

County Manager's Report to Members

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

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

August 2005

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

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

1 Introduction

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

2 The Process so far

- 2.1 After a lengthy period of informal consultations during 2004, the process of preparing the Fermoy Local Area Plan commenced formally on 10th January 2005 when the notice of the Town and County Council's intention to prepare the plan was advertised. A total of 179 submissions were received that were relevant to the draft plan and, having considered the Manager's report, the elected Members of both Councils resolved to publish the proposed amendment that was published on 6th June 2005.
- 2.2 A total of 63 submissions or observations have been received in response to the public consultation carried out regarding the proposed amendment and these are the subject of this report.

3 Remaining Steps in the Process

- 3.1 This report commences the final phase in preparing the Local Area Plan. The Planning and Development Acts require the Members of the Council to consider this report together with the Amendment.
- 3.2 Under the provisions of section 12 (3) (g) the Planning and Development Act (as amended), the Local Area Plan shall be deemed to be made, subject to the modifications recommended by the Manager in this report, six weeks after this report has been furnished to all the members of the Authority unless the members of the planning authority, by resolution, decide to make or amend the plan otherwise (providing that the amendment that authority so decide upon is the original amendment proposed in the document published on 6th June 2005 or such amendment of it as considered appropriate).
- 3.3 These provisions of the Act (as amended) impose constraints on what can be considered for inclusion in the Local Area Plan at this stage. While there is still scope to modify the amendment, it is clear that matters that were not part of the amendment cannot now be introduced. Care should also be taken to ensure that where the amendment is to be modified, restraint should be exercised. This is to ensure that the extent or degree of modification doesn't result materially in a new change that falls outside the scope of what is allowed.
- 3.4 The Act also states as follows: "When performing their functions under this section the members of the authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the

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

4 Scope for Modifying the Proposed Amendment

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

Table 1: Submissions that lie outside the scope of the Proposed Amendment (Ref Nos.)

9216, 9126, 9453, 9528

5 Summary of Manager's Recommendations

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

List of Proposed Changes

No.	Change	Accept/Modify/Omit	Page
	LOCAL AREA STRATEGY		
FMY 03. 01	Inclusion of Curraghagalla and Farahy as village nuclei within the settlement network, as outlined in paragraph 3.5.6	Accept	25
	EMPLOYMENT AND ECONOMIC ACTIVITY		
FMY 04.01	Inclusion of text relating to truck parking and ancillary facilities to paragraph 4.3	Accept	27
	ENVIRONMENT AND HERITAGE		
FMY 07.01	Delete the final section of paragraph 7.6.8 and replace it with new text regarding landscape character assessment	Accept	29
	SETTLEMENTS AND OTHER LOCATIONS		
	02- Ballyhooly		
FMY 08.02.01	Extension of development boundary, Ballyhooly.	Accept	31
FMY 08.02.02	Include additional zoning for open space with provision for very low density housing, Ballyhooly.	Accept	32

FMY 08.02.03	Extension of development boundary, Ballyhooly.	Accept	33
	03- Castlelyons/Bridebridge		
FMY 08.03.01	Extension of development boundary, Castlelyons/Bridebridge	Modify	36
FMY 08.03.02	Textual change to objective R-03, Castlelyons/Bridebridge	Accept	37
FMY 08.03.03	Textual change to paragraph 3.2.13 to include reference to the Conservation and Design Statement prepared for Castlelyons/Bridebridge	Accept	38
	04- Conna		
FMY 08.04.01	Include additional area as open space with provision for very low density housing, Conna.	Accept	40
FMY 08.04.02	Include additional zoning for low density housing, Conna.	Accept	41
FMY 08.04.03	Change in density of R-02 zoning from low density to medium density, Conna.	Accept	42
FMY 08.04.04	Include additional area as open space with provision for very low density housing, Conna.	Accept	43
	05- Glanworth		
FMY 08.05.01	Include additional zoning for low density housing, Glanworth	Accept	46
FMY 08.05.02	Revision of zoning at I-01 from industrial use to residential use, Glanworth.	Accept	47
	06- Kildorrery		
FMY 08.06.01	Extension of development boundary, Kildorrery	Accept	50
FMY 08.06.02	Extension of zoning R-04, Kildorrery	Accept	51
FMY 08.06.03	Additional zoning for low density housing, Kildorrery	Modify	52
FMY 08.06.04	Extension of development boundary, Kildorrery	Modify	53
FMY 08.06.05	Extension of development boundary, Kildorrery	Modify	54
	07- Kilworth		
FMY 08.07.01	Extension of development boundary, Kilworth	Accept	56
FMY 08.07.02	Extension of development boundary to include area to the rear of St. Martin's School, Kilworth.	Accept	57
FMY 08.07.03	Extension of development boundary, Kilworth	Accept	58

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FMY 08.07.04	Extension of zoning R-01, Kilworth	Accept	59
FMY 08.07.05	Extension of development boundary, Kilworth	Modify	60
	08- Rathcormac		
FMY 08.08.01	Removal of part of R-03 and U-01 to reflect existing development, Rathcormac.	Accept	62
FMY 08.08.02	Removal of U-01 zoning and change to residential zoning as part of R-03, Rathcormac	Modify	63
FMY 08.08.03	Removal of E-02 zoning and change to zoning for residential use, Rathcormac	Modify	64
FMY 08.08.04	Inclusion of additional zoning for educational use to provide for community facilities and uses to support residential amenity and associated uses, Rathcormac.	Accept	65
FMY 08.08.05	Extension of development boundary, Rathcormac	Accept	66
FMY 08.08.06	Extension of R-01, Rathcormac	Omit	67
FMY 08.08.07	Inclusion of additional zoning for low density housing, Rathcormac	Omit	68
FMY 08.08.08	Inclusion of additional zoning for low density housing, Rathcormac	Omit	69
	09- Watergrasshill		
FMY 08.09.01	Extension of X-01 zoning and amendment to specific objective relating to the zoning at Meenane Watergrasshill.	Accept	72
FMY 08.09.02	Removal of U-01 zoning and change educational zoning E-01 to special zoning X-02, Watergrasshill.	Modify	73
FMY 08.09.03	Inclusion of additional zoning for open space to include the "westerly pond", Watergrasshill.	Accept	74
FMY 08.09.04	Extension of development boundary, Watergrasshill	Accept	75
	10- Ballindangan		
FMY 08.10.01	Extension of development boundary, Ballindangan	Accept	78
FMY 08.10.02	Extension of development boundary, Ballindangan	Accept	79
FMY 08.10.03	Extension of development boundary, Ballindangan	Accept	80
	11- Ballynoe		
FMY 08.11.01	Extension of development boundary, Ballynoe	Accept	82

	12- Bartlemy		
FMY 08.12.01	Extension of development boundary, Bartlemy	Accept	84
FMY 08.12.02	Extension of development boundary, Bartlemy	Accept	85
FMY 08.12.03	Extension of development boundary, Bartlemy	Accept	86
FMY 08.12.04	Extension of development boundary, Bartlemy	Omit	87
	13- Coolagown		
FMY 08.13.01	Extension of development boundary, Coolagown	Omit	90
	14- Clondulane		
FMY 08.14.01	Extension of development boundary, Clondulane	Accept	92
FMY 08.14.02	Extension of development boundary, Clondulane	Modify	93
	15- Curraglass		
FMY 08.15.01	Extension of development boundary, Curraglass	Accept	96
	16- Glennahulla		
FMY 08.16.01	Extension of development boundary, Glennahulla	Modify	98
FMY 08.16.02	Extension of development boundary, Glennahulla	Modify	99
FMY 08.16.03	Extension of development boundary, Glennahulla	Modify	100
FMY 08.16.04	Extension of development boundary, Glennahulla	Omit	101
	24- Curraghagalla		
FMY 08.20.01	Inclusion of additional village nucleus, Curraghagalla	Accept	104
	25- Farahy		
FMY 08.21.01	Inclusion of additional village nucleus, Curraghagalla	Accept	105

Appendix A

(i) Numerical List of Submissions

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

(i) Numerical List of Submissions

<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9009	Lands at Ballyhooly	O'Connor, John
9012	Issues relating to Coolagown	Lane, Kathleen
9017	Issues relating to Coolagown	Collins, Brendan
9018	Issues relating to Coolagown	Collins, Michael
9040	Issues relating to Watergrasshill	Watergrasshill Community Council Dev. Committee
9048	Issues relating to Coolagown	Jones, David J.
9049	Issues relating to Coolagown	Keane, Garry
9064	Issues relating to Watergrasshill	Cork Diocesan Trustees
9073	Issues relating to Kildorrery	O' Driscoll, Kevin
9080	Lands at Watergrasshill	O'Reilly, Tadhg
9126	Lands at Kildorrery	Collins, Peter
9146	Lands at Ballyhooly	O'Connor, John
9159	Issues relating to Rathcormac	Board of Management, Scoil Bhride, Rathcormac
9171	Issues relating to Coolagown	Feeney, John
9172	Issues relating to Coolagown	Coolagown Development Group
9178	Issues relating to Bartlemy	Board of Management Bishop O'Brien School, Bartlemy
9190	Issues relating to Kilworth	Kilworth Community Council
9192	Lands at Kilworth	Butting, Olga
9196	Lands at Kilworth	O' Sullivan, Sean
9201	Lands at Watergrasshill	Dennehy, Tony
9205	Lands at Watergrasshill	O'Farrell, Daniel B.
9209	Issues general to Draft LAP's	Cork Environmental Forum
9216	Lands at Glanworth	Walsh, Michael
9237	Lands at Ballyhooly	O' Driscoll, Paul
9242	Lands at Watergrasshill	Hollycourt Developments Ltd.
9251	Lands at Watergrasshill	Walsh, John & Maurice
9257	Issues relating to Watergrasshill	Watergrasshill Community Co. Dev Committee
9261	Issues relating to Castletlyons	Castletlyons Community Council

