



Review of Local Area Plans Cobh MD

Briefing for Elected Members

Cobh Municipal District Committee Meeting 10th November 2015.

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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 16th October – Role of LAPs, Role of Members, Legal Issues, Critical Issues etc.
- Today's briefing relates to the Cobh Municipal District.
- Preparing a Preliminary Consultation document for each MD – to be published for public consultation on 14th December.
- Document is not finalised yet – these are the emerging issues.

Review of Local Area Plans



Process / Timeline

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

Cobh Municipal District



Cobh Municipal District Local Area Plan 2017

The new *Cobh Municipal District Local Area Plan 2017* will replace the

- Midleton Electoral Area Local Area Plan 2011
- Cobh Electoral Area Local Area Plan 2011
- Cobh Town Development Plan.

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.

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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><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></p> <p>Note: The process is ongoing, list of changes is not definitive</p>

Cobh Municipal District

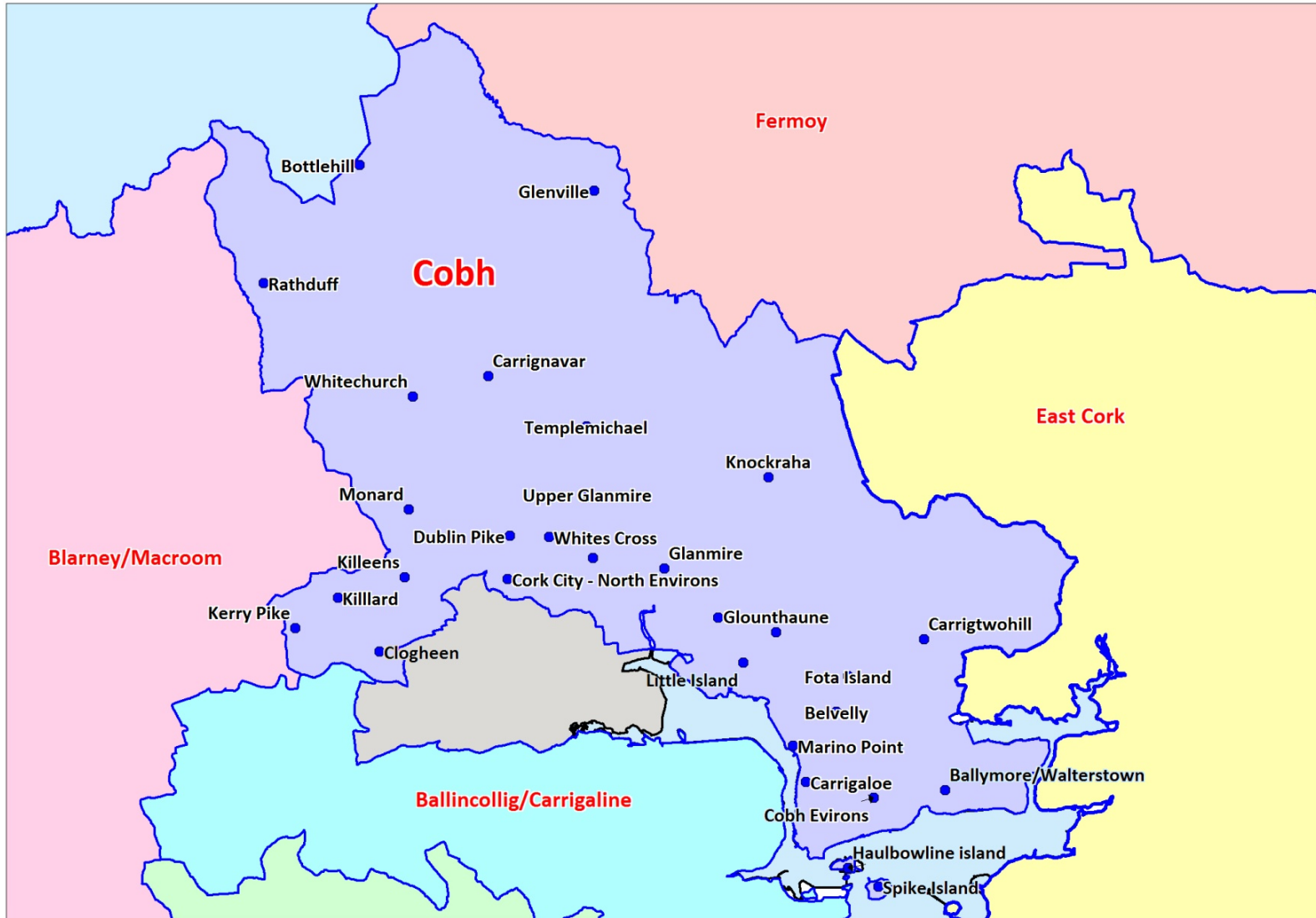


Composition of the Cobh Municipal District

	Settlements	Population 2011	%
Cork City North Environs , Main Towns and Little Island (6)	Cork City North Environs (6,692), Cobh (12,347), Carrigtwohill (4,551), Glanmire (8,924), the proposed new town of Monard and the strategic employment location of Little Island.	32,514	61%
Key villages (3)	Carrignavar, Glenville, Glounthaune	4,366*	8%
Villages (5)	Whitechurch, Kerry Pike, Upper Glanmire, Knockraha, Killeens		
Village Nuclei (3)	Ballymore/ Walterstown, Caherlag, Rathduff.		
Other locations (12)	Killlard, Whites Cross, Bottlehill, Templemichael, Rathcooney Clogheen, Marino Point, Belvelly, Carrigaloe, Fota Island Haulbowline Island, Spike Island		
