<u>Summary of Issue Raised</u>	<u>Response</u>
		<p>numbers of individual houses subject to a set of criteria outlined in GB1-2. Consideration may be given to reviewing these areas within the Green Belt should a need be identified.</p>
<p>R</p>	<p>Is there sufficient land provided in the Bandon draft Local Area Plan for the development of individual sites?</p>	<p>In the settlement network of the Bandon electoral area individual sites can be accommodated on zoned lands such as open space areas which include a specific objective to allow small scale residential development in some cases and in others a specific objective for very low density (less than 5 per ha) subject to a single agreed landscape based scheme. In addition provision has been made for small scale or individual houses in settlements where a public sewerage scheme is not available. In areas outside of the settlement network the provisions of the Cork County Development Plan 2003 (as varied) apply.</p>
<p>S</p>	<p>Is the general objective, GEN-01, for Ballyheda the appropriate zoning for the settlement?</p>	<p>The development boundary for Ballyheda has been carried forward from the 1996 County Development Plan 2003 (as varied). The draft local area plan proposes that within the development boundary residential development of village scale, should be subject to the provision of community facilities, crèche, nursing home and local shop and the Council's approval on sewage and surface water disposal and road improvements. An Action Area Plan would be required.</p> <p>A substantial submission on the proposed development of Ballyheda which includes over 100 signatures in support of its case, proposes that Ballyheda is a village nucleus and is suited only to residential development of a small scale and that there is no substantial housing demand in the area. The submission further states that the Owenboy river is already polluted, there are no plans for a public sewerage scheme, the roads are inadequate and the group water supply scheme's capacity is limited. Consideration will be given to the designation of the settlement and the proposed scale of development in the draft plan.</p>

PART B: LIST AND SUMMARY OF SUBMISSIONS:

General Local Area Plan Submissions

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Bright, Phoebe	8260	Issue about Oil Reserves	This submission praises the authors of the documents and the process of consultation. It also requests that the term "sustainability" be defined and highlights the threat posed by the depletion of global oil reserves. It suggests that the transport and infrastructure should make reference to the uncertain price of oil. This is a linked file to 6772 in Skibbereen.
Cork County Childcare Committee Ltd.	5900	Issues relating to Childcare provision in Cork County	This submission supports the Council's commitment to supporting the development and well being of children and families, in particular the Council's work in the development of out-door play areas. The submission also urges the Council to utilise all opportunities available to increase the number of quality childcare facilities within the county. It is also noted in the submission that childcare facility provision should not be left until the last phase of housing developments when increased costs can prohibit the development of affordable and sustainable childcare. The submission also requests that in smaller towns and villages where housing developments of less than 75 houses are being constructed, a levy should be included which should be used to ensure adequate provision of childcare services in the settlement. The submission also recommends closer links between the County Council and the Childcare Office be established. Linked files 8327, 8328, 8329, 8330, 8331, 8332, 8334.
Cork Environmental Forum (CEF)	6343	Issues general to draft LAP's	This submission makes a number of comprehensive comments on the draft LAP's including a full analysis and comment of all general sections 1-7 of the draft LAP's and a full set of comments for each Electoral Area plan following focused CEF meetings with locals. The submission also includes position papers on integrated and sustainable landscape management (2), Priorities for Waste Management in Cork (6), Sustainable Economics (15) and a copy of the West Cork Green Party submission (see separate file no.6342). There are linked files 8319, 8320, 8321, 8322, 8323, 8324, 8325 and 8326.
Crossland, Joanne	5481	Issue relating to general draft LAP's	This submission identifies a number of comments in respect of the rail based transport, bus services, drainage and flood prevention, waste recovery and recycling, energy and communications, community facilities, schools, landscape and protection structures, boundaries, place names and some general comments on all village maps. The submission also makes detailed comments on Carrigtwohill SLAP, (8196), Mallow LAP (8200), Kanturk LAP (8197), Skibberen LAP (8198) and Midleton LAP (8199).

Interested Party	Ref No.	Title	Summary of Submission
Department of Education	6288	Issues relation to Education Provision	This submission states that the site reservation for Primary Schools should be 3 acres in size and Post-Primary schools should be 12 acres. It is also states that these site locations should ideally be close to the areas of greatest residential expansion and it is also recommended that they be located adjacent to any proposed community facilities, community centres, playing fields, libraries so as to allow for sharing of such facilities. Such an approach it is argued could minimise the land take required and explore the option of a multi-school campus arrangement in areas where the need for more than one school may arise.
Educate Together	5449	Issues relating to Education Provision	This submission proposes that a model is developed whereby community facilities such as schools are fully utilised by the local community. The submission proposes that forward planning provides an opportunity to maximise the development of community facilities, including schools and creating the structures to support them. The submission also requests that schools which do not have a particular religious outlook should also be considered, so as to allow for a greater choice in education provision. Linked file:- 8215, 8216, 8217, 8218 & 8219.
Gable Holdings Ltd.	6153	Issues relating to the draft LAP's	This submission argues that the draft LAP's do not constitute legal plans by virtue of the fact that they conflict with, or attempt to change elements of the adopted County Development Plan for the areas to which they relate. The submission also argues that the approach taken to the issues involved is very conservative and that the Planning & Development Act 2000 clearly sets out that the LAP's must be subsidiary and subservient to, and cannot come into conflict with, the CDP. The submission objects to the removal or exclusion of settlements/ clusters shown in the 1996 CDP (as amended) from the current maps and questions the legality of doing this. The submission requests an enabling statement be included to remove any ambiguity and render the LAP's consistent with the CDP. This file is linked to 8165 and 8166.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Irish Rural Link	5574	General Issues	<p>This submission raises issues regarding design, transport, housing and community facilities and environment and heritage. The submission requests that a design standards for villages booklet be prepared and a pilot scheme for renewable energy in house design be set up.</p> <p>The submission also requests that the Rural Transport Initiative be extended to all areas of the County and that safe walking routes and cycle routes in villages and to primary schools be included. The submission also requests that social facilities, multi-functional community facilities and village amenity areas are provided and accessible to all age groups. Regarding environmental issues, the submission requests that cultural areas are protected arguing that there is a clear role for public consultation in this regard. It is also requested that recycling facilities are provided and that national and EU legislation is complied.</p>
McCutcheon Mulcahy	6312	Issue about densities	<p>This submission objects to the inclusion of the lower density table for villages in the draft LAP's and requests the reinstatement of the higher densities as per the County Development Plan (2003) because: (1) it is a retrograde step as per previous documents (2) Most of the lands are zoned low or very low density and this will promote very high land uptake (3) there will be less economic use of existing infrastructure (4) increase greenfield sprawl (5) in conflict with 1999 residential density guidelines (6) this will increase demand for land, increase prices of land and therefore give rise to affordability issues (7) some of the key villages are larger than the main towns in County Development Plan.</p>
Office of Public Works	5130	Issue relating to Drainage	<p>This submission notes that the draft LAP's have included specific objective DR1-1 on drainage and flooding. Linked files 8222 and 8223.</p>
O'Scannlain, Tomas	8190	Issues relating to protected structures	<p>This submission requests that the entire historic wall and pillar post boxes be listed as protected structures. File is linked to 5145.</p>
O'Sullivan, Paul	6681	Issue regarding wind farms	<p>This submission makes the case that the Council is not sufficiently open to renewable energy proposals and is usually refusing wind farm applications on the basis of visual intrusion. This is not a good reason because of the proven need for renewable energy in the county. It is considered that the general public are not so adverse to the visual intrusion aspect of wind farms.</p>

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Physical and Sensory Disability Accommodation Project	5415	Issues relating to Physical and Sensory Disability Accommodation Project	This submission outlines the needs of people with physical and sensory disabilities in Cork. The submission requests that a comprehensive accommodation needs assessment should be carried out for County Cork, an aspect which it argues is often poorly reflected on housing waiting lists. It notes that action must be taken to increase the supply of purpose built accommodation and that the Cork Housing Strategy should include the difficulties, which people with disabilities are faced with. It notes that the draft Local Area Plans reference to the need for a diverse range of housing options is welcome - however this needs to be expanded on and that greater recognition for housing schemes for the elderly and people with disabilities need be given greater recognition. The submission also requests that housing authorities and associations must be encouraged and supported to include wheelchair standard housing into new schemes (also mentions the 'Wheelchair housing design guide' and the Lifetime Homes standard). It also requested that voluntary providers of supported accommodation (Cheshire Ireland, Rehab Care, Abode) should be encouraged and facilitated to address the housing needs of their service users.
Shanahan, Mike	6673	Issues relating to density and sewerage in small settlements	This submission relates to the need for a more effective policy and objective for the sewerage of residential development in the small settlements to avoid low density individually sewerage houses which will create ribbon development.
Withdrawn	5087	Withdrawn	Withdrawn.

**PART B: LIST AND SUMMARY OF
SUBMISSIONS:**

**Bandon Electoral Area
Draft Local Area Plan Submissions**

List Of Submissions - Bandon Electoral Area

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Aldi Stores (Ireland) Developments Ltd.	6355	Lands at Kilbrogan, Bandon	This submission proposes that lands at Kilbrogan, Bandon zoned as commercial be changed to allow for a discount food store. The submission proposes that discount food stores do not adversely affect retailing in town centres, there have been precedents set for discount foodstores on non-town centre zonings, there is a lack of retail space in Bandon town, this site would complement existing retail functions, and the site is in a suitable location.