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<i>Ref Number</i>	<i>Title</i>	<i>Interested Party</i>
9294	Issues relating to Rathcormac	Rathcormac Community Council
9304	Issues relating to Kilworth	Abernethy, Robert & Aisling
9305	Issues relating to Kilworth	Horgan, Pat
9306	Issues relating to Kilworth	Flynn, Richard
9307	Issues relating to Kilworth	McCarthy, Margaret
9308	Issues relating to Kilworth	Dunne, Geraldine
9311	Issues relating to Watergrasshill	Dineen, Denis
9312	Issues relating to Kilworth	Dunne, Michael
9314	Issues relating to Kilworth	St. Martin's and Kilworth Junior Schools
9321	Issues relating to Kilworth	Roche, Eugene
9322	Issues relating to Kilworth	Hanlon, Frances
9323	Issues relating to Kilworth	Clancy, John
9324	Issues relating to Kilworth	Flynn, Sheila
9327	Issues relating to Kilworth	Roche, Bernadette
9328	Issues relating to Kilworth	Donnellan, Carmel
9329	Issues relating to Kilworth	Donnellan, Michael
9332	Issues relating to Conna	Conna Community Council
9333	Issues relating to Kilworth	Hally, Donal
9334	Issues relating to Kilworth	Saich, Cyril
9335	Issues relating to Kilworth	Murphy, Margaret
9337	Issues relating to Kilworth	Coughlan, Arthur
9338	Issues relating to Bartlemy	Unknown
9340	Issues relating to Conna	Mulcahy, Michael
9344	Issues relating to Kilworth	Hegarty, Kevin
9356	Issues relating to Bartlemy	O' Donovan, Michelle
9381	Issues relating to Rathcormac	Kearney, Maurice
9387	Issues relating to Watergrasshill	O' Mahony, John
9395	Issues relating to Rathcormac	Bride Rovers GAA Club
9402	Issues relating to Kilworth	Kilworth Community Council
9452	Lands at Kilworth	Kilworth Celtic Football Club
9453	Lands at Kilworth	Tom Cotter
9457	Issues relating to Ballyhooly	Ballyhooly
9514	Issues relating to Bartlemy	O'Donovan, Michael
9528	Lands at Kilworth	Merrigan, Peter
10005	Issues relating to Curraglass	Mulcahy, Michael

(ii) Alphabetical List (by Interested Party) and Summary of Submissions*Planner's table: Submissions*

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Abernethy, Robert & Aisling	9304 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Ballyhooly	9457 Issues relating to Ballyhooly	This submission raises a number of issues relating to Ballyhooly in particular its objection to the three proposed changes to the village. The submission states that these three changes result in 21 acres of additional land available for development in an area where the necessary infrastructure is not in place to cope with development within the draft plan's boundary. It refers to the problematic issues relating to the proposed Ballyhooly Waste Water Plant not yet resolved. The submission also states that the further development will detract from the agrarian and agricultural nature of the community and impact negatively on an area of exceptional scenic value. The issue of increased traffic is raised which the submission states will have adverse effects on the community and that the request to reinstate the envisaged bypass in the 1996 County Development Plan has been ignored.
Board of Management Bishop	9178 Issues relating to Bartlemy	This submission raises concern in relation to capacity of the existing school to accommodate the projected development of the village, and that there would be scope to extend the boundary of the school if an extension was needed. The submission refers to 30 acres included within the development boundary of the village and that it is vital that the field adjoining the school grounds be available to enlarge the school when the need arises.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Board of Management, Scoil	9159 Issues relating to Rathcormac	The submission raises a number of issues relating to the proposed changes to Rathcormac and states the following: the proposed change FMY 08.08.04 is welcomed. No objection to FMY 08.08.05 as has no immediate implications for the school. The submission objects to FMY 08.08.02 which would remove the provision of a car park in the village. It states that the density of FMY 08.08.06 should be reduced to low density. The submission raises concerns relating to FMY 08.08.03 and FMY 08.08.06 and that the objective stating that "no construction shall commence prior to the completion of the school" does not apply to these changes. The submission states that if the above condition cannot be guaranteed to extend to all proposed residential developments, FMY 08.08.03, FMY 08.08.06, FMY 08.08.07 and FMY 08.08.08 then there would be no other option than to object completely to all of these proposed amendments.
Bride Rovers GAA Club	9395 Issues relating to Rathcormac	This submission raises concerns relating to change FMY 08.08.03 which proposes that lands be changed from educational use to residential. The submission states that it has no objection to the use for educational purposes but that the use for residential development reduces the amenities of the village with no replacement provided. The submission refers to the fact that the Club have been leasing the land and are concerned that the current facilities will not be able to accommodate the increase in population in the area as a result of all the houses that have been granted permission in the village. The submission refers to the recreation Facilities Guidelines and the provision of playing pitches per 350 houses. The submission also refers to the role of the Club in the village and the activities that it caters for including the local school and toddler groups. It raises concerns relating to future development located adjacent to its pitches and states that it is imperative that additional amenity areas/playing pitches are part of the development plan for Rathcormac.
Butting, Olga	9192 Lands at Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future development.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Castlelyons Community Council	9261 Issues relating to Castlelyons	This submission refers to the changes to the draft plan taking into consideration concerns and proposals made by the Castlelyons Community. However, the submission raises a number of issues referring to change FMY 08.03.01 and gives the following reasons why the lands should not be zoned: the site is located along a narrow road between two dangerous bends, that if the site is zoned that two sides of this narrow road will be zoned residential which will mean significantly greater volumes of traffic in the area, that the site is elevated overlooking the surrounding area and any development will have a visual impact on the scenic area. The submission also states that if the site is zoned that it be zoned very low density with an emphasis on safety.
Clancy, John	9323 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Collins, Brendan	9017 Issues relating to Coolagown	This submission relates to a number of issues in Coolagown. The submission refers to issues relating to density, school accommodation, sewerage facilities, roads and drinking water.
Collins, Michael	9018 Issues relating to Coolagown	This submission raises issues relating to Coolagown. The submission raises concerns relating to the impact of rezoning and the consequent development in Coolagown on the drainage provision in the village and on the capacity of the watercourses. The submission states that adequate drainage must be provided prior to the finalization of the Plan.
Collins, Peter	9126 Lands at Kildorrery	The submission proposes that lands at Kildorrery be zoned for residential use. This submission does not relate to a proposed change.
Conna Community Council	9332 Issues relating to Conna	This submission raises concerns relating to the amount of additional zoned in Conna totalling 25 acres. The submission states that the development and scale would swamp the village and is not required, the national school is at capacity with no room for expansion, water supply is inadequate for development of that scale and that the lack of facilities will lead to major social problems in the future. It concludes that it is imperative that only low or very low housing be allowed in all zoned land in Conna.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Coolagown Development Group	9172 Issues relating to Coolagown	This submission raises concerns relating to Coolagown and in particular to proposed change FMY 08.13.01. The submission refers to the importance for the community to maintain a rural identity, that it was imperative to keep development within the lines as now drawn and that the type of house and density should be compatible with the present development at Cill an Oir.
Cork Diocesan Trustees	9064 Issues relating to Watergrasshill	This submission supports the proposed change FMY 08.09.02 and includes maps indicating the ownership of the lands.
Cork Environmental Forum	9209 Issues general to Draft LAP's	This submission does not relate to any specific proposed amendment in the Proposed Amendment Documents. General comments are expressed regarding the fact that the proposed amendments consist essentially of additional zonings and extensions to the development boundaries of villages and many are much larger than those originally proposed in the draft Local Area Plans. The proposed amendments will create a large transportation need which will be unsustainable. The submission also states that there has been a neglect of an opportunity to provide mixed use developments rather than simply housing. It is also considered that there is a lack of integration of cultural activities with communities, an expressed objective in the South Cork Development Plan. The submission has also been accompanied by a copy of the submitters original submission to the Draft LAPs.
Coughlan, Arthur	9337 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Dennehy, Tony	9201 Lands at Watergrasshill	This submission proposes that the lands be zoned for use as a truck parking and ancillary uses. The submission states that the area X-01 is not suitable for this use and it refers to the Minutes of meeting held on 13th May 05 and that it was agreed to include a text change in the Plan recognising that truck parking is an issue which needs to be dealt with.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Dineen, Denis	9311 Issues relating to Watergrasshill	This submission raises concerns relating to change FMY 08.09.02 and objects to this change. The submission refers to the residential development already experienced in the village and the proposed change would result in the provision of further housing at the expense of educational and community facilities. It states that the priority for Watergrasshill is to provide facilities to accommodate the increased population and that the zoning should be changed to that in the Draft Plan.
Donnellan, Carmel	9328 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Donnellan, Michael	9329 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Dunne, Geraldine	9308 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Dunne, Michael	9312 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Feeney, John	9171 Issues relating to Coolagown	This submission relates to a number of issues in Coolagown. The submission refers to issues relating to density, school accommodation, sewerage facilities, lack of recreational facilities, storm water problems and states that any development should be within the confines of the village with a wish to retain the rural identity and heritage of the village.
Flynn, Richard	9306 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Flynn, Sheila	9324 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Hally, Donal	9333 Issues relating to Kilworth	This submission supports the proposal to extend the development boundary to the rear of St. Martin's School. However, it proposes that the lands be re-examined and zoned for educational uses for the following uses: the amalgamation of the junior and senior school, the 8 classroom school planned is now too small, further accommodation is now being applied for, no extra land allotted to the Senior School to replace loss of playground area of Junior School and that proper education space needs to be addressed to meet the newly completed and to be completed housing developments, and future housing in the village.
Hanlon, Frances	9322 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Hegarty, Kevin	9344 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Hollycourt Developments Ltd.	9242 Lands at Watergrasshill	This submission proposes that part of lands at Watergrasshill be zoned for residential use and part for commercial use. This submission does not relate to a proposed change.
Horgan, Pat	9305 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Jones, David J.	9048 Issues relating to Coolagown	This submission raises a number of concerns relating to Coolagown. The submission states that a large scale development would not be in keeping with the existing dwellings in the area, raises the issue of pollution and how will the sewage issue be dealt with as any soakage into the nearby stream would cause contamination and knock on effects to neighbouring farms. The submission also raises concerns relating to the existing facilities in the area and that the present school does not have enough classrooms to accommodate current numbers. The issue of the recently developed local water scheme is referred to and question asked whether this would need to be expanded to accommodate extra demands. The submission raises the issue of traffic and that the road cannot deal with existing traffic.
Keane, Garry	9049 Issues relating to Coolagown	This submission relates to a number of issues in Coolagown. The submission refers to issues relating to density, school accommodation, sewerage facilities, roads and drinking water.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Kearney, Maurice	9381 Issues relating to Rathcormac	The submission in the main objects to the additional zoning of 30 acres for residential development in Rathcormac based on the large number of houses built in the area to date, the need for community facilities to deal with existing population and that the community in general has not had a chance to catch up with the huge existing needs before adding more residential development. The submission refers specifically to proposed changes FMY 08.08.01 and FMY 08.08.02 and how the village will now not have a much needed car park and instead additional housing. The submission supports proposed change FMY 08.08.04 for community use but objects to FMY 08.08.03 which was proposed for community use but now is proposed for residential use. The submission also objects to proposed changes FMY 08.08.06 and FMY 08.08.08.
Kilworth Celtic Football Club	9452 Lands at Kilworth	This submission proposes that change FMY 08.07.02 be extended to include an additional area of land. In support of the proposal the submission states that all of the area requested to be zoned is necessary to accommodate football facilities.
Kilworth Community Council	9190 Issues relating to Kilworth	This submission refers to previous submission (Sub. No. 6337) made to the Draft Plan and states that the issues raised have been ignored. The main issue raised is the lack of facilities to deal with the existing development and that no further lands should be zoned until the provision of essential facilities has been planned and implemented. The submission states to date that essential facilities have not been provided due to the way development has been sought.
Kilworth Community Council	9402 Issues relating to Kilworth	This submission relates to a number of issues relating to Kilworth and is a copy of that submitted to the draft Plan (Sub. No. 6337). The submission refers to the additional lands included within the development boundary and that the types of development have not been specified for these areas. It states that there appears to be no recognition of the employment needs of the residents and the associated traffic generated by the lack of employment within the village. It also states that no consideration has been given to the potential access to lands and that sites nearer to N8 are more suitable to those further east due to road and traffic conditions within the village. It also states that the above issues and those previously raised should be considered in order to prevent the uncontrolled growth of development within the village without the consideration of the additional services and facilities required to accommodate the increased population and type of village wanted by the local community.