Rural areas		16,664	31%
Total Population		53,544	



Cobh Municipal District

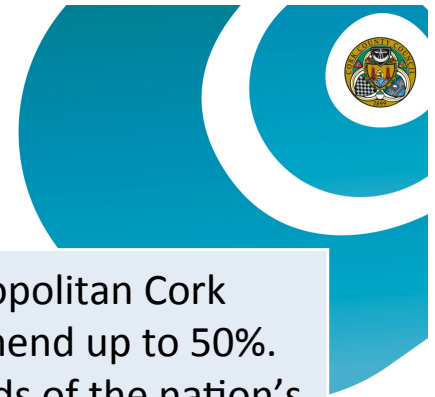


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Cobh Municipal District – Core Strategy from the County Development Plan 2014						
	Housing Requirement				Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Cobh	12,347	14,543	1,778	71	72.53	1,907
Carrigtwohill	4,551	11,618	3,656	146	127.8	3,656
Glanmire	8,924	10,585	1,320	53	57.70	1,321
Monard	0	3,619	1,727	69	170.00	5,000
Cork North Environs	6,692	10,719	2,281	91	143.80	3,371
Main Towns	32,514	51,084	10,762	430	571.83	15,255
Villages	4,366	5,979	1,045	--	--	770
Rural	16,664	15,517	560	--	--	--
Total Villages and Rural	21,030	21,496	1,605	--	--	770
Total Municipal District	53,544	72,580	12,367	430	571.83	16,025

Strategic Land Reserve



- The CDP 2014 indicated that the Strategic Land Reserve in the County Metropolitan Cork Strategic Planning Area is only 14% (153ha), whereas the guidelines recommend up to 50%. This level of reserve (or ‘headroom’) is considered too low for the likely needs of the nation’s second city and it’s Metropolitan Region.
- Purpose of maintaining a ‘Strategic Land Reserve’ is to provide choice in the housing market. Also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are either not delivered or delayed.
- CDP suggested that need to identify additional residential land to add to the current strategic land reserve in the County Metropolitan Cork Strategic Planning Area and this may include proposals within this Municipal District.
- These additional lands have yet to be identified, and may include additional lands within the Cobh Municipal District. Such lands which adjoin the main towns (or planned extensions to them), have access to Irish Water services (with capacity for future development) and can provide access to established public transport corridors will be considered for inclusion in the new Draft Local Area Plan to be issued in 2016.