Ballyheada and District Residents Association	6481	Issues relating to Ballyheada	This submission raises a number of issues in relation to Ballyheada. Issues raised in this submission include that the general objective for Ballyheada, which relates to development within the development boundary, should reflect that only small scale expansion is suitable for the village. Development in the area should be driven by Cork County Council, not by a developer. There is not a significant local demand for housing in the area, there is no demand for community facilities such as a shop or crèche. The sustainable principles outlined in CASP will not be supported by the proposed development of Ballyheada as outlined in the draft plan and large-scale development in the area has not been permitted by An Bord Pleanála. In relation to the Actiopn Area Plan proposed in the objective in the draft plan, the submission states that the objectives of an Action Area Plan are not clear, that surface water would be an issue with development, that increases in housing have been gradual up to now, and that there would be a negative impact on agriculture. The submission further states that the general objective is contradicted in the draft plan by the content of sections 17.1 and 17.2.
Barry, Alan	5298	Lands at Halfway	This submission proposes that lands at Halfway be zoned for commercial use. This submission proposes that Halfway had considerable commercial function.
Barry, Tim	8032	Issues relating to Inishannon	This submission raises issues in relation to Inishannon. The issues raised in this submission include that in the absence of the proposed bypass, the proposed zoning will stretch the limited road facilities even further, and zoning of lands should be dependent on improved roads. Linked to submission 5443.
Barry, Tim	5443	Lands at Inishannon	This submission proposes that the development boundary be extended at Inishannon. The submission proposes that the boundary be extended to include a cottage in need of modernisation. Linked to submission 8032.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Beazley, James	5407	Lands at Lissagroom, Crossbarry	This submission proposes that lands at Lissagroom, Crossbarry be zoned for low-density residential development. The submission proposes that the site is level, has good access points, is low lying, there are a number of employers in the area and Cork City is easily accessible, the existing village facilities will need extra population to sustain them, the site is close to the village centre, and that there is a need for more modern housing in the area.
Blake, David	5411	Lands at Crossmahon	This submission proposes that lands in Crossmahon be included within the development boundary. The submission proposes that the current business use is more suited to a more urban environment so the lands would be better suited to residential use due to the site being already serviced (septic tank and entrance), the site is within the village core, a sympathetic house design and scale would be proposed, the site is not viable as agricultural land, and the site is screened by a natural tree line.
Board of Management Ballyheada National School	6471	Issues relating to Ballyheada	This submission raises a number of issues relating to Ballyheada. Issues raised by this submission include that school numbers have remained static in recent years at between 120 to 150 pupils, there has been no increased demand for places, and there is no indication that there will be increased demand in the foreseeable future.
Bohane, Michael	6470	Issues relating to Ballyheada	This submission raises a number of issues in relation to Ballyheada. Issues raised by this submission include that they are against large scale development in the area, development should be limited to a number and style that is in keeping with the local area, the school is overcrowded, roads in the area are inadequate, a development of 20/30 houses would be more than adequate, and large scale housing estates should be in towns where the facilities are available for them.
Burns, Mark	6788	Issues relating to Kilbrittain	This submission raises a number of issues relating to Kilbrittain. The submission questions what infrastructural developments are proposed, what recreational facilities are proposed and whether the sports ground and community hall will be extended. Are there plans to introduce Broadband, how will the rural setting be affected, why is the valley being affected with zoning for housing and how will pollution be dealt with on Coolmain\Harbour View beach. How will development be phased, will the character of the village be taken away. The submission states that there will be an oversupply of housing and questions if the issue of the sewage pump for Castle Park will be dealt with.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Bus Eireann	8340	Issues relating to bus services	This submission raises the issue that a suitable bus stop should be centrally located in Bandon and Kinsale, as these towns have regular bus services and it invites discussion with the Council on this issue. File is linked to 6387, 8339, 8341 and 8342.
Calnan, Denis	5474	Lands at Garrettstown/Garylucas	This submission proposes that the Garrettstown/Garylucas development boundary be extended to include land to the north west of the settlement node in the vicinity of the local shop. The submission proposes that the development boundary be amended to include this land because there is an existing residence on the site and an existing entrance from the local road that defines the site's eastern boundary and because the site is located inside the 30mph speed limit.
Campbell, John	6021	Issues relating to Ballyheada	This submission raises issues about the density of any proposed development at Ballyheada. The submission suggests that development should not be suburban in style and should be restricted to low density as Ballyheada lacks the range of facilities of a village nucleus.
Castleview and Meadowview Residents Association	6790	Issues relating to Kilbrittain	This submission raises a number of issues relating to Kilbrittain. Issues raised by this submission include that they are against the increased size of R-04 from the 1996 plan and that the density should be lowered. The submission asks where will the population envisaged for the village will work, where will they go to school, and how will the extra traffic be managed?
Coillte Teo	6074	Lands at Kilmore, Ballinspittle	This submission proposes that approx. 8ha of lands be zoned for residential development close to Ballinspittle village. The submission proposes that the site is serviceable and would be developed in an eco friendly way using timber buildings and ground source heat pumps as well as enhancing the existing woodland setting.
Collins, Declan	6591	Lands at Nohoval	This submission proposes that lands at Nohoval be zoned for medium density residential development and mixed use to include residential development with provision for recreation and community uses. The submission states that the development boundary for Nohoval is tightly drawn, the RHCZ policy restricts development in surrounding areas, it is the only location suitable for development in the area due to topographical constraints, and that the lands would be made available for development immediately.
Collins, James	5196	Lands at Ballinspittle	This submission proposes that lands at Ballinspittle be zoned for residential development. The submission proposes that the inadequate water supply in the area will be dealt with soon and sewage disposal can also be dealt with adequately.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Collins, Ronan	5691	Issues relating to Inishannon	This submission raises issues about excessive speeding through the village, the capacity of the school, the absence of a sewage treatment plant and concerns about the additional population proposed for the village.
Collins, Ronan	6567	Issues relating to Landscape Character Assessment in Inishannon	This submission raises a number of issues relating to Landscape Character Assessment at Inishannon. Issues raised regarding areas of cultural or historical importance in the submission include the woodland area, the old church and graveyard, the overall village vista, and views in and around Inishannon. Issues of environmental value raised include the general vistas of woodland and character of the village.
Coomey, Donal	5986	Lands at Gaggin, Bandon	This submission proposes that lands at Gaggin, Bandon be zoned for low-density residential development.
Corcoran, Timothy C.	5781	Lands at Ballinadee	This submission proposes that lands adjacent to currently zoned lands be zoned for residential development as the village has all the facilities necessary.
Cork Environmental Forum	8320	Issues relating to Bandon E.A.	This submission is part of a more comprehensive submission for the county. In relation to the Kinsale Town Environs area, this submission raises the issues of waste management, the need for recycling and composting facilities, the need for better public transport and a park and ride facility, the need to protect local amenity and heritage and the tourism opportunities in the area. The submission also supports the proposals for Ballyfeard. File is linked to 6343, 8321, 8322 and 8324.
Cotter, Joseph	6363	Issues relating to Inishannon	This submission raises a number of issues in relation to Inishannon. Issues include that the unique character of the village is not compromised by insensitive development, that there is a high risk of flooding, that the water and sewerage systems are not suitable for more development, that there will be an increase in traffic through the village and near the school, that there is a lack of amenities, that property value will be reduced due to increased housing in area, and the village will become a city suburb.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Cotter, Joseph	6364	Issues relating to Landscape Character Assessment in Inishannon	This submission raises issues relating to Landscape Character Assessment. Issues of cultural or historic importance include that Inishannon has a very attractive townscape and fine buildings. Issues of environmental importance include that the N71 runs through the village and carries large volumes of traffic so a bypass is needed. Issues of social, economic or community importance include that large areas of housing will destroy largely green areas that people like to walk in. Other landscape issues of importance include that an increase in Inishannon's population has affected the village infrastructure and its community facilities, and that the character of this area should be maintained and enhanced.
Courseys Integrated Rural Development	8039	Issues relating to Ballinadee	Linked to file no's 8040, 8041 and 5517. This submission raises issues in relation to flooding in the village during periods of heavy rain and states that provision should be made for this in the LAP. The submission also states that a Fire Hydrant should be considered as an adequate water supply becomes available with the extension of Inishannon Regional Scheme to Ballinadee.
Courseys Integrated Rural Development	8040	Issues relating to Kilmacsimon	Linked to file no's 5517, 8039 and 8041. This submission raises issues in relation to the provision of water based facilities along the River Bandon. The submission states that the River Bandon is an important Natural Amenity and any proposals for the development of this for use by the public should be facilitated.
Courseys Integrated Rural Development	8041	Issues relating to Garrettstown/Garylucas	Linked to file no's 5517, 8039, 8040. This submission raises the following issues for Garrettstown/Garylucas; the designation of this area as an area of special attention, the provision of amenity walks, upgrading of car parking facilities, removal of groyne's on Garrettstown strand, development of water sports facilities, repairs to river bed of Ballinspittle River, restoration or demolition of derelict hotel and buildings, coastal protection of Garylucas Beach, preservation of Sand Dunes, development of Council lands at Lispatrick Lower for a Community Children's Playground, extension of public lighting along roads adjacent to beaches and towards Garrettstown House Park, development of tourism infrastructure in the area e.g. hostel accommodation.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Courceys Integrated Rural Settlement	5517	Issues relating to Ballinspittle	Linked to file no's 8039, 8040 and 8041. This submission raises issues in relation to the need for the provision of amenity walks and footpaths from Ballinspittle to the Grotto and from Ballinspittle to Garrettstown. The submission also states the need for the improvement and extension to existing footpaths in the village and the development of wood walks at Garrettstown (Coilte Lands).