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Lane, Kathleen	9012 Issues relating to Coolagown	This submission raises issues relating to the proposed extension of the development boundary at Coolagown and the impact of this on the drainage, on water supply with just one well supplying the existing dwellings, impact on the local school which it is stated is not adequate to deal with increased enrolment, all existing dwellings are served by individual sewerage facilities with a concern that the streams will be polluted and in turn the rivers. The submission states that a substantial contribution should be made to provide for necessary facilities for the area and that any new housing should be very low density housing.
McCarthy, Margaret	9307 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Merrigan, Peter	9528 Lands at Kilworth	This submission is proposing that lands at Kilworth be zoned as per previous submission made (Sub. No. 6340). This submission does not relate to a proposed change.
Mulcahy, Michael	10005 Issues relating to Curraglass	This submission relates to the proposed changes at Curraglass which includes additional land within the development boundary. The submission refers to a number of issues which need to be addressed before any additional land is included for development. See also 9340.
Mulcahy, Michael	9340 Issues relating to Conna	This submission relates to the proposed changes at Conna which includes additional land within the development boundary. The submission refers to a number of issues which need to be addressed before any additional land is included for development. See also 10005.
Murphy, Margaret	9335 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O' Donovan, Michelle	9356 Issues relating to Bartlemy	This submission refers to another submission made relating to proposed changes FMY 08.12.02 and FMY 08.12.03 and states that it is in full agreement with this submission. It states that the proposed amendments will directly impact in particular the horse breeding business and dairy farming enterprise in terms of noise disturbance, encroachment and trespass, dumping and contamination. Also in terms of the sloping nature of the lands would result in contamination and leechate from the higher adjoining lands. The submission also refers to the matter of unless sufficient separation and proper screening is provided that the livelihood of the business will be destroyed.
O' Driscoll, Kevin	9073 Issues relating to Kildorrery	The submission refers to a number of issues relating to proposed change FMY 08.06.03. The submission refers to the road safety aspect of the change and indicates possible accesses from the site. It also refers to the matter of road widening, retention of existing hedgerows, traffic implications and requests that a number of matters be taken into consideration if the change is to be included in the Local Area Plan including screening, traffic management, drainage, vehicular access, etc.
O' Driscoll, Paul	9237 Lands at Ballyhooly	This submission proposes that the change FMY 08.02.02 be extended to include an additional area of land.
O' Mahony, John	9387 Issues relating to Watergrasshill	This submission supports the proposed change FMY 08.09.02 and in particular the removal of U-01. The submission refers to the previous submission made to the Draft Plan (6400) which raised the issue of safeguarding residential amenity. The submission also supports the provision for residential development within the proposed new variety of uses.
O' Sullivan, Sean	9196 Lands at Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future development.
O'Connor, John	9009 Lands at Ballyhooly	This submission proposes additional land to be zoned to that of proposed changes FMY 08.02.01 and FMY 08.02.02.
O'Connor, John	9146 Lands at Ballyhooly	This submission proposes that the proposed change FMY 08.02.02 be extended to include an additional area of

<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
O'Donovan, Michael	9514 Issues relating to Bartlemy	This submission relates to the proposed changes FMY 08.12.02 and FMY 08.12.03 to Bartlemy. The submission states that it objects to the proposed changes for the following reasons: destruction of established horse breeding business, destruction of water aquifer, contamination of well supply, destruction of this quiet rural village by over-extensive and over-intensive development, inadequate social and community services and infrastructure, inadequate road network and creation of a traffic hazard on narrow local
O'Farrell, Daniel B.	9205 Lands at Watergrasshill	This submission proposes that lands at change FMY 08.09.04 be zoned for commercial use. In support of the proposal the submission states that there is already a large area of Watergrasshill zoned for residential use and that the site would make an attractive commercial location for a medical centre, etc.
O'Reilly, Tadhg	9080 Lands at Watergrasshill	The submission is objecting to proposed change, FMY 08.09.03 to zone lands for open space. The submitter states that the lands are in his ownership.
Rathcormac Community Council	9294 Issues relating to Rathcormac	This submission raises a number of issues relating to Rathcormac. Specifically the submission supports proposed changes nos. FMY 08.08.01, FMY 08.08.04, and FMY 08.08.05. The submission agrees with the provision relating to proposed changes FMY 08.08.07 and FMY 08.08.08 that no development should commence prior to the completion of the new school. However, it states that these zonings should not be included in the local Area Plan. The submission expresses strong objections to proposed changes FMY 08.08.02, FMY 08.08.03 and FMY 08.08.06.
Roche, Bernadette	9327 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.

