



# **Review of Local Area Plans Bandon-Kinsale MD**

## **Briefing for Elected Members**

Municipal District Meeting, Friday 27<sup>th</sup> November 2015

Padraig Moore, Senior Executive Planner

# Review of Local Area Plans



## Overview

- Commencing the review of the LAPs adopted in 2011.
- This is the preliminary consultation phase.
- Senior Planner gave briefing at Development Committee 16<sup>th</sup> October – Role of LAPs, Role of Members, Legal Issues, Critical Issues etc.
- Today's briefing relates to the Bandon-Kinsale Municipal District.
- Preparing a Preliminary Consultation document for each MD – to be published for public consultation on 14<sup>th</sup> December 2015.
- Document is not finalised yet – these are the emerging issues.

# Review of Local Area Plans



## Process / Timeline

Stage	Action	Time
<b>Preliminary Stage</b> This is the stage we are at now. 	<ul style="list-style-type: none"> <li>➤ Briefing of Elected Members at Development Committee.</li> <li>➤ Brief Members of Planning Special Policy Committee.</li> <li>➤ Briefing of Municipal District Committees.</li> <li>➤ Publish Consultation Documents.</li> <li>➤ Invite submissions and observations from the public and interested bodies.</li> <li>➤ Present Chief Executive's report on Submissions Received to Municipal District Committees / Development Committee.</li> </ul>	<b>September 2015 to March 2016</b>
<b>Draft Local Area Plan Stage</b>	<ul style="list-style-type: none"> <li>➤ Prepare Proposed Draft Plans.</li> <li>➤ Brief Members on Proposed Draft Plans.</li> <li>➤ Commence Formal Public Consultation on Draft Plans.</li> <li>➤ Invite submissions and observations from the public and interested bodies.</li> <li>➤ Issue Chief Executives Report to Members.</li> <li>➤ Members consider Chief Executive's Report.</li> </ul>	<b>April 2016 to March 2017</b>
<b>Draft Local Area Plan Amendment Stage</b>	<ul style="list-style-type: none"> <li>➤ Consider need to Amend plans</li> <li>➤ Publication of Amendments as appropriate</li> <li>➤ Commence Formal Public Consultation on Amendments</li> <li>➤ Invite submissions and observations from the public and interested bodies</li> <li>➤ Issue of Chief Executives Report to Members.</li> <li>➤ Consideration of Issues by members and Adoption of Local Area Plans</li> </ul>	<b>April 2017 to July 2017</b> <b>Adopted Monday 24th July 2017.</b>

# Bandon-Kinsale Municipal District



## Bandon-Kinsale Municipal District Local Area Plan 2017

The new Bandon-Kinsale Municipal District Local Area Plan 2017 will replace the

- Bandon Electoral Area Local Area Plan, 2011.
- Carrigaline Electoral Area Local Area Plan, 2011.
- Kinsale Town Development Plan, 2009.

Legal issues to be resolved in relation to the Town Plans. At present the Town Plans remain valid until 2020. Legislation expected to allow them to be replaced by a LAP.

# Review of Local Area Plans



## Purpose of the Preliminary Consultation Documents

Highlight main areas of Change / Key Planning Issues	Identify the main planning issues and choices now faced taking account of the amount of growth envisaged in each area, the available land supply, availability of the infrastructure required to facilitate development and the need to protect and conserve the environment.
Stimulate Debate	Act as a tool to stimulate, guide and encourage debate and discussion on the current issues impacting upon the community, to flag important issues, and to encourage and assist the public in making submissions / observations to the Planning Authority in respect of the proposed Local Area Plans.
Proposed Change	<p><b><u>Suggests the main areas of change under consideration/proposed in the next Local Area Plans, relative to the current LAPs / Town Development Plans.</u></b></p> <p>Note: The process is ongoing, list of changes is not definitive</p>