Cowhig, Joe	5846	Lands at Kileen, Crossbarry	This submission proposes that lands at Kileen, Crossbarry be zoned for residential development.
Cronin, Robert	5383	Lands at Oysterhaven	This submission proposes that the subject lands be zoned for use as a golf course and ancillary leisure facilities. The submission also states that a public coastal walk should be considered and that development would be carried out in accordance with a design brief to be agreed with the planning authority. The submission includes comments by the Asst. County Manager on pre-planning discussions and supporting material from Merrigan Golf Course Architecture, MHL Consulting Engineers and the Golf Research group.
Crowe, Eamon	6687	Issues relating to Inishannon	This submission raises issues relating to Inishannon. Issues put forward in the submission include that it is unrealistic to classify Inishannon as a key village, roads would not be able to cope with traffic from proposed housing, village way of life would be destroyed by proposed housing, scale and pace of development should be considered, and Bandon should be the preferred location for housing if it is needed.
Crowley, Denis J.	5991	Lands at Gurranes, Inishannon	This submission proposes that lands at Gurranes, Inishannon be zoned for residential development. The submission proposes that there is a school and community hall nearby, it is close to large employers, a new extension has been built at the school and it is important that there are sufficient households to ensure the viability of the school, and other facilities were lost in the area due to a dwindling population.
Crowley, Donal	6477	Issues relating to Ballyheada	This submission raises a number of issues in relation to Ballyheada. The submission states that it is opposed to urban style development in a small rural settlement and that local people should be given the opportunity to buy their own site and build their own home. The submitter also states that he would like to see the development of approximately 10 houses across from the church.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Crowley, Dr. Sean	5829	Lands at Knocknagarrane, Old Chapel	This submission proposes that lands at Knocknagarrane, Old Chapel be zoned for low-density residential development. The submission proposes that the site is within walking distance of nearby schools and other services.
Crowley, Fachtna	8037	Lands at Crossbarry	This submission proposes that the development boundary for Crossbarry be extended to the south east of the village to include existing development and waste water treatment unit. The submission states that the development boundary for Crossbarry should, at least, reflect the existing development extent of the village. Linked to submission 5493.
Crowley, Fachtna	5493	Lands at Crossbarry	This submission proposes that the development boundary for the village of Crossbarry be extended to the west. This would increase the area of land zoned for low density residential development (R-01). The submission proposes that this land is suitable for development due to it's proximity to the village and due to the availability of a water supply and other services. A draft layout for the lands accompanies the submission. Linked to submission 8037.
Crowley, Florence	6398	Lands at Kilmacsimon Quay	This submission proposes that lands at Kilmacsimon Quay be zoned for residential development. The submission states that there is demand for housing in the area, services can be provided, and that this development would compliment an existing newly constructed holiday development.
Crowley, Jim	6476	Issues relating to Ballyheada	This submission raises a number of issues relating to Ballyheada. Issues raised by this submission include that development in the area would make farming difficult, other villages in the area should be developed fully before development takes place in Ballyheada. Development should be for local demand and not be profit driven.
Crowley, Marianne	6773	Issues relating to Kilmacsimon	This submission raises a number of issues relating to Kilmacsimon. Issues raised by this submission include that the holiday home development does not benefit the community, there is a need for housing to help amenities such as the rowing club survive, allowing development will benefit areas nearby such as Ballinadee, and it is important that families are catered for to keep the area alive and vibrant.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Crowley, T. J.	5828	Lands at Knocknagarrane, Old Chapel	This submission proposes that lands at Knocknagarrane, Old Chapel be zoned for commercial development to include a fast food restaurant and a hotel. The submission proposes that it would be an extension to existing commercial development in the area, employment would be provided, sewage disposal can be dealt with on site, and that these types of development would provide competition to existing similar type developments in Bandon.
Daly, James	5611	Issues relating to Inishannon	This submission raises issues relating to Inishannon. Issues raised include that an additional 300 houses in the village would completely destroy Inishannon as a village, the country roads cannot take all the traffic, new amenities will be needed along with a new school, and that the infrastructure in the area will be destroyed if the zoning goes ahead.
Daly, James	5610	Issues relating to Landscape Character Assessment in Inishannon	This submission raises issues relating to Landscape Character Assessment. Issues of cultural or historic importance include the village of Inishannon and its woods and landscape, historically some of the early Huguenots settled in the village, the west cork train went through the village, and 300 houses have a bad affect on this safe and friendly community. Issues of environmental importance include that wildlife will be pushed out of their habitats by new housing, 300 houses will pollute the area via their chimneys, and the proposed sites for this housing is elevated which will affect views of the village. Issues of social, economic or community importance include that there will be extra cars in the village adding to already overloaded infrastructure, where will new amenities go, and that Inishannon has a long association with the GAA. Issues of landscape importance include that Inishannon could become a city suburb with additional housing, and there is some wonderful scenery in the area.
Deasy, Finbarr	6014	Lands at Kilmacsimon	This submission proposes that lands at Kilmacsimon Quay be zoned for residential development.
Deely, Richard	5700	Lands at Knocknabinny, Kinsale	This submission proposes that lands at Knocknabinny, Kinsale be zoned for residential development. The site is located between Kinsale and Ballinspittle.
Desmond and Associates	6128	Lands at Dunderrow	This submission proposes that lands at Dunderrow be zoned for residential development. The submission proposes that the site is next to a new housing estate, adjacent to primary school, serviced by water and electricity, and permission has been given to access sewage treatment plant in adjacent housing estate.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Dillane, Noreen	6760	Issues relating to Inishannon	This submission raises a number of issues in relation to Inishannon. Issues raised in this submission include that access to R-04 must be from existing routes rather than through The Spires due to traffic concerns, O-01 is a scenic area which is used by the village for sporting activities, development would affect the local school, the only place that the school could expand into is R-05 which they already use for a pitch, and low density is the only solution to minimise impact on existing infrastructure and the village
Dinneen, Thomas	5300	Lands at Newcestown	This submission proposes that lands at Newcestown be zoned for housing and a Nursing Home. The submission proposes that the lands are adjacent to the currently developed outskirts of the village, it is close to all local amenities, it's a level field and could be easily developed, there is a stream on the boundary, development has taken place outside of the lands making it virtually an infill site, and there is a suitable supply of water. Other issues raised include that Cork County Council were previously interested in providing social & affordable housing on part of the lands. The submission claims that a pre-planning meeting indicated that the Senior Planner for the area was generally favourable to the idea of a Nursing Home in this location, and that some of the land has been sterilised under 03/3164.
Donovan, Donal	6472	Issues relating to Ballyheada	This submission raises a number of issues relating to Ballyheada. The submission states that it is opposed to significant development and would like to keep the areas rural setting. It states that the roads are not capable of taking current traffic plus extra traffic, serviced sites would be preferable, and priority should be given to local people.
Duggan, Anthony	6490	Lands at Kilbrogan, Bandon	This submission proposes that lands at Kilbrogan, Bandon be zoned for residential development. The submission proposes that the lands are serviced, close to existing services, bus services are available locally to Cork, land is suitable for development, development is taking place on adjoining lands, and the area is within walking distance of the town.
Ferguson, Harry	6487	Lands at Castlenalact, Templemartin	This submission proposes that lands at Castlenalact, Templemartin be zoned for residential development. The submission proposes that the lands are within an existing settlement, the lands are close to all amenities, suitable for development, and there is a daily bus service

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Finn, Sean	6738	Issues relating to Inishannon	This submission raises issues about the capacity of the road network and resulting traffic hazards, the capacity of the sewerage plant, the capacity of the national school and the potential impact on property values.
Firestone Developments Ltd.	6384	Lands at Belgooly	This submission proposes that lands at Belgooly be zoned for an assisted living centre with retirement homes and residential use.
Fleming Construction	6307	Lands at Inishannon	This submission proposes that lands at Inishannon be zoned for residential development. The submission proposes that there is a discrepancy between the development boundary as it is now and the 1999 variation to the 1996 County Development Plan, other policies such as the NSS, Residential Density Guidelines and 2003 Cork County Development Plan are also used in support of this submission, the site is close to the village centre, and the upgrading of the sewerage system should be complemented by appropriate density provision.
Galvin, Finbarr	6466	Lands at Knocknagarrane, Old Chapel	This submission proposes that lands at Knocknagarrane, Old Chapel be zoned for commercial development. The submission proposes that the site is accessible from the N71, the site falls from south to north towards the road, no areas have been zoned for commercial development, treatment plant serving adjoining business has adequate capacity to serve this site and commercial development would not have an impact on the landscape.
Giles, Lane	5796	Lands at Farranahavane, Bandon	This submission proposes that a field near Farranahavane Cross Roads be zoned for residential development and states that the land is suitable for development and that historically the area had been a settlement and that the owner wishes to develop the lands as part of his eco friendly business which will include the restoration of a spinning and carding mill.
Godfrey, Robin	5435	Issues relating to Landscape Character Assessment in Inishannon	This submission raises issues relating to Landscape Character Assessment at Inishannon. Issues raised regarding area of historic or cultural importance include the loss of village ethos that may result if there is an increase in house numbers. Issues associated with environmental values include the destruction of trees, increase in pollution and major recycling problems.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Godfrey, Robin	5434	Issues relating to Inishannon	This submission raises issues relating to Inishannon. Issues raised include that the village ethos will be lost and has many features worth protecting, traffic will increase. The submission questions if the policy regarding no more houses being built until new sewage treatment plant being in place changed, there are no public amenities and recycling is inadequate, there is no off street parking, and if access to new housing is through "The Spires" exiting housing will be affected by construction and after that by increase in traffic levels.