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<i>Interested Party</i>	<i>Ref Title</i>	<i>Summary of Submission</i>
Roche, Eugene	9321 Issues relating to Kilworth	This submission supports the proposed change FMY 08.07.02 at Kilworth which extends the development boundary to the rear of St. Martin's School. The submission states that the provision for the future expansion of the school is the single most important step to update the village's infrastructure in line with recent and future housing developments. The submission refers to a newspaper article relating to the school project moving into its second phase.
Saich, Cyril	9334 Issues relating to Kilworth	This submission supports the inclusion of land to the rear of St. Martin's School and states that it should be topmost priority of the County Council to make provision for the education of children and to ensure adequate land is available for the new school building and playground.
St. Martin's and Kilworth Junior	9314 Issues relating to Kilworth	This submission supports the inclusion of lands to the rear of St. Martin's School within the development boundary. The submission refers to stage two of the plans for the new school and express concern about the limited size of the existing site. The submission also states that it would be more desirable to zone the land for educational use but recognise that there are other parish issues at present.
Tom Cotter	9453 Lands at Kilworth	This submission proposes that lands be zoned for community use. The submission does not refer to a proposed change.
Unknown	9338 Issues relating to Bartlemy	This submission relates to the four proposed changes to Bartlemy and states that at present there is 25 dwellings in the village and that the additional lands alone could accommodate between 120 (4 to the acre) to 240 (8 to the acre) dwellings. The submission refers to how the proposed changes do not coincide with that of the text of the Draft Plan.
Walsh, John & Maurice	9251 Lands at Watergrasshill	This submission proposes that lands at Watergrasshill be zoned to accommodate mixed uses such as a truck parking with ancillary facilities, a park and ride facility and warehouse/distribution development. The submission refers to site conditions and access to by-pass, servicing of the facility and that it would provide a balance to the recent housing developments in the village by providing an opportunity for employment. In support of the proposal the submission refers to paragraphs 9.2.5 and 9.2.18.
Walsh, Michael	9216 Lands at Glanworth	This submission proposes that the development boundary be extended to include an additional area of land.

Interested Party

Watergrasshill
Community Co. Dev

Ref Title

9257 Issues relating to Watergrasshill

Summary of Submission

This submission raises a number of issues relating to Watergrasshill. The submission refers to sections 9.2.12, 9.2.13 and 9.2.19 and to the number of houses built or being built in the village. It states that no additional zoning to that of the Draft Plan should be proposed for residential use and that there is a need for commercial development in the village. The submission raises other issues, which do not relate to a proposed change.

Watergrasshill
Community Council

9040 Issues relating to Watergrasshill

This submission raises concerns relating to proposed change FMY 08.09.02 and proposes that the change be rejected for the following reasons: the proposed change will affect the provision of amenity and community facilities as well as the provision of land for the future needs of the national school. The submission states that there is adequate provision for residential use in the village with too little provision for community facilities. The submission states that it contravenes Sections 9.2.16, 9.2.19 and 9.4.7 of the Draft Plan. The submission also states that the wording of the objective is vague and confusing and is open to interpretation.

APPENDIX B

**AMENDMENTS TO SECTION 3:
LOCAL AREA STRATEGY**

PROPOSED CHANGE NO. FMY 03.01

INCLUSION OF CURRAGHAGALLA AND FARAHY BRIDGE AS VILLAGE NUCLEI WITHIN THE SETTLEMENT NETWORK.

PROPOSED CHANGE

It is proposed to make a modification to the table in 3.5.6 of Section 3 of the Draft Local Area Plan, which outlines the settlement network for the Fermoy Electoral Area, by including Curraghagalla and Farahy as additional village nuclei.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that these two settlements contain some basic community facilities that could help generate small-scale expansion, generally through individual or small-scale housing and other developments, in tandem with the provision of services.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

**AMENDMENTS TO SECTION 4:
EMPLOYMENT AND ECONOMIC ACTIVITY**

PROPOSED CHANGE NO. FMY 04.01

INCLUSION OF TEXT RELATING TO TRUCK PARKING AND ANCILLARY FACILITIES TO PARAGRAPH 4.3

PROPOSED CHANGE

It is proposed to make a modification to paragraph 4.3 of Section 4 of the Draft Local Area Plan, by including additional text as follows:

New Text: “Taking into consideration Fermoy Electoral Area’s (in particular Watergrasshill) location in close proximity to Cork City, adjacent to the road network including the N8 and N25, the Jack Lynch Tunnel and proposed northern relief route, it is considered that a dedicated truck depot to meet the needs of truck parking with ancillary facilities could be accommodated in the area based on its merits and subject to normal proper planning considerations”.

RELEVANT SUBMISSIONS RECEIVED

9201							

PLANNING ISSUES

A submission received in relation to this proposed change seeks that the lands be specifically zoned for truck parking which is located outside of the settlement of Watergrasshill.

This constitutes a material change and therefore cannot be accommodated at this stage of the Local Area Plan process under the Planning and Development Act 2000.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

AMENDMENTS TO SECTION 7: ENVIRONMENT AND HERITAGE

PROPOSED CHANGE NO. FMY 07.01

DELETE THE FINAL SECTION OF PARAGRAPH 7.6.8 AND REPLACE IT WITH NEW TEXT REGARDING LANDSCAPE CHARACTER ASSESSMENT

PROPOSED CHANGE

It is proposed to make a modification to the text of Section 7 of the Draft Local Area Plan by deleting the final section of paragraph 7.6.8 and replacing it with the following text:

New Text: 'It is an objective in assessing proposals for development to have regard to the relevant landscape character descriptions and values.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

AMENDMENTS TO SECTION 8: SETTLEMENTS AND OTHER LOCATIONS

PROPOSED CHANGE NO. FMY 08.02.01**EXTENSION OF DEVELOPMENT BOUNDARY, BALLYHOOLY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Ballyhooly.

RELEVANT SUBMISSIONS RECEIVED

9009	9457						

PLANNING ISSUES

The proposed change consists of a relatively modest portion of land in close proximity to the village centre adds depth to the existing village.

Two submissions were received relating to the proposed change. One submission proposed that the change be extended to include additional lands. This constitutes a material change and therefore cannot be accommodated at this stage of the Local Area Plan process under the Planning and Development Act 2000.

The other submission raised a number of issues relating to the impact on the village as a result of including three parcels of additional land on the village while taking into consideration infrastructural problems.

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

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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

PROPOSED CHANGE NO. FMY 08.02.02**INCLUDE ADDITIONAL ZONING FOR OPEN SPACE WITH PROVISION FOR VERY LOW DENSITY HOUSING, BALLYHOOLY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for open space with provision for very low density and a new objective as follows:

New Open Space: "Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road".

RELEVANT SUBMISSIONS RECEIVED

9009	9146	9237	9457				

PLANNING ISSUES

There are two main planning issues pertaining to these lands. Firstly the lands are located onto a National Secondary road thus there are concerns over the suitability of access and sight distances. Secondly the majority of the lands are designated as "Scenic Landscape" under the current County Development Plan. It is an objective of the County Development Plan under ENV 3-2 "to preserve the visual and scenic amenities of those areas of natural beauty identified as scenic landscape."

Four submissions were received relating to the proposed change. Three submissions proposed that the change be extended to include additional lands. This constitutes a material change and therefore cannot be accommodated at this stage of the Local Area Plan process under the Planning and Development Act 2000.

The other submission raised a number of issues relating to the impact on the village as a result of including three parcels of additional land on the village while taking into consideration infrastructural problems.

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

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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

PROPOSED CHANGE NO. FMY 08.02.03

EXTENSION OF DEVELOPMENT BOUNDARY, BALLYHOOLY

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Ballyhooly.

RELEVANT SUBMISSIONS RECEIVED

9457							

PLANNING ISSUES

This submission consists of a relatively modest area of land located opposite the village's playing pitches.

One submission was received which raised a number of issues relating to the impact on the village as a result of including three parcels of additional land on the village taking into consideration infrastructural problems.

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Ballyhooly

PROPOSED CHANGE NO. FMY 08.03.01**EXTENSION OF DEVELOPMENT BOUNDARY, CASTLELYONS/BRIDEBRIDGE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Castleyons/Bridebridge.

RELEVANT SUBMISSIONS RECEIVED

9261							

PLANNING ISSUES

The area of land included in the proposed change is quite modest with regard to the scale of the existing village.

One submission was received relating to this change, which highlighted the elevated nature of the site, traffic implications and that if it is to be zoned that it should be zoned for very low density.

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

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS**

New Open Space: 'Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road'.

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

PROPOSED CHANGE NO. FMY 08.03.02

TEXTUAL CHANGE TO OBJECTIVE R-03, CASTLELYONS/BRIDEBRIDGE

PROPOSED CHANGE

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the specific objective, R-03 with the following:

R-03: 'Medium density residential development with a mix of house types and sizes subject to a flood risk assessment of the site.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change is reasonable and there are no new planning issues in relation to this change.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.03.03

TEXTUAL CHANGE TO PARAGRAPH 3.2.13 TO INCLUDE REFERENCE TO THE CONSERVATION AND DESIGN STATEMENT PREPARED FOR CASTLELYONS AND BRIDEBRIDGE

PROPOSED CHANGE

It is proposed to make a modification to Section 8, of the Draft Local Area Plan by amending the existing text and adding the following to paragraph 3.2.13:

‘In addition a Conservation and Design Statement has been prepared for Castlelyons and Bridebridge (on behalf of Castlelyons Tidy Towns and Heritage Group) and regard should be had to this statement in relation to new development proposals and/or proposals for existing structures’.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that the proposed change is reasonable and there are no new planning issues in relation to this change

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

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Castlelyons and Bridebridge

PROPOSED CHANGE NO. FMY 08.04.01**INCLUDE ADDITIONAL AREA AS OPEN SPACE WITH PROVISION FOR VERY LOW DENSITY HOUSING, CONNA****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for open space with provision for very low density and a new objective as follows:

New Open Space: 'Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road'.