# Bandon-Kinsale Municipal District



Table 2.1: Distribution of population within the Bandon- Kinsale Municipal District 2011			
	Settlements	Estimated Population 2011	%
Towns( 3)	Bandon ( 6,640) , Kinsale ( 4,893) , Carrigaline ( South) ( 4,858)	16,391	39%
Key Villages ( 5)	Crosshaven and Bays, Ballinspittle, Belgooly, Inishannon, Riverstick.	8,320*	20%
Villages ( 7)	Ballinadee, Ballinhassig, Ballygarvan, Halfway Kilbrittain, Minane Bridge, Old Chapel.		
Village Nuclei ( 10)	Aghyohill, Ballyfeard, Ballyheada, Crossmahon, Dunderrow, Fivemilebridge, Gaggan, Garretts town/ Garrylucas, Nohoval, Tinkers Cross.		
Other Locations ( 12)	Ballymartle, Barrells Cross, Browns mill, Gogginshill, Jagoe's Mill, Kilcolman, Killeady, Kilmacsimon Quay, Oysterhaven, Robert's Cove, Sandycove, Tracton.		
Rural Areas		17,743*	41%
<b>Total Population</b>		<b>42,454</b>	
* Village and Rural Populations are estimated figures			



# Bandon-Kinsale Municipal District



# Review of Local Area Plans



**Table 2.2: Bandon-Kinsale Municipal District**

Housing Requirement					Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
<b>Bandon</b>	6,640	7,765	892	45	91.84	1,766
<b>Kinsale</b>	4,893	5,722	714	36	39.8	856
<b>Carrigaline (South)</b>	4,858	5,876	See Carrigaline (North)			
<b>Main Towns</b>	16,391	19,363	1,606	80	131.64	2,622
<b>Villages</b>	8,320	10,846	1,642	--	--	1,418
<b>Rural</b>	17,743	15,795	250	--	--	--
<b>Total Villages and Rural</b>	26,063	26,641	1,892	--	--	1,418
<b>Total Municipal District</b>	<b>42,454</b>	<b>46,004</b>	<b>3,498</b>	<b>80</b>	<b>131.64</b>	<b>4,040</b>

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 51.3Ha  
 Source: Cork County Development Plan 2014- Volume One. Appendix B, Table B 7



# Review of Local Area Plans



- Good supply of Employment Land

Table 2.5: Employment Land Supply in Current Local Area Plans		
Location	Business Land (Ha)	Industrial Land (Ha)
Bandon	47.9	18.4
Kinsale	19.1	5.7
Carrigaline (South)	15.9	0
<b>Total</b>	<b>82.9</b>	<b>24.1</b>

# Planning Strategy for Bandon-Kinsale MD



Water Services – Bandon Kinsale MD Position*							
CDP Dev. Approach		IW Infrastructure					
		Waste Water			Water Supply		
Main Settlements (3)	Estates	1	2	0	1	2	0
Key village (5)	Estates/groups	1	4	0	0	5	0
Villages (7)	Groups/Individual	1	4	2	4	3	0
Village Nuclei (10)	Individual	Predominantly, new development on the basis of individual dwellings providing own water services					
<b>Total(25)</b>	<b>Total</b>	<b>3</b>	<b>10</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>0</b>
* Provisional – subject to confirmation							
Irish Water services in place with broadly adequate capacity for planned development							
Irish Water services in place with limited or no spare water services capacity							
No existing Irish Water Services							



# Review of Local Area Plans

Table 2.3:- Strategy for Water Services Provision		
	Normally Expected level of Water Services	Policy Approach
Towns	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
Key Villages		
Villages	Public Drinking Water	Adequate drinking water services to be prioritised.
	Public Waste Water Treatment	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure. For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.
Village Nuclei	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

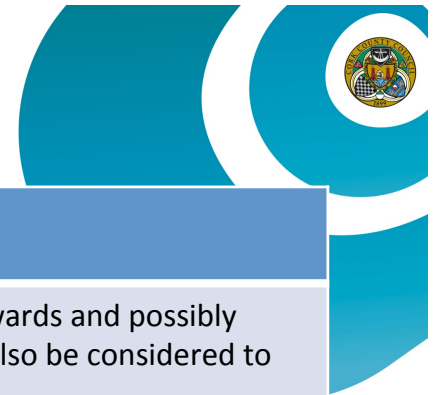
# Review of Local Area Plans



## Broad Approach

- Review of existing Local Area Plans / Town Development Plans.
- Identifying areas where changes are needed.
- The majority of zonings / policies will remain unchanged.
- Will look in more detail at Town Centres and how they can be strengthened / improved.
- Need to align zoning approach in Town Plans with current Local Area Plans i.e. use of 'existing built up area' designation rather than existing land use zonings.
- Proposals in villages to be largely the same, where possible. Retaining development boundaries. Scale of development envisaged will remain at 2011 levels in most cases.
- Water Services issues may affect the scale of future growth in the following **Villages**: Ballinadee and Ballinhassig and **Village Nuclei**: Aghyohil, Ballyfeard, Ballyheada, Crossmahon, Dunderrow, Fivemilebridge, Gaggan, Garrettstown/ Garrylucas, Nohoval and Tinkers Cross.
- At this stage of the process information on flood risk is the same as in the current LAP.