Review of Local Area Plans – Employment



- Good Supply of employment land within the District

Current (LAP / TDP) Zoned Employment land supply in the Municipal District (ha)			
Settlement	Business	Industrial	Enterprise
Cobh	17	16.5ha*	0
Glanmire	0	17	0
City North Environs	42 ♦	0	29 ♦
Carrigtwohill	30	201	20
Little Island	43**	91	0
Monard	0	0	0
Marino Point (Port related development)	0	46	0
Total	132	371	49

* *Rushbrook Dockyard.*
 ** *Business use as part of X-01 site (estimated)*
 ♦ *includes an estimate of what may be accommodated on the Kilbarry lands X-02.*

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Water Services within the Cobh Municipal District *							
Cobh MD	CDP Approach	IW Infrastructure					
		Waste Water			Water Supply		
Main Settlements (6)	Estates	3	2	1	5	0	1
Key village (3)	Estates / Groups	1	2	0	1	2	0
Villages (5)	Groups/ individual	3	2	0	2	3	0
Village Nuclei (3)	Individual	Predominately, new development on the basis of individual dwellings providing own water services					
Total		7	6	1	8	5	0
* 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



Suggested Strategy for Water Services Provision

	Normally Expected Level of Water Service Provision	Policy Approach
Towns	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure, if not already available, 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.
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 with no public services, it is proposed to limit development to a small number of individual houses with their own treatment plants.

See attached sheet for details of settlements within this Municipal District

Review of Local Area Plans



Broad Approach

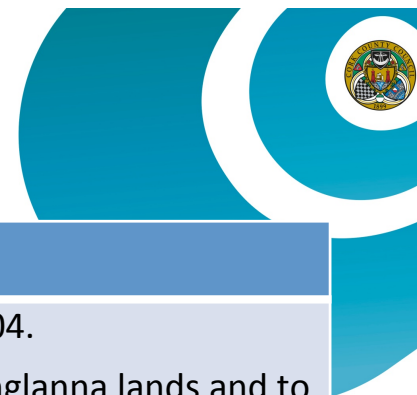
- Review of existing Local Area Plans / Town Development Plans.
- Identifying areas where changes are needed.
- The majority of zonings / policies will remain unchanged.
- Will look in more detail at Town Centres and how they can be strengthened / improved.
- Need to align zoning approach in Town Plans with current Local Area Plans i.e. use of 'existing built up area' designation rather than existing land use zonings.
- Proposals in villages and village nuclei to be largely the same, where possible. Retaining development boundaries. Scale of development envisaged will remain at 2011 levels in most cases.
- At this stage of the process, with the exception of new flooding information available for Carrigtwohill, information on flood risk for the rest of the MD is the same as in the current LAPs.

LAP Review – Cobh



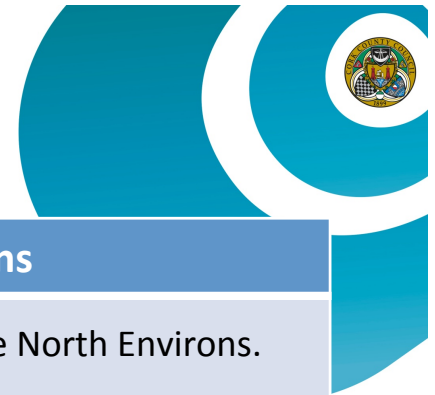
	Main Issues for Review of the LAP – Cobh
Housing	<ol style="list-style-type: none"> 1. Proposed to retain existing residential zonings 2. Promote increased residential land use close to the Town Centre as part of infill /redevelopment schemes. 3. Set out detailed proposals for the Ballynoe Land bank including open space, community facilities and delivery of roads and transport infrastructure.
Town Centre	<ol style="list-style-type: none"> 4. Re-enforce the town centre as the preferred location for new retail/public service development. 5. Provide a sequential approach to manage the development of non-town centre sites for retail uses. 6. Explore opportunities to enhance the public realm.
Economy	<ol style="list-style-type: none"> 7. Identify/zone land to provide opportunities for new business development including clarification of provision within the Ballynoe land bank. 8. Opportunity to consider measures to support the re-development of Marino Point for port related development.
Water Services Infrastructure	<ol style="list-style-type: none"> 8. The completion of the Lower Harbour Towns Waste Water scheme will assist the town in achieving its development potential
Road Improvements	<ol style="list-style-type: none"> 9. Consideration of the issues regarding the R624. 10. Need for local road improvements and new roads infrastructure to facilitate development in the Ballynoe Valley .
Public Transport	<ol style="list-style-type: none"> 11. Consider measure to improve access/parking at rail stations 12. Promote the provision of a bus service within the town and possibly to Cork City/Environs, Carrigtwohill/Midleton.