RELEVANT SUBMISSIONS RECEIVED

9332	9340						

PLANNING ISSUES

Having regard to the above proposal it is considered that the objective relating to this proposed change would provide a positive framework for any proposed development on these lands.

Two submission relating to the proposed changes for Conna refer to the amount of additional land within the development boundary and the lack of infrastructural facilities and community facilities and that all development should be low or very low density.

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

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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

PROPOSED CHANGE NO. FMY 08.04.02**INCLUDE ADDITIONAL ZONING FOR LOW DENSITY HOUSING, CONNA****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for residential use with provision for low density and a new objective as follows:

New Residential: 'Low density residential development with a mix of house types and sizes'.

RELEVANT SUBMISSIONS RECEIVED

9332	9340						

PLANNING ISSUES

Having regard to the above proposal it is considered that the objective relating to this proposed change would provide a positive framework for any proposed development on these lands. The size of the proposed lands may be a concern but due to its close proximity to existing services and an established residential area, this change reserves land for the future growth of Conna and would lead to the natural progression of the village.

Two submission relating to the proposed changes for Conna refer to the amount of additional land within the development boundary and the lack of infrastructural facilities and community facilities and that all development should be low or very low density.

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

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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

PROPOSED CHANGE NO. FMY 08.04.03

CHANGE IN DENSITY OF R-02 ZONING FROM LOW DENSITY TO MEDIUM DENSITY, CONNA

PROPOSED CHANGE

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

R-02: ‘Medium density residential development with a mix of house types and sizes’.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Although two submissions received raise concerns relating to additional lands included within the development boundary it is considered that the proposed change is reasonable.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.04.04**INCLUDE ADDITIONAL AREA AS OPEN SPACE WITH PROVISION FOR VERY LOW DENSITY HOUSING, CONNA****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for open space with provision for very low density and a new objective as follows:

New Open Space: 'Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road'.

RELEVANT SUBMISSIONS RECEIVED

9332	9340						

PLANNING ISSUES

Having regard to the above proposal it is considered that the objective relating to this proposed change would provide a positive framework for any proposed development on these lands.

Two submission relating to the proposed changes for Conna refer to the amount of additional land within the development boundary and the lack of infrastructural facilities and community facilities and that all development should be low or very low density.

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

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

Conna

PROPOSED CHANGE NO. FMY 08.05.01**INCLUDE ADDITIONAL ZONING FOR LOW DENSITY HOUSING, GLANWORTH****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for residential use with provision for low density and a new objective as follows:

New Residential: 'Low density residential development with a mix of house types and sizes subject to a high quality sensitively designed housing scheme with regard to the elevated nature of the site and the setting of the protected structures to the east and north-east of the site'.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

While there are some issues surrounding this proposed change, it is considered that the objective relating to this proposed change would provide a positive framework for any proposed development on these lands.

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. FMY 08.05.02

REVISION OF ZONING AT I-01 FROM INDUSTRIAL USE TO RESIDENTIAL USE, GLANWORTH.

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by revising part of the existing zoning from industrial to residential use with provision for low density and a new objective as follows:

New Residential: 'Low density residential development with a mix of house types and sizes.'

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

The proposed change of part of I-01 to residential use is relatively small so Glanworth will still retain an amount of industrial zoning within its development boundary. The proposed residential zoning is also compatible with this central village location thus the proposed change is acceptable.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Glanworth

PROPOSED CHANGE NO. FMY 08.06.01**EXTENSION OF DEVELOPMENT BOUNDARY, KILDORRERY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Kildorrery.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

This change proposes to extend the development boundary of Kildorrery. This is deemed inappropriate at this stage because there are more suitable sites, which are zoned for residential development, closer to the village core that should be developed first.

However, this change reserves land for the future growth of Kildorrery and it recognises that this area represents the natural progression of the village. While there are some outstanding issues in relation to this site it is deemed that these issues may be addressed within a development control context.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.06.02

EXTENSION OF ZONING R-04, KILDORRERY

PROPOSED CHANGE

(a) It is proposed to make a modification to Section 8 of the Draft Plan by extending the existing zoning R-04, Kildorrery.

(b) It is proposed to make a modification to Section 8 of the Draft Plan by extending the existing zoning R-04, Kildorrery.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

On balance and having regard to all issues, it is considered that the proposed changes are a moderate extension to the R-04 and are located within the development boundary of Kildorrery. Therefore it is considered that both proposed changes are reasonable and there are no new planning issues in relation to the changes.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.06.03**INCLUSION OF ADDITIONAL ZONING FOR LOW DENSITY HOUSING, KILDORRERY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for residential use with provision for low density and a new objective as follows:

New Residential: 'Low density residential development with a mix of house types and sizes subject to the provision of a safe access onto Aghacross Road with access onto the N73 prohibited.'

RELEVANT SUBMISSIONS RECEIVED

9073							

PLANNING ISSUES

Kildorrey has been identified as a key village and is envisaged that Kildorrey is capable of accommodating modest future growth. The Draft Plan included approximately 8 hectares for residential development while other areas within the development boundary based on planning merits may accommodate some residential development.

The proposed change includes an area of approximately 3.5ha which including the other four proposed changes for Kildorrey will result in an addition of 16ha within the development boundary. It is considered that the accumulative effect of the additional lands to be included within the development boundary on the future of Kildorrey must be considered. It is proposed that bearing in mind the existing services within the village and the draft plan's proposal for modest future growth that the scale of the proposed changes is not in keeping with that of the existing village. It is also considered that future development should be accommodated on zoned lands within the development boundary during the lifetime of this plan before developing lands more removed from the village core.

A further consideration relating to this change is the issue of access. The site fronts onto the N73 a national secondary route, which at the entrance of Kildorrey, is three lanes wide. It is proposed that traffic safety even with the provision that site access is onto Aghacross Road must be a consideration of the proposed change.

A submission received raises issues relating to the proposed change including traffic safety, traffic management, drainage, screening and vehicular access.

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

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS**

Reduce the area affected by this proposed change, see attached figure.

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

PROPOSED CHANGE NO. FMY 08.06.04**EXTENSION OF DEVELOPMENT, KILDORRERY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Kildorrery.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Kildorrery has been identified as a key village and is envisaged that Kildorrery is capable of accommodating modest future growth. The Draft Plan included approximately 8 hectares for residential development while other areas within the development boundary based on planning merits may accommodate some residential development.

The proposed change includes an area of approximately 6ha which including the other four proposed changes for Kildorrery will result in an addition of 16ha within the development boundary. It is considered that the accumulative effect of the additional lands to be included within the development boundary on the future of Kildorrery must be considered. It is proposed that bearing in mind the existing services within the village and the draft plan's proposal for modest future growth that the scale of the proposed changes is not in keeping with that of the existing village.

Although the entire village is located on a hilltop it would appear due to the topography of the site that there would be development difficulties with the site and in providing an adequate access to the site. Although the site is located close to the village it would appear that access couldn't not be provided onto the main street but onto the adjoining road to the west. It is also considered that future development should be accommodated on zoned lands within the development boundary during the lifetime of this plan before developing other lands

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

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

Reduce the area affected by this proposed change, see attached figure.

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

PROPOSED CHANGE NO. FMY 08.06.05**EXTENSION OF DEVELOPMENT, KILDORRERY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Kildorrery.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Kildorrery has been identified as a key village and is envisaged that Kildorrery is capable of accommodating modest future growth. The Draft Plan included approximately 8 hectares for residential development while other areas within the development boundary based on planning merits may accommodate some residential development.

The proposed change includes an area of approximately 3ha which including the other four proposed changes for Kildorrery will result in an addition of 16ha within the development boundary. It is considered that the accumulative effect of the additional lands to be included within the development boundary on the future of Kildorrery must be considered. It is proposed that bearing in mind the existing services within the village and the draft plan's proposal for modest future growth that the scale of the proposed changes is not in keeping with that of the existing village. It is also considered that future development should be accommodated on zoned lands within the development boundary during the lifetime of this plan before developing lands more removed from the village core. There are also servicing difficulties with the site in that only part of the site can be serviced.

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

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

Reduce the area affected by this proposed change, see attached figure.

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

Kildorrery

PROPOSED CHANGE NO. FMY 08.07.01**EXTENSION OF DEVELOPMENT BOUNDARY, KILWORTH****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Kilworth.

RELEVANT SUBMISSIONS RECEIVED

9402	9190						

PLANNING ISSUES

The proposed change consists of a relatively modest addition to Kilworth with regard to the scale of the existing village. The proposed change is a natural progression of the village

Two submissions relating to all of the proposed changes in Kilworth were received which raised concerns about the additional lands to be included within the development boundary. Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional housing expressed in earlier submissions suggests that the proposed change should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. FMY 08.07.02**EXTENSION OF DEVELOPMENT BOUNDARY TO INCLUDE AREA TO THE REAR OF ST. MARTIN'S SCHOOL, KILWORTH****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Kilworth to include area to the rear of St. Martin's School.