# LAP Review – Bandon



Main Issues for the Review of the LAP for Bandon (1 of 2)	
<b>Overall</b>	<ul style="list-style-type: none"> <li>•Consideration will be given to expanding the development boundary of the town westwards and possibly merging it with Old Chapel where some alterations to its development boundary could also be considered to accommodate residential and business zonings.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>•Retain existing residential zonings.</li> <li>•Review residential zonings R-01, R-02, R-03, R-05, R-06, R-07 and R-09 due to significant water services and transport infrastructure constraints and consider suitable alternatives replacement lands.</li> </ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"> <li>•Retain existing Employment land zonings.</li> <li>•Review B-08 with a view to finding more suitable alternative lands contiguous to the development boundary.</li> </ul>
<b>Town Centre/ Retail</b>	<ul style="list-style-type: none"> <li>•Suggest no change to the extent of the existing Town Centre area.</li> <li>•Identify a Core Retail Area within the existing Town Centre.</li> </ul>

# LAP Review – Bandon



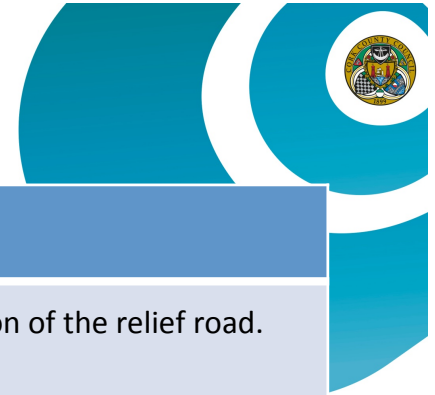
	Main Issues for the Review of the LAP for Bandon (2 of 2)
<b>Transport and Mobility</b>	<ul style="list-style-type: none"><li>• Completion of the southern relief road.</li><li>• Consider options to provide additional/ improved access to lands north of the town.</li></ul>
<b>Water Services Infrastructure</b>	<ul style="list-style-type: none"><li>•A new reservoir is required to serve certain lands north-west of the town centre.</li><li>•Provide new sewer network.</li></ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"><li>• Take account of the latest flood study.</li></ul>

# LAP Review – Kinsale



	Main Issues for the Review of the LAP for Kinsale (1 of 2)
<b>Overall</b>	<ul style="list-style-type: none"> <li>•Consider how best to protect and promote battlefield sites of Kinsale which are unique heritage assets which can help further enhance the town as a premier cultural and historic tourism destination in the county.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>•Retain existing residential zonings.</li> <li>•Expand area of land zoned R-03 to include land currently in “built-up area” in Town Plan.</li> <li>•Consider change zoning of R-06 to open space or remove from development boundary.</li> </ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"> <li>•Retain existing employment zonings.</li> <li>•Consider amending the wording of I-02 to remove reference to “tourist related retail”</li> <li>•Consider changing some employment lands which are developed to “Existing built-up area”.</li> </ul>
<b>Town Centre / Retail</b>	<ul style="list-style-type: none"> <li>• Consider new “town centre” zoning which will reflect the combined boundaries of the “established” and “expansion” areas within the existing town plan.</li> <li>• Define the retail core within the town centre zoning.</li> <li>• Consider setting out the framework for the preparation of a public realm strategy for the town.</li> </ul>
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>• Consider how best to deliver the proposed Town Park.</li> <li>• Consider how best to create additional people-friendly spaces at the waterfront.</li> </ul>

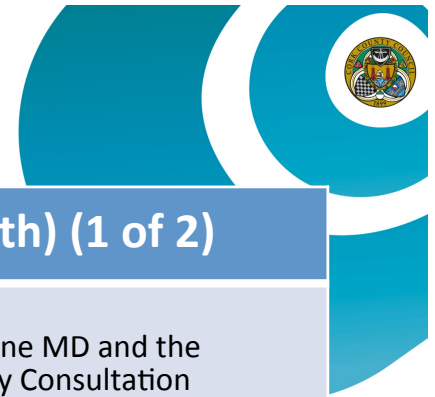
# LAP Review – Kinsale



	Main Issues for the Review of the LAP for Kinsale (2 of 2)
<b>Transport and Mobility</b>	<ul style="list-style-type: none"><li>• Suggest extending the line of U-01 to highlight the preferred route of the western section of the relief road.</li><li>• Consider mapping the route of the planned “greenway” to protect its route corridor.</li></ul>
<b>Water Services Infrastructure</b>	<ul style="list-style-type: none"><li>• A new reservoir is required to serve certain lands north-west of the town</li></ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"><li>• Take account of the latest flood study.</li></ul>
<b>Approaches to Zoning</b>	<ul style="list-style-type: none"><li>• Provide a consistent zoning approach within the former Town Council area and lands in the Environs of the town.</li></ul>