Goggin, Glenn	6473	Issues relating to Ballyheada	This submission raises a number of issues in relation to Ballyheada. Issues raised in this submission include that there is no requirement for a village at Ballyheada considering there are settlements at Halfway and the need to retain Ballyheada as a rural community. The submission also states that the school is full and needs to be extended, that roads are unsuitable for increased traffic, and asks what does small scale expansion as set out in the Draft Plan mean? It also states that a housing estate would be out of character with the area.
Gold Mountain Properties	6585	Lands at Glanduff, Kilbrittain	This submission proposes that lands at Glanduff, Kilbrittain be zoned for medium density instead of low density residential.
Good, Frances	8351	Lands at Gaggan.	Linked to file no. 6633. This submission proposes that lands zoned 0-02 be extended to the south to include a land locked field which could form part of a village green development. The submission also proposes that the zoning of 0-02 be changed from very low to low to medium density development.
Good, Frances	6633	Lands at Gaggan	Linked to file no. 8351. This submission proposes that the zoning of lands 0-01 be changed from very low to low to medium density residential development.
Good-Stephenson, Richard	6447	Issues relating to Inishannon	This submission raises issues relating to Inishannon. Issues raised include that R-01, R-02, and R-03 will overlook and affect the enjoyment of property, traffic in the village will further increase with more housing, sewage treatment facilities will need to be addressed before new housing developments so as to protect the River Bandon, the National School is overcrowded, and that Inishannon is important to tourism.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Grainger, Eamonn	6186	Lands at Halfway	This submission proposes that lands at Halfway be zoned for commercial/residential development. The submission proposes that a landmark feature at the entrance to Halfway would be built, development would be set back from the N71, a walkway would be constructed to the village centre along with playground facilities, there is commercial potential for the site, lands can be serviced, the Halfway Community Development Association supports the ideas, and it is felt that the development boundary for Halfway is too restrictive. Linked to submissions 8035 and 8036.
Grainger, Eamonn	8035	Lands at Halfway	This submission proposes that lands at Halfway be zoned for a hotel development. The submission proposes that a landmark feature at the entrance to Halfway would be built, there would be a high design input to emphasise the village character and its importance on the vehicular movement route between Cork and West Cork, lands can be serviced, the Halfway Community Development Association supports the ideas, and it is felt that the development boundary for Halfway is too restrictive. Linked to submissions 6186 and 8036.
Grainger, Eamonn	8036	Lands at Halfway	This submission proposes that lands at Halfway be zoned for residential development. The submission proposes that a landmark feature at the entrance to Halfway would be built, development would be set back from the N71, lands can be serviced, the Halfway Community Development Association supports the ideas, and it is felt that the development boundary for Halfway is too restrictive. Linked to submissions 6186 and 8035.
Griffin, Stella	5425	Lands at Ballinspittle	This submission proposes that lands at Ballinspittle be zoned for residential development. The submission proposes that the lands are suitable because of their proximity to the village and existing facilities, availability of a mains water supply, accessibility and good aspect.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Hallissey, Ted	5908	Lands at Bandon	This submission proposes that lands within the development boundary of Bandon designated in the Cork County Development Plan 2003 (as varied) in part as O-04 were incorrectly zoned in that plan and that the opportunity should now be taken to correct the situation. The lands are currently zoned as open space. The submission suggests that the lands should be zoned open space with a residential component. It is stated that the modifications proposed for the draft County Development Plan were not carried out as was intended in the Managers Report to Members on the Section 12.8 submissions, i.e. to adjust the open space zoning to include "There is limited potential for small scale residential development on part of the site, where this leads directly to the implementation of the open space and amenity walk referred to in this objective."
Hanna, Peter	5788	Issues relating to Inishannon	This submission raises a number of issues in relation to Inishannon. Issues raised in the submission include that a bypass is needed before any more housing development can take place due to current levels of traffic, the existing sewage system cannot take anymore development, there is no Natural Gas supply, and other areas of consideration include air pollution, water demand, shopping facilities, and schools.
Hanna, Peter	5789	Issues relating to Inishannon	This submission raises issues about the landscape setting of the village, the historic and archaeological importance of sites in the village and the environmental quality of the River Bandon. The submission also raises the need for a playground and picnic facilities, parking and public lighting.
Hawkes, Catherine Ita	6504	Lands at Old Chapel	This submission proposes that the lands at Knocknagarrane be zoned for residential development as they are close to Bandon town and services are close by.
Healy, Denis	6736	Issues relating to Landscape Character Assessment in Inishannon	This submission raises issues in relation to the Landscape Character Assessment relating to Inishannon. In relation to the cultural/ historical landscape, the submission raises the issue that the village character would be destroyed by over development. In relation to environmental values, the submission outlines that the sewage plant is inadequate and with regard to socio-economic themes, the submission highlights the need for civic/ recreational amenities for such a large increase in population.
Healy, Denis	6737	Issues relating to Inishannon	This submission raises issues about the capacity of the road infrastructure and resulting traffic hazards, the capacity of the sewerage plant and water supply, the capacity of the national school, the potential impact on property values and the loss of the village culture.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Heffernan, Alfred	5575	Lands at Brownsmills	This submission proposes that lands at Brownsmills be zoned for residential development. The submission proposes that Brownsmills is not suited to intensive residential development but if Brownsmills was included as a village nucleus, these lands should be zoned.
Hegarty, P. J.	5997	Lands at Gaggin	This submission proposes that lands at Gaggin be zoned for low-density residential development. The submission states that there is outline permission for three sites on the land, there is a public water supply, and excellent drainage.
Hickey, John	5689	Lands at Glanduff, Kilbrittain	This submission proposes that lands at Glanduff, Kilbrittain be zoned for residential development. The submission proposes that the lands are located within the 50kph speed limit signs, the site is serviced by mains water, and is available for development.
Hollycourt Developments Ltd.	5990	Lands at Belgooly	This submission proposes that lands at Belgooly be zoned for residential development. The submission proposes that based on CASP and the NSS, Belgooly has an important part in accommodating development for Cork, Belgooly is close to Cork Airport and associated employers, the lands can be services, and they will immediately be made available for development if zoned.
Huggard, Steven	6735	Issues relating to Inishannon	This submission raises issues in relation to the Landscape Character Assessment. In relation to the cultural/ historical landscape, the submission raises the issue that the woodlands should be preserved. In relation to environmental values, the submission highlights the cleanliness of the Bandon River to be of importance and with regard to socio-economic themes, the submission highlights designated safe walkways.
Huggard, Steven	6734	Issues relating to Inishannon	This submission objects to the level of the proposed increase in housing in the village and highlights the inadequacy of the infrastructure to cope with such development and the loss of the intimate village atmosphere that would result. Issues raised also include the inadequate social amenities such as walks or parks, the capacity of the national school and the impact on tourism.
Inc. Society for Promoting Protestant Schools	6592	Lands at Clancool, Bandon	This submission proposes that lands at Clancool, Bandon be zoned for residential development. The submission proposes that the lands are within the town boundary, it would be clustered housing, the lands would help consolidate existing developments nearby, be consistent with County Development Plan and CASP, and the lands are no longer needed for educational purposes.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Inishannon Development Team	5536	Issues relating to Inishannon	<p>This submission raises a number of issues in relation to Inishannon. These include: that Inishannon be reclassified as a 'village' because it lacks a number of the qualification criteria as a 'key village', a location for off street parking should be identified, the need for the construction of a bypass for the village, there are no public amenity areas as GAA pitch is in private ownership, that the development boundary does not change for Inishannon, there should be better phasing of development so that the school can manage its numbers better, and new development should not be located on the Inishannon skyline so as not to detract from the Bandon River NHA. Other issues raised include: that necessary infrastructure is provided before housing development take place, the Inishannon Development Team should have involvement in planning of developments and land zoning, CASP thinking is agreed with, and that the siting of a treatment plant and pumping station in the village does not affect the heritage in the area.</p>
Inishannon Soccer Club	5609	Issues relating to Inishannon	<p>This submission raises issues relating to Inishannon. Issues raised include that very little land has been zoned for sporting/recreation, the only amenity area being the GAA pitch which does not allow other field sports, land prices in the area are in excess of €80,000 per acre which puts it outside the possibility of sports clubs, and that further lands close to the village be zoned for sporting/recreation purposes.</p>
J & S Clothing Ltd.	5715	Lands at Ballylangley, Bandon	<p>This submission proposes that lands at Ballylangley Bandon be zoned for residential development. The submission proposes that the site is fully serviced, any development would improve a historic area, and development would be of an urban type.</p>
Jones, Dan	5601	Issues relating to Inishannon	<p>This submission raises issues relating to Inishannon. The submission proposes that re-zoning of land in Inishannon will not benefit the village for the following reasons, extra traffic on overloaded infrastructure, danger of high volumes of traffic on Main Street, National School does not have the capacity to deal with large numbers or land to expand, overloading of sewage treatment plant, and submitters live in village to be in the country and enjoy village life which would be brought to an end by rezoning.</p>

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Keane, Anne	5164	Lands at Laherfineen, Inishannon	This submission proposes that lands at Inishannon be zoned for residential development. The submission proposes that the lands are in the centre of the main residential area of the village, the village is served by mains water, mains sewer is coming on stream shortly, village is within commuting distance to nearby industrial plants and the city. It is stated that Inishannon plays a significant role as a local service centre with a wide variety of services.