RELEVANT SUBMISSIONS RECEIVED

9190	9192	9402	9196	9304	9305	9306	9307
9308	9312	9314	9321	9322	9323	9324	9327
9328	9329	9333	9334	9335	9337	9344	9452

PLANNING ISSUES

Twenty-four submissions were received relating to this change of which twenty-one supported extending the development boundary to include the area to the rear of the school stating that it was a very important issue for the village that the proposed school and any future expansion that maybe required could be accommodated within the development boundary of the village.

One of the submissions proposed to extend the proposed change to reflect the extent of the area of the local soccer club. This constitutes a material change and therefore cannot be accommodated at this stage of the Local Area Plan process under the Planning and Development Act 2000.

The two remaining submission referred to all of the proposed changes relating to Kilworth in particular the lack of community facilities.

Taking the above into considerations it is proposed that the proposed change be accepted.

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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

PROPOSED CHANGE NO. FMY 08.07.03**EXTENSION OF DEVELOPMENT BOUNDARY, KILWORTH****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Kilworth.

RELEVANT SUBMISSIONS RECEIVED

9190	9402						

PLANNING ISSUES

Two submissions relating to all of the proposed changes in Kilworth were received which raised concerns about the additional lands to be included within the development boundary. It is considered that the proposed change is quite modest and reasonable to include as part of the development boundary.

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

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. FMY 08.07.04**EXTENSION OF ZONING R-01, KILWORTH****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the existing zoning R-01 Kilworth.

RELEVANT SUBMISSIONS RECEIVED

9190	9402						

PLANNING ISSUES

Two submissions relating to all of the proposed changes in Kilworth were received which raised concerns about the additional lands to be included within the development boundary.

It is considered that the proposed change is quite modest and represents a natural extension of the existing zoning.

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

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. FMY 08.07.05**EXTENSION OF DEVELOPMENT BOUNDARY, KILWORTH****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary, Kilworth.

RELEVANT SUBMISSIONS RECEIVED

9190	9402						

PLANNING ISSUES

The proposed change consists of 5.1ha, which together with the other proposed changes, and the large number of dwellings developed to date in the village is considered substantive.

Two submissions relating to all of the proposed changes in Kilworth were received which raised concerns about the additional lands to be included within the development boundary.

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

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

Reduce the area affected by this proposed change, see attached figure.

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

Kilworth

PROPOSED CHANGE NO. FMY 08.08.01**REMOVAL OF PART OF R-03 AND U-01 TO REFLECT EXISTING DEVELOPMENT, RATHCORMAC****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by removing part of R-03 and U-01 to reflect existing development.

RELEVANT SUBMISSIONS RECEIVED

9381	9294						

PLANNING ISSUES

Two submissions were received relating to the proposed change. One supports the change and the other refers to the loss of a much needed car park for the village.

The proposed change is considered reasonable as it reflects existing development.

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. FMY 08.08.02**REMOVAL OF U-01 ZONING AND CHANGE TO RESIDENTIAL ZONING AS PART OF R-03, RATHCORMAC****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by removing U-01 and its specific objective and change to residential zoning as part of R-03:

RELEVANT SUBMISSIONS RECEIVED

9159	9381	9294					

PLANNING ISSUES

Three submissions were received relating to the proposed change. One supports the change and the other two submissions refer to the loss of a much needed car park for the village.

It is considered that by way of a modification that provision be made for a public car park to be accommodated as part of R-03.

MANAGER'S RECOMMENDATION:***MODIFY THE PROPOSED CHANGE AS FOLLOWS:***

R-03 "Medium density residential development with a mix of house types and sizes. Provision shall be made for a public car park (approximately 0.4ha) as part of the overall development".

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

PROPOSED CHANGE NO. FMY 08.08.03**REMOVAL OF E-02 ZONING AND CHANGE TO ZONING FOR RESIDENTIAL USE, RATHCORMAC****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by changing the zoning E-02 from educational/institutional/civic use to residential use with provision for low density and a new objective as follows:

New Residential: 'Low density residential development with a mix of house types and sizes'.

RELEVANT SUBMISSIONS RECEIVED

9159	9294	9381	9395				

PLANNING ISSUES

Four submissions were received relating to the proposed change, which raise concerns, and object to the zoning based on the amount of residential development already built in the village. One of the submissions states that the provision of the objective that "no construction shall commence prior to the completion of the school" .was not included in the proposed change. A further submission refers to the implications of reducing the provision for amenity in the village particularly adjacent to existing sporting facilities, which reduces the opportunity for any future expansion.

The proposed change is located within the development boundary and provision has been made for educational/community facilities on an alternative site in the village.

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

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

New Residential: 'Low density residential development with a mix of house types and sizes. No construction shall commence prior to the completion of the new school.'

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

PROPOSED CHANGE NO. FMY 08.08.04

INCLUSION OF ADDITIONAL ZONING FOR EDUCATIONAL USE TO PROVIDE FOR COMMUNITY FACILITIES AND USES TO SUPPORT RESIDENTIAL AMENITY AND ASSOCIATED USES, RATHCORMAC

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for educational use with the inclusion of a specific objective as follows:

New Educational/Institutional/Civic: 'Provision for community facilities and uses to support residential amenity and associated uses'.

RELEVANT SUBMISSIONS RECEIVED

9381	9159	9294					

PLANNING ISSUES

Three submissions were received which support the proposed change.

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.08.05**EXTENSION OF DEVELOPMENT BOUNDARY, RATHCORMAC****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Rathcormac.

RELEVANT SUBMISSIONS RECEIVED

9294	9159	9381					

PLANNING ISSUES

Three submissions were received in relation to the proposed change. Two state that they support the change, one of which states that it has no immediate implications on the school. The third submission refers to the change as part of an overall objection to all the proposed additional lands to be included within the development of Rathcormac.

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

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. FMY 08.08.06**EXTENSION OF R-01, RATHCORMAC****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the existing zoning R-01 at Rathcormac.

RELEVANT SUBMISSIONS RECEIVED

9159	9294	9381					

PLANNING ISSUES

Rathcormac has been identified as a key village. The village has experienced substantial growth during the last Plan period and the Draft Plan included approximately 25 hectares for residential development.

The proposed change includes an area of approximately 3.8ha which including the other proposed changes for Rathcormac would result in an addition of approximately 14ha of land to be included within the development boundary. It is considered that the accumulative effect of the additional lands to be included on the future of Rathcormac must be considered in particular when the construction of 500 dwellings within the village is nearing completion. The draft plan envisaged modest growth for the village and it is considered that taking into consideration the large number of dwellings nearing completion with adequate lands to accommodate further residential development within the development boundary that the scale of the proposed changes is not in keeping with the overall strategy for Rathcormac.

In recognition of the concentration of residential development in the village without community facilities being provided in tandem the Draft Plan stated that no additional housing should be permitted in the village until the new school has been constructed.

Three submissions were received relating to this proposed change two of which expressed strong objections to the additional residential zoning while the third stated that if the objective that "no construction shall commence prior to the completion of the school" was not included that an objection to this proposed change and to three of the other proposed changes would have to be lodged.

In conclusion and having regard to the above issues, it is considered that the proposed change be omitted.

MANAGER'S RECOMMENDATION:**OMIT THE PROPOSED CHANGE**

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

PROPOSED CHANGE NO. FMY 08.08.07**INCLUSION OF ADDITIONAL ZONING FOR LOW DENSITY HOUSING, RATHCORMAC****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for residential use with provision for low density and a new objective as follows:

New Residential: 'Low density residential development with a mix of house types and sizes. No construction shall commence prior to the completion of the new school.'

RELEVANT SUBMISSIONS RECEIVED

9159	9294						

PLANNING ISSUES

Rathcormac has been identified as a key village. The village has experienced substantial growth during the last Plan period and the Draft Plan included approximately 25 hectares for residential development.

The proposed change includes an area of approximately 2.9ha which including the other proposed changes for Rathcormac would result in an addition of approximately 14ha of land to be included within the development boundary. It is considered that the accumulative effect of the additional lands to be included, on the future of Rathcormac must be considered in particular when the construction of 500 dwellings within the village is nearing completion. The draft plan envisaged modest growth for the village and it is considered that taking into consideration the large number of dwellings nearing completion with adequate lands to accommodate further residential development within the development boundary that the scale of the proposed changes is not in keeping with the overall strategy for Rathcormac.

In recognition of the concentration of residential development in the village without community facilities being provided in tandem the Draft Plan stated that no additional housing should be permitted in the village until the new school has been constructed.

Two submissions were received relating to this proposed change one of which expressed strong objections to the additional residential zoning while the second stated that if the objective that "no construction shall commence prior to the completion of the school" was not extended to all of the proposed changes that an objection to the proposed changes would have to be lodged.

In conclusion and having regard to the above issues, it is considered that the proposed change be omitted.

MANAGER'S RECOMMENDATION:**OMIT THE PROPOSED CHANGE**

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

PROPOSED CHANGE NO. FMY 08.08.08**INCLUSION OF ADDITIONAL ZONING FOR LOW DENSITY HOUSING, RATHCORMAC****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for residential use with provision for low density and a new objective as follows:

New Residential: 'Low density residential development with a mix of house types and sizes. No construction shall commence prior to the completion of the new school.'