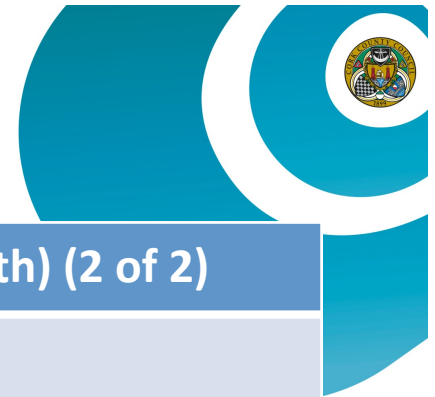


# LAP Review – Carrigaline (South)



	Main Issues for the Review of the LAP for Carrigaline (South) (1 of 2)
<b>Overall</b>	<ul style="list-style-type: none"> <li>It is suggested given that Carrigaline Town is split between the Ballincollig- Carrigaline MD and the Bandon-Kinsale MD that the town be included in both Municipal District Preliminary Consultation documents and respective draft plans.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>Retain existing residential zonings.</li> <li>Change R-07 and R-010 to “Existing built-up area”.</li> <li>Adjust boundary of R-06 to take account of educational developments.</li> <li>Consider identifying additional land for housing adjoining the existing development boundary, including consideration of lands to the east which currently form a strategic gap with the Ringaskiddy.</li> </ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"> <li>Retain existing employment zonings.</li> <li>Consider identifying additional employment lands for business use to the north west of the town possibly within development boundary of Ringaskiddy.</li> </ul>
<b>Town Centre/ Retail</b>	<ul style="list-style-type: none"> <li>Suggest adjusting the extent of the town centre zoning.</li> <li>Define the core retail area within the town centre zoning.</li> <li>Consider provision of a robust town centre strategy which seeks to consolidate and strengthen the core retail area by providing for an appropriate mix of uses and suitably sized units.</li> <li>Identifying opportunity sites which can help facilitate retail expansion.</li> <li>Consider a programme of town centre enhancements on completion of the western relief road.</li> </ul>

# LAP Review –Carrigaline (South)



Main Issues for the Review of the LAP for Carrigaline (South) (2 of 2)	
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>• Consider most suitable location for a new nursing home.</li> <li>• Consider the adequacy of land zoned to meet the future educational needs of the town.</li> <li>• Consider identifying land for a Primary Healthcare Facility.</li> <li>• Consider locations which would offer potential for new pocket parks within the town.</li> <li>• Consider how best to deliver a new park for the town.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>• Consider how best to deliver the Western Inner Relief Road to address congestion, improve movement and unlock a large section of “backland” west of the town centre.</li> <li>• Consider how can to encourage green modes of travel between the town and the Strategic Employment Area at Ringaskiddy.</li> <li>• Consider measures to encourage a greater proportion of walking/ cycling to school at peak times</li> </ul>
<b>Water Services Infrastructure</b>	<ul style="list-style-type: none"> <li>•Provision of the Lower Harbour Sewerage Scheme.</li> </ul>
<b>•Flooding</b>	<ul style="list-style-type: none"> <li>• Take account of the latest flood study.</li> </ul>



# Next Steps

## Non Statutory Public Consultation Process

- Issues raised by Members at today's briefing
- Publish Municipal District Preliminary Consultation Document on 14 December 2015.
- Public Consultation period runs from Monday 14<sup>th</sup> December 2015 – Monday 25<sup>th</sup> January 2016.
- Prepare Chief Executives Report to summarise submissions received, issues raised therein and recommendations on matters to be included in the Draft LAP. Report to be issued to Members for their consideration in March 2016.
- MD's (by resolution) can ask Chief Exec to include additional matters.
- Chief Exec to supply a response to any MD resolutions.
- Commence preparation of the Draft Local Area Plans.