Kearney, David	6044	Lands at Browns Mills	This submission proposes that lands adjacent to Browns Mills be zoned for residential development. The submission supports its case by stating that Browns Mills was designated as a settlement in the 1996 CDP and that it should also be a settlement in the LAP as it has the services required.
Kelleher, Jerome Sean	6159	Lands at Newcestown	This submission proposes that lands at Newcestown Cross Roads be zoned for residential development.
Kelleher, Sean Jermon	8033	Lands at Newcestown	Linked to file no. 6159. This submission proposes that lands to the south of Newcestown Cross Roads be zoned for residential development.
Keohane, Brian	5546	Lands at Dunderrow	This submission proposes that lands at Dunderrow be zoned for medium density residential development. The submission proposes that there is a need for additional land to be zoned due to the number of large employers in the area creating a demand for housing, of which terraced housing would fill this demand better due to being more affordable, the site has access to water mains, and access would be onto the road bordering the southwestern part of the site.
Kilbrittain Community Association	5733	Issues relating to Kilbrittain	This submission raises issues relating to Kilbrittain. Issues raised include that the community are concerned with the amount of zoned land in the village, public transport and adequate community facilities need to be provided, sewage treatment is over capacity, new development will mean more commuters as there is no provision for employment in village, the school is over crowded, will plan affect site of proposed Community Hall, flooding is an issue, and that the river needs a larger buffer.
Kilbrittain Tidy Towns	6789	Issues relating to Kilbrittain	This submission raises a number of issues relating to Kilbrittain. Issues raised in this submission include that the village is losing its rural character, new residents are not participating in village life due to spending most of the day commuting to work, there is no bus to Bandon, local school is at capacity, sewage is only slowly being dealt with after years of promises, and what reason is there for more housing when apartments in Bandon are not selling.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Kinsale GAA Club	6748	Lands at Kinsale	This submission proposes that lands at Kinsale which are currently zoned as amenity be rezoned for residential development. The submission proposes that the GAA club caters for 250 players which have increased substantially in the last five years, the club has limited space in its current location, there is no adjacent land available for development, and the club have to move away from their existing location to meet future requirements.
Lawton, Nora	5230	Lands at Garrettstown/Garylucas	This submission proposes that lands at Garrettstown/Garylucas be zoned for holiday home development or for amenity use. This submission proposes that this land would be suitable for development because a new water supply scheme and sewerage scheme have been approved for the area.
Lee, Tony	6480	Issues relating to Ballyheda	This submission raises a number of issues in relation to Ballyheda. Issues raised by this submission include the need to retain Ballyheda as a rural location, there are two other villages in the locality, Halfway and Ballinhassig, which are more suitable for housing. The submission also states that the infrastructure in the area is not suitable for large-scale development as large-scale development would be out of character with the area, and a low-density sensitively planned development might better suit the area.
Lombard, Seamus	5716	Lands at Old Chapel	This submission proposes that lands at Old Chapel be zoned for residential development. The submission proposes that the lands are fully serviced, site is on the edge of existing development, it's close to facilities, site does not have significant road frontage so would not result in sprawl, and there is a demand for housing in the Bandon area.
Lusher, Brian	6497	Lands at Kilmacsimon	This submission proposes that lands at Kilmacsimon be zoned for residential development. The submission proposes that the land is suitable for development, site is accessible, can be serviced, there would be attractive views from the site, mature trees and screening will mean it will not be obtrusive on the landscape or detract from existing amenity of the area, and it is virtually the only developable site in the area.
Lusher, Brian	5029	Lands at Kilmacsimon Quay	This submission proposes that lands at Kilmacsimon Quay be zoned for residential development. The submission states that the County Council engineer has agreed an entrance to the site and that mains water, sewage, and all other services are available.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Lyons, Donal	5235	Lands at Curravohill, Nohoval	This submission proposes that lands at Curravohill, Nohoval be zoned for residential development. The submission proposes that due to recent changes in farming practices and quotas, alternative uses have to be looked at for this landholding, the lands are in close proximity to the village, there is good road frontage, just outside 50kph speed limit for village, site suitable for treatment plant, serviced by new water main, and the site would be a natural extension to the village boundary.
Lyons, Timothy	5341	Lands at Curravohill, Nohoval	This submission proposes that lands at Curravohill, Nohoval be zoned for residential development. The submission proposes that part time farming has become uneconomic and unviable, the lands are adjacent to the village and ideal for development, site suitable for treatment plant, there is road frontage which is within the 50kph village speed limit, and there is existing development on adjoining lands to the south.
Manning, Doreen	5077	Issues relating to Inishannon	This submission raises issues relating to Inishannon. It is suggested that O-01 floods, amenity walk would be too dangerous for children because this area floods, would a playground area also be a park for older people, and in view of there being a large population of teenagers, should there be a cinema, swimming pool, etc.
McAuliffe, Jim	6443	Lands at Ballinspittle	This submission proposes that lands at Ballinspittle be zoned for residential development. The submission proposes that the lands are close to the village, sight lines and entrance are adequate, lands can be properly serviced, lands are screened by embankment, and the land is available for development.
McCarthy Developments Ltd	6291	Lands at Ringrone, Kinsale	This submission proposes that lands at Ringrone, Kinsale be zoned for residential development with the provision for a viewing\picnic area. The submission proposes that there is a demand for one-off housing in the Kinsale Area overlooking the River and Harbour and these lands would help meet this demand, scenic amenity in the area has been compromised by the construction of 8 dwellings on the Ringrone Road, a Landscape and Visual analysis has indicated that part of the lands are suitable for development, and there is a need for amenity areas in Kinsale,
McCarthy, Denis	5039	Lands at Murragh	This submission proposes that lands at Murragh be zoned for residential development. The submission proposes that more land be included, and that the proposed density on the land that is included is too low and should be medium density.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
McCarthy, Eileen	6739	Issues relating to Inishannon	This submission raises a number of issues in relation to Inishannon. Issues raised in this submission include that the plan is a help guide for developers and house buyers only, no information for local landowners who need to build on their own site, locals should have same access to pre-planning discussions as developers, the physical features of the area are under utilised, housing should be developed to the east of the village to avoid traffic congestion and an obtrusive concrete jungle to the north of the village.
McCarthy, F.	5958	Issues relating to Kilmacsimon	This submission raises a number of issues relating to Kilmacsimon. Issues raised by this submission include that housing is needed in the settlement for it to grow, there are a lack of sites in the area and people are being forced to live a couple of miles from the village as a result, it is also the only suitable site on the river for a rowing club, and the idea of a walk from Rockhouse Bridge to the village is welcomed.
McCarthy, Kieran	5520	Lands at Dunderrow	This submission proposes that lands at Dunderrow be zoned for residential use. The submission proposes that there is an upgraded mains water planned for the village, a large waste water treatment plant can be accommodated on the site if connection to the existing village treatment plant is not possible, there is a substantial and strong local employer, and the site owner will make the site available for development.
McCarthy, Patrick	6491	Lands at Cloncouse, Ballinadee	This submission proposes that lands at Cloncouse, Ballinadee be zoned for residential development. The submission proposes that other lands zoned in the 1996 plan in the village have not been developed and are unlikely to be developed in the near future, the lands are within the existing settlement, lands are in close proximity to local amenities, other development has taken in the area, lands are on main Bandon to Kinsale route, and the Inishannon Water Supply Scheme will be extended to the village.
McSweeney, Mr.	6450	Lands at Riverstick	This submission proposes that lands at Riverstick be zoned for medium density residential development. The submission proposes that there is additional need for housing land in Riverstick, these lands adjoin the development boundary and have access to existing services and road infrastructure, and that this proposed zoning would be in line with Cork County Development Plan 2003 policy.
Mehigan, Maureen	6030	Lands at Cloughmacsimon, Bandon	This submission proposes that lands at Cloughmacsimon, Bandon be zoned for medium or high-density residential development.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Mehigan, Maureen	6488	Lands at Cloghmaccsimon, Bandon	This submission proposes that lands at Cloghmaccsimon, Bandon be zoned for residential development. The submission proposes that the lands are in close proximity to Bandon town, are served by water and sewer, close to services, well drained, and there is good access to road network.
Melia, Kathleen	6025	Issues relating to Landscape Character Assessment in Inishannon	This submission raises a number of issues relating to Landscape Character Assessment at Inishannon. Issues raised by the submission regarding cultural or historical landscapes include the tripling of the number of dwellings will compromise the historic landscape of the village and that the quiet rural nature of the area will be destroyed. Issues raised relating to environmental values include that environmental problems would arise from medium density housing, noise, air and river pollution would damage the area permanently. Issues of social, economic or community use include the GAA pitch which is a place that peace and quiet can be enjoyed despite being close to a busy road, the river and beautiful scenery can be enjoyed here, and perhaps a walk could be made of it. Other issues of landscape importance raised include that there is a ring of narrow roads around Inishannon which would not be suitable for walking on anymore if large scale development was to take place.
Melia, Kathleen	6024	Issues relating to Inishannon	This submission raises a number of issues relating to Inishannon. Issues raised by this submission include that the area as a whole will suffer if all the zoned lands are developed, the character of the village will be lost, traffic problems will be caused, and the school is under pressure in terms of numbers.