LAP Review – Glanmire



Main Issues for Review of the LAP – Glanmire	
Residential	<ol style="list-style-type: none"> 1. It is proposed to retain existing residential zonings R-01 to R-04. 2. It is proposed to develop a framework for the Dunkettle/Ballinglanna lands and to include this in the Draft Plan to be published in November 2016. The Framework will provide for two phases of development, with Phase 1 to be completed in advance of the upgrading of the Dunkettle Interchange and Phase Two post the completion of the Interchange upgrade.
Employment	<ol style="list-style-type: none"> 3. No changes are proposed to the existing employment land supply.
Town Centre/Retail	<ol style="list-style-type: none"> 4. No changes proposed to existing town centre zonings. 5. Explore measures to promote pedestrian connectivity from T01 to T-02. 6. Opportunity to identify former industrial site south of Glanmire Bridge and opposite the Garda Station as an opportunity site for regeneration. 7. Opportunities to improve the public realm.
Community Facilities	<ol style="list-style-type: none"> 8. Opportunity to consider if any additional community facilities are required in the town and where should they be located.
Transport and Mobility	<ol style="list-style-type: none"> 9. Enhanced provision for pedestrians and cyclists is also required particularly from the residential areas to the Town Centre. 10. Upgrading of Dunkettle Interchange needed to ease traffic congestion and reduce levels of through traffic.
Flooding	<ol style="list-style-type: none"> 11. Emerging information from the Glashaboy flood relief scheme will inform the preparation of the Draft Plan.

LAP Review – Cork City North Environs



Main Issues for the Review of the LAP – Cork City North Environs

Residential	<ol style="list-style-type: none">1. No changes are proposed to the existing residential zonings in the North Environs.2. It is proposed to develop a framework for the development of the Ballyvolane land (X-01) and to include this in the Draft Plan to be published in November 2016.
Employment	<ol style="list-style-type: none">3. No changes are proposed to employment zonings in the North Environs.
Town Centre/Retail	<ol style="list-style-type: none">4. In general no changes are proposed in terms of the provision for retail development within the North Environs. However the outcome of the current appeal to An Bord Pleanála will be considered as part of the preparation of the draft plan.
Transport and Mobility	<ol style="list-style-type: none">5. Delivery of the Northern Ring Road remains a priority.

LAP Review – Carrigtwohill



	Main Issues for the Review of the LAP - Carrigtwohill
Residential land supply	1. It is suggested that the review of the LAP should retain all residential zonings, including those proposed to be added in the 2015 Draft LAP Amendment
Employment land supply	<p>2. Opportunity to reconsider the appropriateness of current enterprise zonings (E-01 to E-04). Some of these lands may be more suited to Business use.</p> <p>3. Opportunity to consider zoning the site of the Fota Business Park – largely undeveloped but part of existing built up area.</p> <p>4. Consideration will be given to the need to retain the B-01 zoning to the north west of the town (Business Land).</p> <p>5. Consideration will be given to the need to revise the I-04 site objective, which currently provides for a large scale ‘stand alone’ industrial use.</p>
Town Centre	<p>6. It is proposed to prepare a planning and urban design framework for the town centre during the lifetime of the Local Area Plan to guide future development.</p> <p>7. Opportunity to consider the extent of the current town centre zonings in Carrigtwohill, particularly that extending along the length of Station Road where residential development has been permitted.</p>
Transport and Mobility	8. Opportunity to identify local road improvements needed to facilitate development, enhance connectivity to the town centre / schools and to the train station.
Flooding	9. New information is available on flood risk in Carrigtwohill and this will inform the review of the plan.



LAP Review – Little Island

Main Issues for the Review of the LAP – Little Island

Employment	<ol style="list-style-type: none">1. It is proposed to retain all employment zonings in the area2. The review of the LAP also affords the opportunity to identify a number of brownfield opportunity sites within Little Island for redevelopment for specific employment related activities i.e. the former Mitsui Denman Site.
Transport and Mobility	<ol style="list-style-type: none">3. Delivery of the upgrade to the Dunkettle interchange remains a priority.4. Opportunity to consider measures to improve public transport circulation within Little Island and enhance connectivity with the train station.



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 14th December 2015 – Monday 25th 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.