RELEVANT SUBMISSIONS RECEIVED

9159	9294	9381					

PLANNING ISSUES

Rathcormac has been identified as a key village. The village has experienced substantial growth during the last Plan period and the Draft Plan included approximately 25 hectares for residential development.

The proposed change includes an area of approximately 3.6ha which including the other proposed changes for Rathcormac would result in an addition of approximately 14ha of land to be included within the development boundary. It is considered that the accumulative effect of the additional lands to be included, on the future of Rathcormac must be considered in particular when the construction of 500 dwellings within the village is nearing completion. The draft plan envisaged modest growth for the village and it is considered that taking into consideration the large number of dwellings nearing completion with adequate lands to accommodate further residential development within the development boundary that the scale of the proposed changes is not in keeping with the overall strategy for Rathcormac.

In recognition of the concentration of residential development in the village without community facilities being provided in tandem the Draft Plan stated that no additional housing should be permitted in the village until the new school has been constructed.

Three submissions were received relating to this proposed change two of which expressed strong objections to the additional residential zoning while the third stated that if the objective that "no construction shall commence prior to the completion of the school" was not included that an objection to this proposed change and to three of the other proposed changes would have to be lodged.

In conclusion and having regard to the above issues, it is considered that the proposed change be omitted.

MANAGER'S RECOMMENDATION:**OMIT THE PROPOSED CHANGE**

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

Rathcormac

PROPOSED CHANGE NO. FMY 08.09.01**EXTENSION OF X-01 ZONING AND AMENDMENT TO SPECIFIC OBJECTIVE RELATING TO THE ZONING AT MEENANE, WATERGRASSHILL****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the area of X-01 and including additional text to the specific objective as follows:

X-01: 'Infill/small scale light industrial and distribution services within this development boundary will be assessed on their own merits, in accordance with normal proper planning considerations including provision of any future development to be within the height of existing development, subject to satisfactory servicing'.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.09.02**REMOVAL OF U-01 ZONING AND CHANGE EDUCATIONAL ZONING, E-01 TO SPECIAL ZONING, X-02, WATERGRASSHILL.****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by removing U-01 and E-01 and change to special zoning X-02 and include the specific objective as follows:

X-02: 'This area of land shall make provision for residential, community facilities to include uses to support residential amenity and associated uses, and provision for a public car park. The residential area shall be for medium density development with a mix of house types and sizes.

RELEVANT SUBMISSIONS RECEIVED

9040	9064	9257	9311	9387			

PLANNING ISSUES

Five submissions were received in relation to this proposed change. Two of the submissions support the change while the other three object to the change based on the amount of residential development in the village without supporting amenities being provided in tandem. One of the submissions has a particular concern relating to the provision of land for the future needs of the national school.

It is considered that the proposed change is located within the development boundary of Watergrasshill close to the village centre and it is considered that the site is suitable to accommodate a number of uses with the provision to accommodate any future expansion of the school.

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

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS:**

X-02: 'This area of land shall make provision for residential, community facilities to include uses to support residential amenity and associated uses, provision for the future expansion of the school and provision for a public car park. The residential area shall be for medium density development with a mix of house types and sizes.

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

PROPOSED CHANGE NO. FMY 08.09.03**INCLUSION OF ADDITIONAL ZONING FOR OPEN SPACE TO INCLUDE THE "WESTERLY POND", WATERGRASSHILL****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including an additional zoning for open space and inclusion of specific objective as follows:

New Open Space: 'Passive open space to provide for the protection of the "westerly pond".'

RELEVANT SUBMISSIONS RECEIVED

9080							

PLANNING ISSUES

One submission was received in relation to the proposed change which objects to the change as the lands are in the submitter's ownership.

It is considered reasonable to include this change in order to protect the "westerly pond".

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.09.04

EXTENSION OF DEVELOPMENT BOUNDARY, WATERGRASSHILL

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Watergrasshill.

RELEVANT SUBMISSIONS RECEIVED

9205	9257						

PLANNING ISSUES

Two submissions were received in relation to the proposed change. One submission objects to the change based on the issue that no more land within the village should be developed for residential use at the expense of educational and community facilities.

The other submission proposes that the lands be zoned for commercial use. This constitutes a material change and therefore cannot be accommodated at this stage of the Local Area Plan process.

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

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Watergrasshill

PROPOSED CHANGE NO. FMY 08.10.01**EXTENSION OF DEVELOPMENT BOUNDARY, BALLINDANGAN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Ballindangan.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.10.02

EXTENSION OF DEVELOPMENT BOUNDARY, BALLINDANGAN

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Ballindangan.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.10.03**EXTENSION OF DEVELOPMENT BOUNDARY, BALLINDANGAN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Ballindangan.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Fermoy Electoral Area Draft Local Area Plan

Ballindangan

PROPOSED CHANGE NO. FMY 08.11.01**EXTENSION OF DEVELOPMENT BOUNDARY, BALLYNOE****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Ballynoe.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Fermoy Electoral Area Draft Local Area Plan

Ballynoe

PROPOSED CHANGE NO. FMY 08.12.01**EXTENSION OF DEVELOPMENT BOUNDARY, BARTLEMY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Bartlemy.

RELEVANT SUBMISSIONS RECEIVED

9178	9338						

PLANNING ISSUES

Two submissions were received in relation to the proposed change, which raises concerns of the capacity of the existing school to accommodate the projected development of the village, and the other refers to the existing development and the potential development, which could be accommodated if all the proposed changes are developed.

It is considered that the proposed change is quite modest and reasonable in relation to the scale of the existing development.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.12.02**EXTENSION OF DEVELOPMENT BOUNDARY, BARTLEMY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Bartlemy.

RELEVANT SUBMISSIONS RECEIVED

9178	9338	9356	9514				

PLANNING ISSUES

Four submissions were received in relation to the proposed change. Two of the submissions raise concerns of the capacity of the existing school to accommodate the projected development of the village and refers to the existing development and the potential development, which could be accommodated if all the proposed changes are developed.

The other two submissions relate to the impact of the proposed change on the existing horse breeding business in the area and the destruction of the quiet rural village.

It is considered that the proposed change is quite modest and reasonable in relation to the scale of the existing development.

MANAGER'S RECOMMENDATION:**ACCEPT THE PROPOSED CHANGE AS PUBLISHED**

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

PROPOSED CHANGE NO. FMY 08.12.03**EXTENSION OF DEVELOPMENT BOUNDARY, BARTLEMY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Bartlemy.

RELEVANT SUBMISSIONS RECEIVED

9178	9338	9356	9514				

PLANNING ISSUES

Four submissions were received in relation to the proposed change. Two of the submissions raise concerns of the capacity of the existing school to accommodate the projected development of the village and refers to the existing development and the potential development which could be accommodated if all the proposed changes are developed.

The other two submissions relate to the impact of the proposed change on the existing horse breeding business in the area and the destruction of the quiet rural village.

It is considered that the proposed change is quite modest and reasonable in relation to the scale of the existing development.

MANAGER'S RECOMMENDATION:***ACCEPT THE PROPOSED CHANGE AS PUBLISHED***

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

PROPOSED CHANGE NO. FMY 08.12.04**EXTENSION OF DEVELOPMENT BOUNDARY, BARTLEMY****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Bartlemy.

RELEVANT SUBMISSIONS RECEIVED

9178	9338						

PLANNING ISSUES

Bartlemy has been identified as a village in the overall strategy of the plan. The Draft Plan referred to infrastructure deficiencies, limited range of services and poor access to the village as reasons why development in the village is restricted. Specific sites for residential development have not been identified while areas within the development boundary based on planning merits may accommodate some residential development.

The proposed change includes an area of approximately 4.8ha which including the other three proposed changes for Bartlemy will result in an addition of 7.7ha within the development boundary. It is considered that the accumulative effect of the additional lands to be included within the development boundary on the future of Bartlemy must be considered. It is proposed that bearing in mind the existing services within the village that the scale of this proposed change is not in keeping with that of the existing village.

Two submissions were received relating to this change which referred to the existing development in the village and that the additional lands alone could accommodate between 120 to 240 dwellings. The submission also refers to the capacity of the school to accommodate the projected development.

In conclusion and having regard to the above issues, it is considered that the proposed change be omitted.

MANAGER'S RECOMMENDATION:***OMIT THE PROPOSED CHANGE***

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

Bartlemy

PROPOSED CHANGE NO. FMY 08.13.01**EXTENSION OF DEVELOPMENT BOUNDARY, COOLAGOWN****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Coolagown

RELEVANT SUBMISSIONS RECEIVED

9172	9012	9017	9018	9048	9049	9171	

PLANNING ISSUES

Coolagown has been included as a village in the draft Plan and any projected development within the village is based on acknowledging the rural character of the village and its scale. The proposed change consists of 3.1ha, which is relatively large compared to the size of the existing area within the development boundary.

Seven submissions were received referring to the effect that the proposed change would have on the existing settlement including the scale of development, drainage issues, infrastructure deficiencies, rural identity, school accommodation, pollution and traffic.

In conclusion and having regard to the above issues, it is considered the proposed change be omitted.