Morris, Desmond	6433	Lands at Garylucas East, Garrettstown	This submission proposes that lands at Garylucas East, Garrettstown be zoned for residential development and holiday home development. The submission proposes that the proposed waste water treatment is located adjacent to the site, water supply can be provided, site is level, and the site is close to existing services.
Mulcahy, Humphrey	5418	Lands at Coolanagh, Newcestown	This submission proposes that lands at Coolanagh, Newcestown be zoned for residential development. The submission proposes that Newcestown is a growing village so there would be a need for housing, the lands are close to the village and all its amenities.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Murphy, Anna	6469	Issues relating to Ballyheada	This submission raises a number of issues in relation to Ballyheada. Issues raised in this submission include that the designation of Ballyheada as a village nucleus is welcomed and should be reinforced in a specific objective, there is no justification for more than small scale expansion in Ballyheada. The submission states that development should be of a scale appropriate to a village nucleus, development should be centred on the church and school and that development should be of a low-density comprising of serviced sites. Other issues raised by the submission include that before development takes place an assessment of; housing need in the area, of proposed surface water discharge to the Owenabue River and its affect on flooding, and of the water quality of the river should be carried out.
Murphy, Anne	5766	Issues relating to Inishannon	This submission raises issues about the streetscape of the village, the cemetery, the playing fields and areas for other sports. The submission welcomes housing development but landscape and amenities should be incorporated.
Murphy, Anne	5765	Issues relating to Inishannon	This submission raises issues about traffic safety and road capacity and the inadequacy of social and recreational infrastructure for children and teenagers.
Murphy, Brendan	5617	Issues relating to Barrells Cross	This submission raises issues relating to the Barrells Cross area. The submission proposes that consideration should be given to the inclusion of Barrells Cross as a village nuclei. It is put forward that the area is level, unexposed, accessible, the area cannot be viewed from a distance, there are amenities in the area such as a shop, bus, library, postal collection, tourist information board, there is a good vibrant community, a good road network, and that the Ballinspittle Public Water Scheme will be passing through the area.
Murphy, Brendan	5174	Lands at Barrells Cross	This submission proposes that lands at Barrells Cross be included. The submission proposes that the area is level, unexposed, accessible, cannot be viewed from a distance, has amenities like shopping and parking, bus collection, library, postal collection, a tourist information board, a strong vibrant community, has a good road network, and the Ballinspittle Public Water Scheme will pass through the area.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Murphy, D.	5779	Issues relating to Kilmacsimon	This submission raises a number of issues related to Kilmacsimon. Issues raised by the submission include that the draft LAP is limiting development in the area, it is difficult to remain in the area due to planning restrictions, the access road is suitable, the plan is inaccurate in its description of the new apartments and what was there previously, and that water and sewage facilities were supposed to have improved as a result of the apartment development.
Murphy, Donal and Ina.	5371	Lands at Farnahoe, Inishannon	This submission proposes that lands at Farnahoe, Inishannon be zoned for residential development. The submission proposes that this land is suitable because of its location close to the village core and key services.
Murphy, Jimmy	6505	Lands at Old Chapel	This submission proposes that lands at Roundhill be zoned for residential development as they are close to Bandon town and services are close by.
Murphy, John	6396	Lands at Upton	This submission proposes that lands at Upton be zoned for residential development. The submission proposes that an area specifically for residential development is needed, these lands are close to development boundary, and the lands could be serviced by extending the existing water supply.
Murphy, Margaret	6484	Issues relating to Ballyheada	This submission raises a number of issues in relation to Ballyheada. Issues raised in this submission include that the submitter has lived in the area all their life and would be sad to see a tranquil rural location being built up, if they wanted lots of houses they would have moved to a town or village, and there are already two villages in the area.
Murphy, Michael	6475	Issues relating to Ballyheada	This submission raises a number of issues in relation to Ballyheada. Issues raised in this submission include that only very limited development of 8 to 10 houses should be allowed so that the effects on farming are minimised, and there is no need for a village at Ballyheada due to the area being well served by Halfway and Ballinhassig with all their amenities.
Murphy, Ronald	5351	Lands at Shippool House, Inishannon	This submission proposes that lands at Shippool House, Inishannon be zoned for low density residential development. The submission proposes that the sites will be screened by on site trees, there are two existing road access points with adequate sight lines, individual Waste Water Treatment Plants would be used to service sites, there is a watermain and electricity on the main road. It is proposed that this zoned land would help satisfy local demand for housing.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Murphy, Trudy	6382	Issues relating to Inishannon	This submission raises an issue relating to Inishannon. The issue raised is that planning proposals have become developer driven which has led to development that is unsuitable for the area, the 1974 Kenny Report should be readdressed.
Murphy, Trudy	6381	Issues relating to Landscape Character Assessment in Inishannon	This submission raises issues relating to Landscape Character Assessment. Issues raised in relation to landscape importance include that the landscape in Inishannon is of a rural, rustic nature which is conducive to low density housing which is in keeping with existing development to date.
Murray, John F.	5387	Lands at Garrettstown\Garylucas	This submission proposes that lands at Garrettstown\Garylucas be zoned for a holiday home type development. The submission proposes that the lands adjoin the development boundary for the settlement, the eyesore of the old Coakleys Atlantic Hotel has been granted permission for development but there does not seem to be any interest in developing, so these proposed lands would be an alternative site for development.
Nelan, Claudine	6087	Issues relating to Inishannon	This submission raises issues about Inishannon woods and their value as a haven for birds and wildlife and the overcrowding of the school and the Catholic church.
Nelan, Claudine	6086	Issues relating to Inishannon	This submission raises issues about the adequacy of services including sanitary infrastructure, parking and schools in the village. The submission is concerned that medium density development may be too much and should instead be low density.
Newcestown Development Association	5998	Issues relating to Newcestown	This submission raises issues about Newcestown village and represents the views of groups, representatives and associations in the area. The submission welcomes the LAP and suggests areas where improvements should be made such as; walkways, playground, crèche, housing for elderly, public transport, upgraded water supply, sewerage scheme, cemetery extension, improved public lighting and improved footpaths. The submission is also concerned with the scale of any proposed developments and the provision of services in tandem.
Newman, John	6749	Issues relating to Inishannon	This submission raises a number of issues in relation to Inishannon. Issues raised in this submission include that future housing should be on a phased basis, no skyline development, open space needs to be zoned adjacent to the school, development should be of a low-density and also low-rise, roads are inadequate and unsafe, rural village identity of Inishannon should be retained, traffic should not affect present population, parking is an issue, and the social impact of large developments should be considered.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Brien, Finbarr	6506	Lands at Kockbrogan and Kilbrogan, Bandon	This submission relates to lands at Knockbrogan and Kilbrogan, Bandon. One part is zoned as a sports ground and the other for food-related industry. It is proposed that the two areas be rezoned for residential development. The submission proposes that the development would serve local needs, is easily accessible, and within reach of nearby services.
O'Brien, Michael	6385	Issues relating to Inishannon	This submission raises issues relating to Inishannon. These issues include that there are certain areas of natural beauty in Inishannon which should be preserved, a stone arch building on the eastern side of the village should be preserved, development is not wanted in the old woods south of the river along the Kilmacsimon Road, the GAA pitch should be preserved as a green area, housing development would destroy the village atmosphere and identity, the traffic situation needs to be addressed, and that the village would benefit from a bypass.
O'Brien, Pat Joe	5589	Lands at Kilbrittain	This submission proposes that lands at Kilbrittain be zoned for residential development. The submission proposes that there is a market for housing in the area.
O'Brien, Patrick	8016	Lands at Farnahoe, Inishannon	This submission proposes that lands at Farnahoe be zoned for residential development. The submission proposes that these lands are suitable because they can be fully serviced and are located on the approach road to Inishannon from Cork. Linked to submission 5296.
O'Brien, Patrick	5296	Lands at Farnahoe, Inishannon	This submission proposes that lands at Farnahoe be zoned for residential development. The submission proposes that these lands are suitable because they can be fully serviced and are located on the approach road to Inishannon from Cork. Linked to submission 8016.
O'Brien, Sean	8038	Lands at Newcestown	This submission proposes that lands at Newcestown be zoned for a waste water sewerage works. The submission proposes that the proposed treatment plant would assist the local authority in addressing the deficiency of there being no public sewer thereby catering for additional residential land zoning. Linked to submission 5513.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Brien, Sean	5513	Lands at Newcestown	This submission proposes that lands at Newcestown be zoned for residential development and open space. The submission proposes that the area has a number of important services and the pitch & putt course is outside the development boundary, there is a water supply, proposals for sewer are included in submission, rural housing control zone restricts housing, open space would buffer the development, development will support village services, and policy documents such as the NSS, NWCSP, and the Cork Local Authorities Joint Housing Strategy are outlined in support of this submission. Linked to submission 8038.
O'Callaghan, Sean	5714	Lands at Lispatrick, Garrettstown	This submission proposes that lands at Lispatrick, Garrettstown be zoned for residential development with an option for holiday home development. The submission proposes that the lands are serviceable, site is on edge of existing development, is in close proximity to existing facilities and amenities, site is away from sea frontage, and there is a demand for housing development in the area.
O'Callaghan, Sean	5717	Lands at Garrettstown\Garylucas	This submission proposes that lands at Garrettstown\Garylucas be zoned for residential development with an option for holiday home development. The submission proposes that the lands are serviced, it is close to existing shops and amenities, site is away from main sea frontage, and there is a demand for holiday accommodation.
O'Connell, Deirdre	6751	Lands at Garrettstown	This submission proposes that lands at Garrettstown be zoned for residential development. The submission proposes that adjoining land has been zoned residential and it would be a natural progression to zone these lands.
O'Connell, Michael	6405	Lands at Dunderrow	This submission proposes that lands at Dunderrow be zoned for residential development. The submission proposes that there is a public water supply and a private sewage treatment plant, site has good road frontage, there is a demand for housing, and a retail\commercial use is proposed for lands closest to village centre.
O'Connell, Sean	5171	Lands at Crossbarry	This submission proposes that lands at Crossbarry be considered for light industry. The submission proposes that a tyre fitting and repair business will grow if a satisfactory premises can be found in the area but none has been zoned in the Draft Plan. This submission proposes that as the proposed lands are within 750m of a quarry, it effectively establishes the area as industrial, the proposed site is served by mains water, and storm water can be disposed of to the adjacent watercourse.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Connor, Siobhan	5718	Lands at Kilbrittain	This submission proposes that approx. 18 acres of land be zoned for residential development. The submission states that the lands have extensive road frontage, are serviced with water and located close to the new waste water treatment plant and is adjacent to the existing development.
O'Connor, Siobhan	8031	Lands at Kilbrittain	Linked to file no. 5718. This submission proposes that approx. 18 acres of land be zoned for residential development. The submission states that the lands have extensive road frontage, are serviced with water and located close to the new waste water treatment plant and is adjacent to the existing development.
O'Donoghue, Pat	5305	Lands at Aghyohil	This submission proposes that lands at Aghyohil be zoned for low density residential development. The submission proposes that there will be a need for more housing in the village than was zoned in the draft plan, a public water supply scheme has been approved and will be in operation within a year, there is public lighting on the road adjacent to the area, the proposed zoning is approximately 150m from Aghyohil Crossroads and there are houses on both sides of the proposed lands so it would be an infill development.
O'Donovan, Patrick	5809	Issues relating to Kilbrittain	This submission raises issues about the flooding of lands within the zoned parcels of R-01, R-02 and R-03 and consequent problems for the village. The submission claims to represent the views of concerned residents of main street and residents elsewhere in the village. The submission suggests that the zonings are impractical and that R-03 should be zoned open space. The submission also states that social housing has been adequately provided for by the Council in recent years.
O'Donovan, Tess	5299	Lands at Glanduff, Kilbrittain	This submission proposes that lands at Glanduff, Kilbrittain be zoned for residential development.
O'Driscoll, John	6621	Lands at Gaggan	This submission proposes that lands at Gaggan be zoned for high density residential development.
O'Driscoll, John	6489	Lands at Knockbrogan, Bandon	This submission proposes that lands at Knockbrogan, Bandon be zoned for residential development. The submission proposes that the lands are serviced, close to a number of services, are suitable for development, and there is a demand for housing in the area.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Hea, James	6022	Lands at Kilbrogan, Bandon	This submission proposes that lands at Kilbrogan, Bandon be zoned for residential development. The submission proposes that the lands are close to adjacent housing development and a crèche, close to the town park and secondary school, within walking distance of town centre, site is south facing, and is well screened by established boundaries.
O'Leary, Gerry	5751	Lands at Ballinspittle	This submission proposes that lands at Ballinspittle be zoned for low-density residential development. The submission proposes that there is a demand for this type of housing in the area, there are plans for a new sewage treatment plant for the area, and a new water main will be installed but lands can be serviced by a well until this happens
O'Leary, Kevin	5526	Lands at Forthill, Kinsale	This submission proposes that lands at Forthill, Kinsale be zoned for low-density housing. The submission proposes that development would match current existing housing density in the area, foul water would be disposed of in a bio-cycle or similar approved unit, surface water could be disposed of on site, and there is water and ESB supply on the adjoining road.
O'Leary, Ted	6479	Issues relating to Ballyheada	This submission raises a number of issues in relation to Ballyheada. Issues raised in this submission include that there is no need for another village in the area, it is a small rural area with poor infrastructure, it cannot cope with large-scale development, how will further development be controlled, and increased housing would affect agriculture.
O'Mahony, Andre	5637	Lands at Riverstick	This submission proposes that lands at Riverstick be zoned for medium density residential development. This submission proposes that the NSS, Residential Density Guidelines, RGGs, CASP, the 2003 County Development Plan (as varied), and the 1996 County Development Plan (as varied) support the zoning of these lands, these lands would immediately be made available for development. The proposed development can help retain and improve services and facilities in Riverstick, and the Council has plans to extend the public water supply and sewers in the area.
O'Mahony, Bernard	6495	Lands at Knockbrogan, Bandon	This submission proposes that lands at Knockbrogan, Bandon be zoned for residential development. The submission proposes that there is a strong demand for housing in Bandon, all necessary services are available, sheltered housing units would be included as part of any development, and a 30m strip of semi-mature trees would be planted along the southern boundary.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Mahony, Bernard	6227	Lands at Laherfineen, Inishannon	This submission proposes that lands at Laherfineen, Inishannon be zoned for residential development. The submission proposes that there are a good range of services in the area, road access would be to the east, site can be serviced, and lands would immediately be made available for development.
O'Mahony, D.	6407	Lands at Gogganshill	This submission proposes that lands at Gogganshill be zoned for residential development. The submission proposes that the settlement has a church and school, lands are lower than surrounding housing and school, lands are serviceable, and there is a high demand for housing in the area.
O'Neill, Daniel	6097	Lands at Belgooly	This submission proposes that lands at Pallastown Belgooly be zoned for residential development in the LAP.
O'Neill, John	6060	Lands at Gaggan	This submission proposes that lands at Gaggan be zoned for residential development.
O'Regan, Martin	5813	Lands at Dunderrow	This submission proposes that lands at Dunderrow be zoned for residential development. The submission proposes that a new community pitch would be provided, a shop would be provided, there is an existing treatment plant, the water mains is to be upgraded, and ESB on the site has already been upgraded.
O'Sullivan, Daniel	5421	Issues relating to Inishannon	This submission raises issues relating to Inishannon. The submission raised concerns about how the number of houses proposed for the village is too much, it is in favour of a smaller development of 30-40 houses as the villages infrastructure would not be able to cope with any more. It is proposed that the village could grow in a way which would affect the small community, and lower house values.
O'Sullivan, David	6478	Issues relating to Ballyheada	This submission raises a number of issues relating to Ballyheada. Issues raised in this submission include that there is no need for a village in this location due to there already being villages at Halfway and Ballinhassig. The submitter does not want the rural community destroyed by development, and enquiries about public consultation regarding an Action Area Plan that will be required from developers under the proposed objective in the draft plan.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
O'Sullivan, Denis	5186	Lands at Ringville, Oysterhaven	Linked to file no. 8042. This submission proposes that 100 acres of land at Ringville, Oysterhaven be zoned for low density residential development, hotel and private marina. The submission proposes that this land is suitable for development because it is in close proximity to Cork City, Cork airport and Kinsale. The submission also states that the land is close to many amenities including beaches, boats, coastal walks, a golf club, a hotel and a windsurfing school
O'Sullivan, Denis	8042	Lands at Kinure, Oysterhaven	Linked to file no. 5186. This submission proposes that 150 acres of land at Kinure, Oysterhaven be zoned for mixed use development to include low density residential home/office units, shop, restaurant, fishing village, hotel and golf club marine multi sports complex. The submission proposes that this land is suitable for development because it is in close proximity to Cork City, Cork airport and Kinsale. The submission also states that the land is close to many amenities including beaches, boats, coastal walks, a golf club, a hotel and a windsurfing school
O'Sullivan, Denis Mortimer	6493	Lands at Dromkeen, Inishannon	This submission proposes that lands at Dromkeen, Inishannon be zoned for residential development. The submission proposes that the lands are suited to building because they are close to Cork City, close to all local amenities and services, and there is a bus route.
O'Sullivan, John	8253	Lands at Ballyleigh, Waterfall	This submission proposes that lands at Ballyleigh be zoned as part of the A3 area of the Metropolitan Green Belt. Linked to file no. 6157.
O'Sullivan, John	6076	Lands at Inishannon	This submission proposes that lands at Farnahoe, Inishannon be zoned for low density residential development. The submission states, in support, that low density development with associated community facilities is the best way to develop Inishannon village from a physical and social point of view. Water is available on the lands.
O'Sullivan, John	6157	Lands at Ballyleigh, Waterfall	This submission proposes that lands at Ballyleigh be zoned as part of the A3 area of the Metropolitan Green Belt. Linked to file no 8253.
Pearce, Con	6418	Lands at Garretstown/Garylucas	This submission proposes that lands at Garretstown be zoned for residential development. At present there is a hotel on the site and a pending application for a new hotel and leisure centre which would replace the existing hotel. The submission questions the viability of a hotel on this site and states that the site would be more suitable for residential development.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Pierse Developments Ltd.	6239	Lands at Inishannon	This submission proposes that lands at Inishannon be zoned for residential development. The submission proposes that there is a strong demand for additional housing in the village, existing community facilities would be strengthened by additional population, road access would be provided through zoned land to the east, the lands can be serviced, and the lands would be immediately made available for development.
Quinn, Martin	6191	Lands at Ballyfeard	This submission proposes that lands at Ballyfeard be zoned for low-density housing.