MANAGER'S RECOMMENDATION:***OMIT THE PROPOSED CHANGE***

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

Fermoy Electoral Area Draft Local Area Plan

Coolagown

PROPOSED CHANGE NO. FMY 08.14.01

EXTENSION OF DEVELOPMENT BOUNDARY, CLONDULANE

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Clondulane

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

There are no new planning issues in relation to this change

Manager’s Recommendation:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.14.02

EXTENSION OF DEVELOPMENT BOUNDARY, CLONDULANE

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Clondulane

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Clondulane has been identified as a village in the Draft Plan. The Draft Plan states that any new development should be of a scale which would not detract from the attractive village and its setting.

The proposed change consists of approximately 5ha of land. A previous submission sought provision for light industry and residential use on these lands. Within the development boundary and close to the village centre the Draft Plan refers to the old Mill and Flour store as having potential as a possible location for business/incubator units. It is still considered that this is a more suitable location for light industry within the village. There is also adequate land within the development boundary where suitable industrial development may be accommodated subject to the normal planning considerations.

Provision has been made in the 2003 County Development Plan (as varied) for enterprise development including office based industry, for stand alone industry or light industry and warehousing and it is considered therefore that the provision of 5ha (albeit for mixed use) at the edge of a small village like Clondulane (and which forms part of the Green Belt of Fermoy Town) is premature and would not be in keeping with the size and scale existing of development.

At present a large development of 66 dwellings is nearing completion near the village centre and it is considered that there is adequate land within the development to accommodate any further residential development during the lifetime of the Plan.

Whilst there may be concerns raised that the additional lands may impact on the scale of the village on balance the need for additional development expressed in earlier submissions suggests that the proposed change by way of a modified should be accommodated in the plan if possible.

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS

New text to paragraph 14.2.2" The area to the most westerly section of the development boundary of the village may be a further location to accommodate light industrial/incubators units".

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

Clondulane

PROPOSED CHANGE NO. FMY 08.15.01**EXTENSION OF DEVELOPMENT BOUNDARY, CURRAGLASS****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Curraglass

RELEVANT SUBMISSIONS RECEIVED

10005							

PLANNING ISSUES

One submission was received relating to the proposed change, which stated that a number of issues need to be addressed i.e. the impact of continuous growth before any additional land be included within the development boundary.

It is considered that the proposed change is reasonable to accommodate future development in the village.

Manager's Recommendation:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

Curraglass

PROPOSED CHANGE NO. FMY 08.16.01

EXTENSION OF DEVELOPMENT BOUNDARY, GLENNAHULLA

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Glennahulla

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Glennahulla has been identified in the Draft Plan as a village. The Draft Plan extended the development boundary to that of the 1996 County Development Plan so that the area on the other side of the crossroads is included in order to compact the settlement and create a village “centre”

The inclusion of this proposed change, which consists of 7.5ha together with the other proposed changes, would result in an addition of 28.7ha to the development boundary proposed in the Draft Plan. It is considered that this is excessive considering the very limited range of services and the lack of infrastructure which limits the type of development to be provided in the area to low density cluster type housing and the provision of serviced sites. It is considered that the extent of the existing development is adequate to accommodate any proposed development during the plan period.

The issue of traffic safety is a further matter to be considered as the settlement is located on the N73 without any traffic calming measures, which is a major factor in assessing provision of accesses of multiple dwellings.

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

MANAGER’S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE

Reduce the area affected by this proposed change, see attached figure.

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

PROPOSED CHANGE NO. FMY 08.16.02

EXTENSION OF DEVELOPMENT BOUNDARY, GLENNAHULLA

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Glennahulla

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Glennahulla has been identified in the Draft Plan as a village. The Draft Plan extended the development boundary to that of the 1996 County Development Plan so that the area on the other side of the crossroads is included in order to compact the settlement and create a village "centre"

The inclusion of this proposed change, which consists of 8.1ha together with the other proposed changes, would result in an addition of 28.7ha to the development boundary proposed in the Draft Plan. It is considered that this is excessive considering the very limited range of services and the lack of infrastructure which limits the type of development to be provided in the area to low density cluster type housing and the provision of serviced sites. It is considered that the extent of the existing development is adequate to accommodate any proposed development during the plan period.

The issue of traffic safety is a further matter to be considered as the settlement is located on the N73 without any traffic calming measures, which is a major factor in assessing provision of accesses of multiple dwellings.

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

MANAGER'S RECOMMENDATION:

MODIFY THE PROPOSED CHANGE AS FOLLOWS:

Reduce the area affected by this proposed change, see attached figure.

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

PROPOSED CHANGE NO. FMY 08.16.03**EXTENSION OF DEVELOPMENT BOUNDARY, GLENNAHULLA****PROPOSED CHANGE**

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Glennahulla

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Glennahulla has been identified in the Draft Plan as a village. The Draft Plan extended the development boundary to that of the 1996 County Development Plan so that the area on the other side of the crossroads is included in order to compact the settlement and create a village "centre"

The inclusion of this proposed change, which consists of 8.9ha together with the other proposed changes, would result in an addition of 28.7ha to the development boundary proposed in the Draft Plan. It is considered that this is excessive considering the very limited range of services and the lack of infrastructure which limits the type of development to be provided in the area to low density cluster type housing and the provision of serviced sites. It is considered that the extent of the existing development is adequate to accommodate any proposed development during the plan period.

The issue of traffic safety is a further matter to be considered as the settlement is located on the N73 without any traffic calming measures, which is a major factor in assessing provision of accesses of multiple dwellings.

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

MANAGER'S RECOMMENDATION:**MODIFY THE PROPOSED CHANGE AS FOLLOWS**

Reduce the area affected by this proposed change, see attached figure.

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

PROPOSED CHANGE NO. FMY 08.16.04

EXTENSION OF DEVELOPMENT BOUNDARY, GLENNAHULLA

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by extending the development boundary of Glennahulla

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

Glennahulla has been identified in the Draft Plan as a village The Draft Plan extended the development boundary to that of the 1996 County Development Plan so that the area on the other side of the crossroads is included in order to compact the settlement and create a village “centre”

The inclusion of this proposed change, which consists of 4.1ha together with the other proposed changes, would result in an addition of 28.7ha to the development boundary proposed in the Draft Plan. It is considered that this is excessive considering the very limited range of services and the lack of infrastructure which limits the type of development to be provided in the area to low density cluster type housing and the provision of serviced sites. It is considered that the extent of the existing development is adequate to accommodate any proposed development during the plan period.

The proposed change itself is somewhat isolated from the main “centre” of the village and it is considered premature to be included within the development boundary in particular when there is adequate land available within the development boundary to accommodate the scale of development proposed for this settlement.

The issue of traffic safety is a further matter to be considered, as the settlement is located on the N73 without any traffic calming measures, which is a major factor in assessing provision of accesses of multiple dwellings.

In conclusion and having regard to the above issues, it is considered that the proposed change be omitted.

MANAGER’S RECOMMENDATION:

OMIT THE PROPOSED CHANGE

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

Glennahulla

PROPOSED CHANGE NO. FMY 08.24.01

INCLUSION OF ADDITIONAL VILLAGE NUCLEUS, CURRAGHALLA

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including the additional village nucleus of Curraghagalla and the addition of the following paragraphs:

24.1.1. Located circa 6 km south of Mitchelstown and just to the west of the N8, Curraghagalla is described as a village nucleus in the overall strategy of this Local Area Plan.

24.1.2. While the Church and school are the focal points of the settlement, the predominant pattern of development in the area is that of sporadic individual houses. There maybe some scope for small scale development between the school and church on either side of the road but any such development should not remove from the rural character of the area and should be appropriately designed and sited.

24.1.3. The objectives of the County Development Plan prevail, which seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside

24.1.4. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

Specific Zoning Objective

GEN-01 The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations’.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that this settlement contains some basic community facilities that could help generate small-scale expansion, generally through individual or small-scale housing and other developments, in tandem with the provision of services.

MANAGER’S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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

PROPOSED CHANGE NO. FMY 08.25.01

INCLUSION OF ADDITIONAL VILLAGE NUCLEUS, FARAHY

PROPOSED CHANGE

It is proposed to make a modification to Section 8 of the Draft Local Area Plan by including the additional village nucleus of Farahy and the addition of the following paragraphs:

25.1.1. In the overall strategy of this Plan, Farahy is designated as a village nucleus. The settlement is located at a crossroads circa 1.5 kms west of Kildorrery and contains a Church, and a number of houses and remains of Farahy Castle.

25.1.2. A National Secondary Route, the N73, transverses this settlement. From a traffic safety perspective and due to the absence of traffic-calming measures on the national route, development should be directed onto the Meade and Tankerstown roads. Proposed developments in the vicinity of the Church and Castle grounds should aim to protect their setting as a whole.

25.1.3. The objectives of the County Development Plan prevail, which seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside.

25.1.4. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

Specific Zoning Objective

GEN-01 The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations'.

RELEVANT SUBMISSIONS RECEIVED

None							

PLANNING ISSUES

It is considered that this settlement contains some basic community facilities that could help generate small-scale expansion, generally through individual or small-scale housing and other developments, in tandem with the provision of services.

MANAGER'S RECOMMENDATION:

ACCEPT THE PROPOSED CHANGE AS PUBLISHED

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