Ring, Cornelius-	5492	Lands at Crossbars	This submission proposes that the development boundary for Crossbarry be extended to include lands to the south of the village for a mix of low density and medium density housing. The submission states that these lands are suitable for residential development because they are in close proximity to major employment opportunities and community facilities, would provide opportunities for a greater housing mix in the village and would optimise the use of the existing infrastructure in the village.
Russell, Denis	5313	Lands at Dunderrow	This submission proposes that lands at Dunderrow be zoned for residential development. The submission proposes that that the land is flat and is centrally located, within walking distance of the new school, there is a significant employer in the area, there is access to a direct water supply, and there is adequate capacity in the existing wetlands system to cater for additional development.
Russell, Denis	5376	Lands at Tinkers Cross	This submission proposes that the development boundary for Tinkers Cross be extended to include land to the south east of the village. The submission proposes that this land be zoned for low density residential development.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ryan, Alan	6776	Issues relating to Landscape Character Assessment in Inishannon	This submission raises a number of issues relating to Landscape Character Assessment relating to Inishannon. Issues raised regarding cultural or historical importance include the identification of ruins of an old castle approximately 50m behind "The Spires" which have historical importance, and they should be protected from development. Issues of importance regarding environmental value include there is an abundance of trees and greenery in the Inishannon Valley, which needs to be taken into consideration by any developments, to include planting of mature trees to minimise impact on the village. Issues of social, economic or community use include that there is no playground in the village, which will become a bigger issue as the village grows. Other issues of importance in relation to the landscape include that the village is currently low density, new development should follow this approach, and medium density housing would destroy the landscape.
Ryan, Alan	6775	Issues relating to Inishannon	This submission raises a number of issues relating to Inishannon. Issues raised by the submission include that new development should be in keeping with existing development which is low density, there is insufficient parking on the Main Street and Church Hill, more dwellings will increase traffic, mass market housing development will change the character of the community, and smaller low density developments will allow the village to grow at a pace which benefits all.
Ryan, Charley	5349	Lands at Bandon	This submission proposes that lands within the development boundary of Bandon designated in the Cork County Development Plan 2003 (as varied) in part as O-04 were incorrectly zoned in that plan and that the opportunity should now be taken to correct the situation. The lands are currently zoned as open space. The submission suggests that the lands should be zoned open space with a residential component. In support of the submission claims it is stated that the modifications as proposed to the draft County Development Plan were not carried out as was intended in the Managers Report to Members on the Section 12.8 submissions, i.e. to adjust the open space zoning to include "There is limited potential for small scale residential development on part of the site, where this leads directly to the implementation of the open space and amenity walk referred to in this objective."

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Ryan, Dónal	6365	Issues relating to Inishannon	This submission raises issues relating to Inishannon. Issues raised include that Inishannon does not contain all the criteria of a Key Village, there is no off-street parking, roads in the area are not suitable for extra traffic, there are no recreational amenities other than the GAA pitch, land currently zoned is adequate to meet demand, developments should be phased to allow better management of school numbers, and that there is no more room left for the school to expand.
Ryan-Murphy, Niamh	5761	Issues relating to Inishannon	This submission raises issues about the capacity of the infrastructure to cope with additional development and the need for a bypass to the village.
Shanahan, John	6193	Issues relating to Landscape Character Assessment	This submission raises issues relating to Landscape Character Assessment. Issues raised in the submission regarding cultural or historic importance include that the route for the badly-needed bypass does not take the river valley and woodlands, a major natural resource, into account.
Shanahan, John	6192	Issues relating to Inishannon	This submission raises a number of issues relating to Inishannon. Issues raised in the submission include that housing development will be provided before the upgrade of the sewerage services, local roads which need footpaths and lighting will not be developed in a meaningful timeframe, and the provision of the bypass and water treatment facilities should be provided in tandem with the proposed housing development.
Slattery, Conor	6601	Lands at Inishannon	This submission proposes that lands at Inishannon be zoned for low-density residential development. The submission proposes that the lands are within close proximity to the village, NSS, CASP and the 2003 County Development Plan (as varied) are used to support the submission, and that these lands would provide an alternative to one-off houses in an area under pressure from them.
Slattery, Noreen	6719	Issues relating to Aghyohil	This submission raises a number of issues relating to Aghyohil. Issues raised by this submission include that there should be more residential zoning in the village, there will be a mains water supply in the near future, the village is within commuting distance of Cork, Clonakilty and Bandon, and there are a number of services in the village.
Slattery, Noreen	5881	Lands at Aghyohil	This submission proposes that lands at Aghyohil be zoned for residential development. The submission proposes that the land is not viable as a farm anymore, the shop in the village closed due to lack of support, there is a school, church and pub in the village, mains water supply is being provided, and hopefully there will be the potential for a shop again.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Stafford, Michael	5902	Lands at Inishannon	This submission proposes that lands at Inishannon be zoned for residential development. The submission proposes that the land is within the 50kph speed limit, all services are available, and there is a derelict farmhouse on the site.
Sutton, Cllr. Isabelle	5121	Zoning of lands at Inishannon	This submission raises issues about proposals to rezone large areas of land for housing in Inishannon. The submission argues that Inishannon should not be expanded for housing until there is a sewerage treatment plant constructed to serve the village and until facilities such as schools and playgrounds are provided.
Sutton, Cllr. Isabelle	6370	Issues relating to Inishannon	This submission raises issues relating to Inishannon. Issues raised include that the amount of land zoned for medium density housing is excessive, there will be an increase in traffic and junctions will become more dangerous, bypass is nothing more than an aspiration, sewerage scheme should be implemented before anymore housing due to pollution of River Bandon, a new school will be needed but a location for one has not been identified, there is no playground in the village and this should be addressed, and it is unlikely that walk proposals are implemented due to land being in private ownership.
Tierney, Finbarr	8034	Lands at Ballinspittle	This submission proposes that lands at Ballinspittle be zoned for a holiday home development. The submission proposes that the lands would be suitable for holiday homes, there is significant holiday home type development in the area, and the lands can be serviced. Linked to submission 5316.
Tierney, Finbarr	5237	Lands at Jagoes Mills	This submission proposes that lands at Jagoes Mills be zoned for residential development and it supports its case by stating that a water supply is available and that Jagoes Mills should be included in the plan as settlement.
Tierney, Finbarr	5316	Lands at Ballinspittle	This submission proposes that lands at Ballinspittle be zoned for a holiday home development. The submission proposes that the lands would be suitable for holiday homes, there is significant holiday home type development in the area, and the lands can be serviced. Linked to submission 8034.
Twohig, Michael	6573	Lands at Newcestown	This submission proposes that lands adjacent to the village of Newcestown be zoned for residential development. The submission also states that the landowners have been approached to make some land available for a cemetery extension in the village.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Twohig, Michael	5742	Lands at Newcestown	This submission proposes that lands at Newcestown be zoned for a cemetery and for residential development. The submission proposes that part of the lands zoned as R-01 will be given to the parish for a cemetery if more lands are zoned residential.
Twomey, Joe	6058	Issues relating to Crossbarry and the Owenabue River	This submission raises issues relating to Crossbarry and the Owenabue River. Issues raised by the submission include that there are three sewage treatment plants using the river for outfall before the Ballea waterworks which serves Carrigaline, the Aughnaboy River water levels drop during dry spells revealing algae, the Aughnaboy River is a salmon and trout spawning river, can the Aughnaboy River handle a sewage treatment plant for Crossbarry and who will provide this plant, does there need to be medium density residential development in Crossbarry, high volumes of traffic will be created, the old railway line between Lissagroom and Killeen is gone, the crèche in Crossbarry is at capacity, and the question is asked whether Crossbarry should be called a village due to there being no school, church or playground.
Twomey, Seán	6794	Issues relating to Inishannon	This submission raises a number of issues relating to Inishannon. Issues raised by this submission include it is against the proposed housing for Inishannon because of the danger of losing village status, extra traffic on already overloaded infrastructure and the reduction in property value.
Walsh, Donal	5379	Lands at Aghyohil	The submission proposes that two tracts of land in the village of Aghyohil be zoned for low density residential development. The submission states that the village and the surrounding area is in serious decline and that more development is required in the village in order to help reverse this decline. The village has a national school, church, community hall, public house and newly developed G.A.A. grounds. There is also a recently developed group water supply scheme serving the village. Linked to file no. 8014.
Walsh, Donal	8014	Lands at Aghyohil	The submission proposes that two tracts of land in the village of Aghyohil be zoned for low density residential development. The submission states that the village and the surrounding area is in serious decline and that more development is required in the village in order to help reverse this decline. The village has a national school, church, community hall, public house and newly developed G.A.A. grounds. There is also a recently developed group water supply scheme serving the village. Linked to file no. 5379.

<i>Interested Party</i>	<i>Ref No.</i>	<i>Title</i>	<i>Summary of Submission</i>
Walsh, Finbarr	6451	Lands at Riverstick	This zoning submission proposes that lands at Riverstick be zoned for residential development or commercial/light industrial use. The submission proposes that the lands adjoin the development boundary at Riverstick, that there is a need for these types of development in the area, and that the proximity to the R600 would support development in this location.
Walsh, John	5275	Lands at Halfway	This submission proposes that land at Halfway be zoned for open sports/recreation and commercial use.
Whelton, Donal	5550	Lands at Knocknagarrane, Crossmahon	This submission proposes that lands at Knocknagarrane, Crossmahon be zoned for residential development. The submission proposes that the lands will ease demand for one-off housing, lands are close to existing amenities, lands are suitable for development, public transport is in close proximity, and the site can be serviced.